



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 13, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: October 13, 2026

MEETING: Directly following Committee of
Adjustment

≠ Denotes resolution prepared

1. **Call the Meeting to Order**
2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Conflict of Interest**
6. **Consent Agenda ≠**
 - 6.1. September 8, 2026 Planning & Development Advisory Committee Meeting Minutes

Recommendation

That the Consent Agenda items listed for the October 13, 2026, Planning & Development Advisory Committee meeting be received for information.



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7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. None

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

- 8.1. October 21, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Township of Puslinch Council Chambers (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-PPL– McLean Rd W & 401
- 8.2. October 21, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Township of Puslinch Council Chambers (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-WAL – 4078 Highway 6

9. Reports

9.1 Land Division (Consents)

9.1.1. B28-26 – Bogden, David & Helen, Concession 1 Part Lot 8, Township of Puslinch

Proposed severance is 60.96m fr x 132.9m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.3 hectares with 413m frontage, existing and proposed agricultural use.

Recommendation:

RECOMMENDATION

That Report PDAC-2026-022 entitled Consent Application B28-26 (Part Lot 8, Concession 1) be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Concession 2 Road (Part of Lot 8 Concession 1) in the Township of Puslinch for the purpose providing its comments to the approval authority, the County of Wellington Land Division Committee; and



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Whereas the request for consent includes a proposed severance to create a lot suitable for a future single detached dwelling, featuring a lot frontage of approximately 60.96 metres, a lot depth of approximately 132.9 metres and a lot area of approximately 0.8 hectares;

Whereas the retained parcel would feature a lot frontage of approximately 413 metres, lot depth of approximately 1,000 metres, and a lot area of approximately 41.3 hectares.

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee (PDAC) recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Condition Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
 - 2.1 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 6667 Concession 2 for both the severed and retained parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch and a letter of clearance of this condition is received by the Secretary Treasurer of the Land Division Committee from the Township of Puslinch.



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4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.

9.2 Zoning By-law Amendment Applications

9.2.1 D14-WAL – 4078 Highway 6, Township of Puslinch

The purpose of the application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended to rezone a portion of the lands municipally known as 4078 Highway 6 from Agricultural (A) and Site Specific Agricultural (A-sp99) Zone to Agricultural (A-XX) Zone. That the site-specific provision be amended to include a minimum exterior side yard setback for dwelling of 6.5m and a maximum driveway width for one driveway of 12m.

Recommendation:

That Report PDAC-2026-020 entitled Zoning By-law Amendment Application D14/WAL Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

9.2.2 D14-PPL – McLean Rd W & 401, Township of Puslinch

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to change the zoning of a portion of the site from an Industrial Site-Specific Zone with Holding Provision (IND(sp83)(h-7)) to another Industrial Site-Specific Zone with Holding Provision (IND(spXX)(h-7)) to permit accessory retail and outdoor storage uses.

Recommendation:

That Report PDAC-2026-021 entitled Zoning By-law Amendment Application D14/PPL Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

9.3 Staff Reports

- 9.3.1 PDAC-2026-023 – Committee Memorandum - Summary Report, Attendance at Ontario Association of Committees of Adjustment & Consent Authorities 2026 Conference, Ottawa, Ontario



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Recommendation:

That the Committee receive Committee Memorandum PDAC-2026-023 entitled Summary Report, Attendance at Ontario Association of Committees of Adjustment & Consent Authorities (OACA) 2026 Conference, Ottawa, Ontario be received for information; and

That the Committee request Council continue to support member and/or staff attendance at OACA conferences as this event provided significant education;

That the Committee recommend staff review the Committee of Adjustment decision template to ensure the written decisions align with staff's planning recommendation report; and,

That the Committee recommend staff review how conditions are drafted when recommended to the Committee of adjustment to ensure applicants understand what steps must be taken to clear conditions imposed by the Committee; and,

That the Committee consider making changes to its work processes and reporting format to more fully discuss and document the analysis of information received and the demonstrate that in the report, responding to the trend of applications for judicial review.

10. Correspondence

10.1 None

11. New Business

12. Adjournment #



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SEPTEMBER 8, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: September 8, 2026

MEETING: 7:00 PM

The September 8, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Kim McCarthy
Paul Sadhra
Chris Pickard
Kiro Attia

ABSENT:

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator
Jeremy Tran, NPG Planning Solutions, Township Planner
Joe Nethery, Nethery Planning, Township Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-040:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy



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That the Committee approves the September 8, 2026, PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes August 11, 2026

6.2 Committee Questions and Staff Responses

Resolution No. 2026-041:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee approves the Minutes from the meeting held July 14, 2026 and 6.2 Committee Questions and Staff Responses

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

9. REPORTS

9.1 LAND DIVISION

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 D14-CBM (Safarik Pit) – 4275 Concession 7, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 4275 Concession 7 also



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known as the proposed Safarik Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE).

Resolution No. 2026-042:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

That Report PDAC-2026-016 entitled Zoning By-law Amendment Application D14/CBM

Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- *Additional work needs to be undertaken to determine whether the roads can sustain the increased traffic. Any costs associated with this work be the responsibility of the applicant.*
- *The Committee recommends that a cumulative impact assessment be reviewed to the satisfaction of the Township.*
- *The Committee recommends that the silt capacity of McNally Pit be reviewed to the satisfaction of the Township.*
- *The Committee recommends that the existing house on the site remain habitable.*
- *The Committee recommends that the shipping to additional gravel pits should be defined and addressed. The shipping to multiple pits would have a negative effect on the surrounding roads.*
- *The Committee requests assurance that CBM will retain the property in perpetuity or define future use.*
- *The Committee is concerned about the current hours of operation specifically on Saturdays and 7am to 7pm during the week.*
- *The Committee is concerned that the pit will remove approximately 13 hectares of employment lands.*

9.2.2 D14-SNY – 339 Downey Rd, Township of Puslinch

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands municipally known as 339 Downey Rd change the zoning from Agricultural (A) to an Agricultural Site-Specific Zone (A(spXX)) to prohibit new dwelling unit on one part of the site and to an Agricultural Site-Specific Zone (A(spYY)) to permit two existing dwelling units on another part of the site.

Resolution No. 2026-043:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

Recommendation:



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That Report PDAC-2026-017 entitled Zoning By-law Amendment Application D14/SNY

Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- *The Committee requests that the Zoning Bylaw Amendment does not permit a future severance of the parcel with the two dwelling units.*

9.2.3 D14-HAS (Emerald Lake) – 7248 Gore Rd, Township of Puslinch

The purpose of the application is to recognize and bring the existing campground operations into compliance with the Zoning By-law and to permit various uses within the travel trailer park and the waterpark including tent camping, cabins as short term accommodation, assembly hall and accessory uses for the travel trailer park and a modified definition of private park to accommodate the waterpark use.

Additionally, the ZBA would also permit:

- an increase in the number of recreational vehicle sites from 200 to 272.
- Amendments to the boundaries of the NE Zone and the EP overlay are proposed based on a scoped Environmental Impact Study.
- A small southeastern portion of the lands are proposed to be rezoned to Agricultural (A) to facilitate a future consent application which will merge this portion with the adjacent property at 7260 Gore Road.

Resolution No. 2026-044:

Moved by Committee Member Kiro Attia and

Seconded by Committee Member Chris Pickard

That Report PDAC-2026-018 entitled Zoning By-law Amendment Application D14/HAS

Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- *The Committee recommends that the Township be satisfied that all existing buildings have approved building permits and if not, those be applied for retroactively and that all existing buildings comply with the Township Zoning's Bylaw.*
- *The Committee recommends clarification of nitrate levels be provided.*

9.2.4 D14-KUK - Part Lots 7 to 9, Concession 10, Township of Puslinch

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands municipally known as Part Lots 7, 8 & 9, Concession 10 from Agriculture (A) Zone to a Hamlet Residential Site-Specific Zone with a Holding



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Provision (HR(spXX)(h-Y) to permit a residential subdivision consisting of single detached dwellings, additional residential unit, a home business and a park.

Resolution No. 2026-045:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kiro Attia

That Report PDAC-2026-019 entitled Zoning By-law Amendment Application D14/KUK

Request for the Committees review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- The Committee requests clarification on ownership of woodlot that will be determined.*
- Suggests that a conceptual site plan and elevations be provided at Public Information Meeting for a typical lot.*
- Committee recommends that a school pick up area be shown on the conceptual plans or as deemed necessary by local school boards.*
- Committee recommends that clarification of sufficient water for the development without adversely affecting existing wells and avoiding the need for a water use bylaw be provided. The Committee does not support a bylaw for water use.*

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-046:

Moved by Committee Member Chris Pickard
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 9:10 p.m.

CARRIED

TO: Planning and Development Advisory Committee Chair and
Members of Committee

PREPARED BY: Max Fedchyshak, MCIP, RPP, Planning Lead

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: October 13, 2026

SUBJECT: Consent Application File: B28-26
Part Lot 8 Concession 1, Township of Puslinch

APPLICANT: Ryan Prince (Applicant), David Bogdon (Property Owner)

RECOMMENDATION

That Report PDAC-2026-022 entitled Consent Application B28-26 (Part Lot 8, Concession 1) be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Concession 2 Road (Part of Lot 8 Concession 1) in the Township of Puslinch for the purpose providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes a proposed severance to create a lot suitable for a future single detached dwelling, featuring a lot frontage of approximately 60.96 metres, a lot depth of approximately 132.9 metres and a lot area of approximately 0.8 hectares;

Whereas the retained parcel would feature a lot frontage of approximately 413 metres, lot depth of approximately 1,000 metres, and a lot area of approximately 41.3 hectares.

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee (PDAC) recommends approval of the application subject to the following conditions:

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including but not limited to taxes paid in full and Consent Review and Condition Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.**
- 2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to items 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.**
 - 2.1 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 6667 Concession 2 for both the severed and retained parcels, and demonstration zoning compliance to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.**
- 3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch and a letter of clearance of this condition is received by the Secretary Treasurer of the Land Division Committee from the Township of Puslinch.**
- 4. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.**

Background

The subject lands front along Sideroad 10 South legally described as Part of Lot 8, Concession 1 in the Township of Puslinch.

The proposal seeks consent to create a new rural residential parcel. The severed parcel is proposed to have an area of approximately 0.8 hectares with approximately 60.96 metres of frontage on Concession 2 and a depth of approximately 132.9 metres. The severed lot is suitable for a future single detached dwelling with private well and septic servicing.

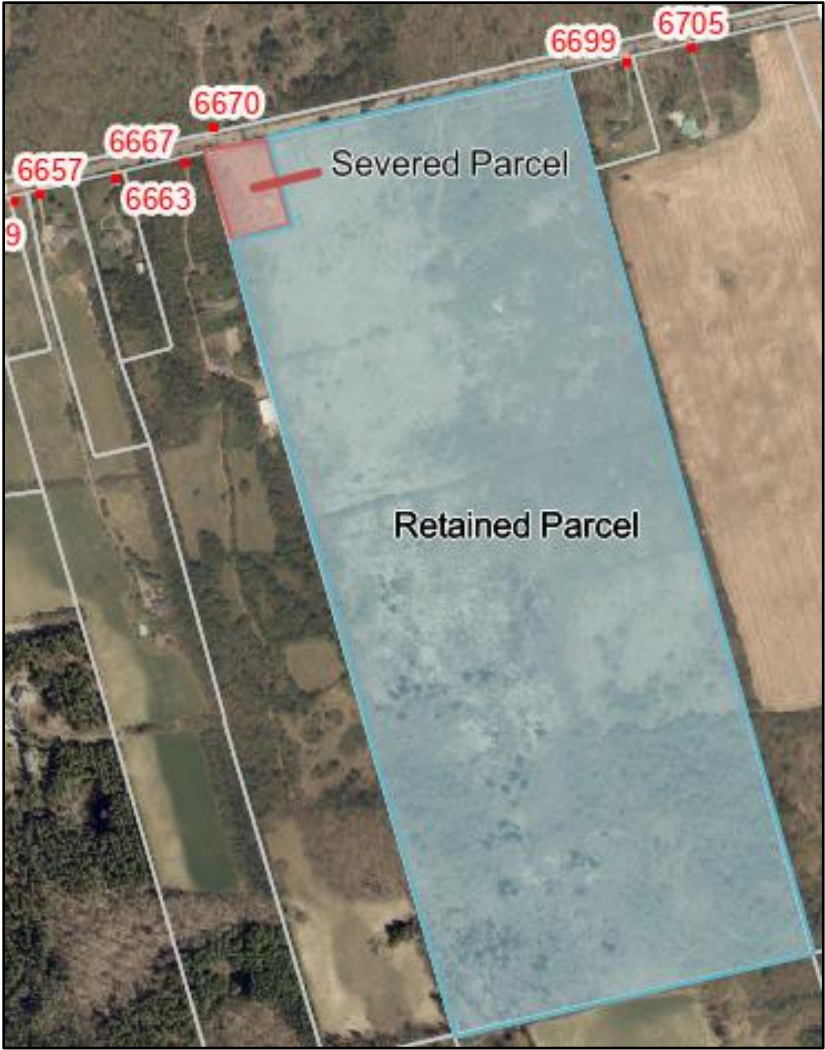
The retained parcel is proposed to have an area of approximately 41.3 hectares with approximately 413 metres of frontage on Concession 2 and a lot depth of approximately 1,000 metres.

The subject property is designated Secondary Agricultural and Greenlands per the County of Wellington Official Plan. Under the Township of Puslinch Comprehensive Zoning By-law 023-18, as amended, the Subject Lands are zoned Agricultural (A) and Environmental Protection Overlay (EP). It is noted that the proposed severance is not located in proximity to any environmental lands.

There appears to be a potential livestock barn adjacent to the proposed severance. Per the Minimum Distance Separation (MDS) document, namely guideline #8, the applicant will need to confirm that Minimum Distance Separation I (MDS I) setback can be met or confirm with the neighbouring property that there are no livestock on site. If a MDS I setback does exist and the proposed severance does not comply with setbacks zoning relief will be required for MDS in accordance with Section 4.16 of the Township Zoning By-law.

Township Public Works have confirmed safe access for the proposed severance.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning Comments:

Regulation	Required	Proposed (retained parcel)	Required (reduced lot)	Proposed (severed parcel)
Minimum Lot Area	4.0 ha	41.3 ha	0.4 ha	0.8 ha
Minimum Lot Frontage	120 m	+/- 413 m	25 m	60.96 m
Minimum Distance Separation (MDS I)	YES	Not provided – required	YES	Not provided – required

2. Conservation Authority: GRCA has no objection to the proposed consent application.
3. Source Water comments: No concerns.
4. Building comments:
 1. Provide pre-development plans showing that the house, septic and well can be accommodated on the proposed severed lot.
 2. Identify any adjacent well(s) and their type within 30m of the proposed severance property lines.
 3. Identify any adjacent septic system(s), within 15m of the proposed severance property lines.
5. By-law Enforcement comments: No concerns.
6. Fire Prevention comments: No concerns.
7. Public Works: Safe Access is approved for the proposed severance.
8. Public comments: None.

Conclusion

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)
Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)
Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)
- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

Engagement Opportunities:

- Township Active Planning Application Website;
- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Sketch

- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

Brianna Miller
Planner
NPG Planning Solutions Inc.

Report reviewed by:

Max Fedchyshak, MCIP, RPP
Planning Lead
NPG Planning Solutions Inc.

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

September 11, 2026

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: August 26, 2026

FILE NO. B28-26

APPLICANT
David & Helen Bogdon

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 8
Concession 1

Proposed severance is 60.96m fr x 132.9m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.3 hectares with 413m frontage, existing and proposed agricultural use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY

October 21, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to attend the public meeting to consider the application, please request to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing and provide your email address to the Land Division Committee before the "Comments Return Date" noted above.

If you wish to be NOTIFIED OF THE DECISION of the County of Wellington Land Division Committee in respect of this proposed consent, you must make a request in writing to the County of Wellington Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 6000
Fee Received: Aug 26/26
File No. 328-26
Accepted as Complete on: Aug 26/26

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser David Thaddeus Bogdon; Helen Josephine Bogdon (POA)

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) Ryan Prince

766 Hespeler Rd, Cambridge, ON N3H 5L8

Phone No. 519-623-6200 Email: sold@princeofrealestate.com

(c) Name and Address of Owner's Authorized Agent: Ryan Prince

766 Hespeler Rd, Cambridge, ON N3H 5L8

Phone No. 519-623-6200 Email: sold@princeofrealestate.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

2 Acres

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.
Future purchaser unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1 Lot No. 8

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address ~~6003 Concession 2, Puslinch, Ontario~~ PIN 712070162

(b) When was property acquired: December 19, 1997 Registered Instrument No. RO78805

5. Description of Land intended to be **SEVERED**: Metric [] Imperial [X]

Frontage/Width 200 ft (60.96) AREA 2 Acres (.8 HEC)

Depth 436 ft (132.893) Existing Use(s) Vacant / unused agricultural land

Existing Buildings or structures: None - no standing buildings or structures

Proposed Uses (s): Rural residential building lot

Type of access (Check appropriate space)	Existing [X]	Proposed []
[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
[X] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

Type of water supply - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

Type of sewage disposal - Existing [] Proposed [X] (check appropriate space)

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): individual

[] Pit Privy

[] Other (Specify): _____

6.

Description of Land intended to be **RETAINED**:

Metric []

Imperial [X]

Frontage/Width

approx. 1,160 ft

(413)

AREA

approx. 98 acres

(41.3)

Depth

approx. 2,933 ft

(1000)

Existing Use(s)

Vacant / unused agricultural land

Existing Buildings or structures:

None - old stone foundation remnants only

Proposed Uses (s):

Vacant / unused agricultural land - no change

Type of access (Check appropriate space)	Existing []	Proposed [X]
☐ Provincial Highway	☐ Right-of-way	
☐ County Road	☐ Private road	
☒ Municipal road, maintained year round	☐ Crown access road	
☐ Municipal road, seasonally maintained	☐ Water access	
☐ Easement	☐ Other	

Type of water supply - Existing [] Proposed []

(check appropriate space)

☐ Municipally owned and operated piped water system

☐ Well [] individual [] communal

☐ Lake

☐ Other

Type of sewage disposal - Existing [] Proposed []

(check appropriate space)

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

7.

Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES []

NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8.

Is there a landfill within 500 metres [1640 feet]?

YES []

NO [X]

9. a)

Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES []

NO [X]

10.

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES []

NO [X]

11.

Is there any portion of the land to be severed or to be retained located within a floodplain?

YES []

NO [X]

12.

Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13.

Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14.

Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15.

Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

16.

Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES []

NO [X]

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby?

YES [] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)
20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number
21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [X]
24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

Proposed rural residential severance on Secondary Agricultural lands; subject to County policy review.
25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

No - outside Greenbelt Plan area based on current County mapping.
26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Secondary Agricultural - proposed residential severance; retained lands remain vacant agricultural.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
N/A - County of Wellington Official Plan applies.

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): File Number(s):

27. Is the subject land a proposed surplus farm dwelling? YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Secondary Agriculture

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number
b) has an application been made for a minor variance?
YES [] NO [] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands:

Type: None Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

Severed Width Length Area Use None
Width Length Area Use
Retained Width Length Area Use None
Width Length Area Use

33. Manure Storage Facilities on these lands: None

DRY		SEMI-SOLID		LIQUID	
Open Pile []		Open Pile []		Covered Tank []	
Covered Pile []		Storage with Buck Walls []		Aboveground Uncovered Tank []	
				Belowground Uncovered Tank []	
				Open Earth-sided Pit []	

CONSENT / SEVERANCE APPLICATION

~~6663 Concession 2, Township of Puslinch~~

PART LOT 8 CONCESSION 1

Re: Application for Consent - Proposed 2-Acre Rural Residential Severance

Property: ~~6663 Concession 2, Township of Puslinch~~ PART LOT 8 CONCESSION 1

Owners: David Thaddeus Bogdon and Helen Josephine Bogdon (POA)

Authorized Agent / Applicant: Ryan Prince

Please accept the enclosed application for consent for the above-noted property. The application proposes the creation of one new rural residential lot with approximately 200 feet of frontage and 436 feet of depth, comprising approximately 2 acres. The balance of the property will remain as the retained parcel.

The existing entrance from Concession 2 is proposed to remain with and serve the severed parcel. A new entrance will be required for the retained lands, with its final location subject to the Township of Puslinch Safe Access Clearance process.

Application status and supporting information

- Consent application completed and prepared for execution.
- Registered deed for the property obtained.
- Legal description and registered instrument information included in the application.
- Proposed severance shown as 2 acres, approximately 200 ft x 436 ft.
- Retained parcel shown as approximately 98 acres, with final dimensions to be confirmed by the OLS sketch.
- * • Neighbouring property owners list ordered through the Township of Puslinch; the stamped list is to be forwarded internally to Wellington County Planning.
- Conservation Authority fee is to be ordered and invoiced to the owners.
- Pre-consultation contact identified as Allie Gorman, County of Wellington Planning/Land Division, 519-837-2600 ext. 2823.

The final OLS severance sketch is being prepared by Guenther Rueb Surveying Ltd., attention Erich Rueb, 18 Irvin St, Kitchener, ON N2H 1K8, telephone (519) 576-7310. The sketch will form part of the supporting submission documentation and will confirm the final lot dimensions and relevant entrance information.

Please advise if any additional information is required in order for the application to be processed and considered complete.

Thank you,

Ryan Prince

Authorized Agent / Applicant

766 Hespeler Rd, Cambridge, ON N3H 5L8

519-623-6200

sold@princeofrealestate.com

SUPPORTING PLANNING RATIONALE

~~6663 Concession 2, Township of Puslinch~~ PART LOT 8 CONCESSION 1
Requested Residential Severance: 200 ft x 436 ft | 2.00 acres

Requested Lot Configuration

The proposed 200 ft x 436 ft parcel has been intentionally configured at approximately 2.00 acres. We respectfully submit that this is a reasonable, functional and context-sensitive lot size. It reflects the established residential lot pattern on Concession 2, provides appropriate flexibility for private servicing and existing site constraints, and leaves approximately 98 acres of the roughly 100-acre parent holding intact and contiguous.

Relevant Concession 2 Comparisons

The proposed two-acre lot is not unusually large in its local context. Three close and relevant comparisons demonstrate that the requested dimensions are consistent with the established pattern:

Comparator	Frontage	Depth	Area
6663 - proposed	200 ft	436 ft	2.00 ac
6655 Concession 2 - B52-21	203.4 ft	580.7 ft	2.47 ac
6705 Concession 2 - B146-22	229.7 ft	416.7 ft	2.22 ac
Directly neighbouring residential parcel*	200.31 ft	870.41-873.96 ft	4.02 ac

*Supplied parcel-map measurement: 200.31-ft frontage; 873.96-ft and 870.41-ft side depths; 201.31-ft rear width; 175,214.76 sq. ft., approximately 4.02 acres.

Why the Full Two Acres Is Appropriate

- **Established neighbourhood pattern.** Both documented Concession 2 severances are larger than the requested two acres, and the directly neighbouring residential parcel is approximately 4.02 acres.
- **Consistent frontage.** The proposed 200-ft frontage closely matches 6655 at 203.4 ft and the directly neighbouring parcel at 200.31 ft.
- **Private servicing.** The lot must accommodate a private well and septic system, separation distances, future replacement area, dwelling, driveway, grading, drainage and accessory uses.
- **Existing hydro constraint.** A hydro line extends across the frontage. Adequate frontage and depth provide flexibility for a practical driveway, building envelope and servicing layout.
- **Minimal agricultural impact.** The severance is at the road frontage and does not fragment the interior agricultural lands. Approximately 98 acres remain contiguous.
- **Little benefit from further reduction.** Reducing the lot from two acres to one acre returns only about one acre to the roughly 98-acre retained parcel while materially reducing residential depth and servicing flexibility.

Planning Context

Wellington County's adopted OPA 131 seeks to ensure that residential lots in Secondary Agricultural areas are not larger than necessary, while also directing consideration of the dwelling and accessory uses, individual sewage and water services, site constraints, road access, compatibility with surrounding development and protection of agricultural operations. The requested parcel should therefore be assessed in its specific physical and neighbourhood context rather than on acreage alone.

Requested Decision

The proposed 200 ft x 436 ft / 2.00-acre parcel is smaller than the documented 2.47-acre and 2.22-acre Concession 2 severances and approximately half the size of the 4.02-acre directly neighbouring residential parcel. Its frontage is consistent with the established local pattern, its depth provides appropriate flexibility for private servicing and the hydro constraint, and approximately 98 acres remain intact and contiguous.

For these reasons, we respectfully request approval of the proposed two-acre severance as submitted.

Verification

6655 Concession 2: Township of Puslinch PDAC record, Severance B52-21 (2021), including Van Harten Surveying submission. 6705 Concession 2: Township of Puslinch PDAC record, Severance B146-22 (2023). Directly neighbouring residential parcel: dimensions and area taken from the supplied parcel-map measurement. Municipal metric dimensions have been converted to Imperial measurements for consistency.

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? () YES [] NO []

If YES, please complete the Source Water Protection Screening Form and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Allie Gorman - 519-837-2600 ext. 2823

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

SUPPORTING DOCUMENTS ATTACHED

NOTES:

- 1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
- 2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), David Thaddeus Bogdon and Helen Josephine Bogdon (POA) the Registered Owners/Purchasers of 6663 Concession 2 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Ryan Prince

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

I, (we) Ryan Prince of the City of Cambridge In the County/Region of Waterloo Solemnly declare that all the statements contained in this application for consent for (property description) PT LOT 8, CONC 1, AS IN RO78805 TOWNSHIP OF PUSLINCH

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

TAMMY WEIR
DECLARED BY ASSISTANT CLERK
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

[Redacted Signature]

(Owner/Purchaser or Applicant)

County/Region of WELLINGTON

This 26th day of AUGUST 20 20

(Owner/Purchaser or Applicant)

[Redacted Signature]

Commissioner of Oaths
County of Wellington

[Redacted Signature]

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, RYAN PRINCE, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.


Signature of ~~Owner/Purchaser~~/Applicant/Agent(s)

2026-08-26
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, August 31, 2026 10:23 AM
To: Jana Poechman
Cc: wellington+314472@lswims.ca; Source Water
Subject: RE: B28-26 - Screening Form
Attachments: WHPA_Map_PartLot8Con1.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Please feel free to contact me if you have any further questions regarding this application.

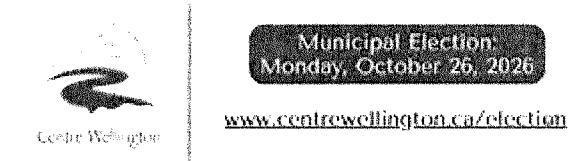
Best regards,
Keira



a partnership of Wellington County municipalities **Keira Martinson (she/her)**
Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800
E: kmartinson@centrewellington.ca
www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

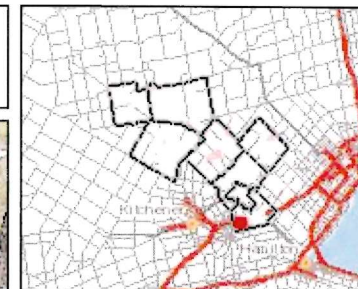
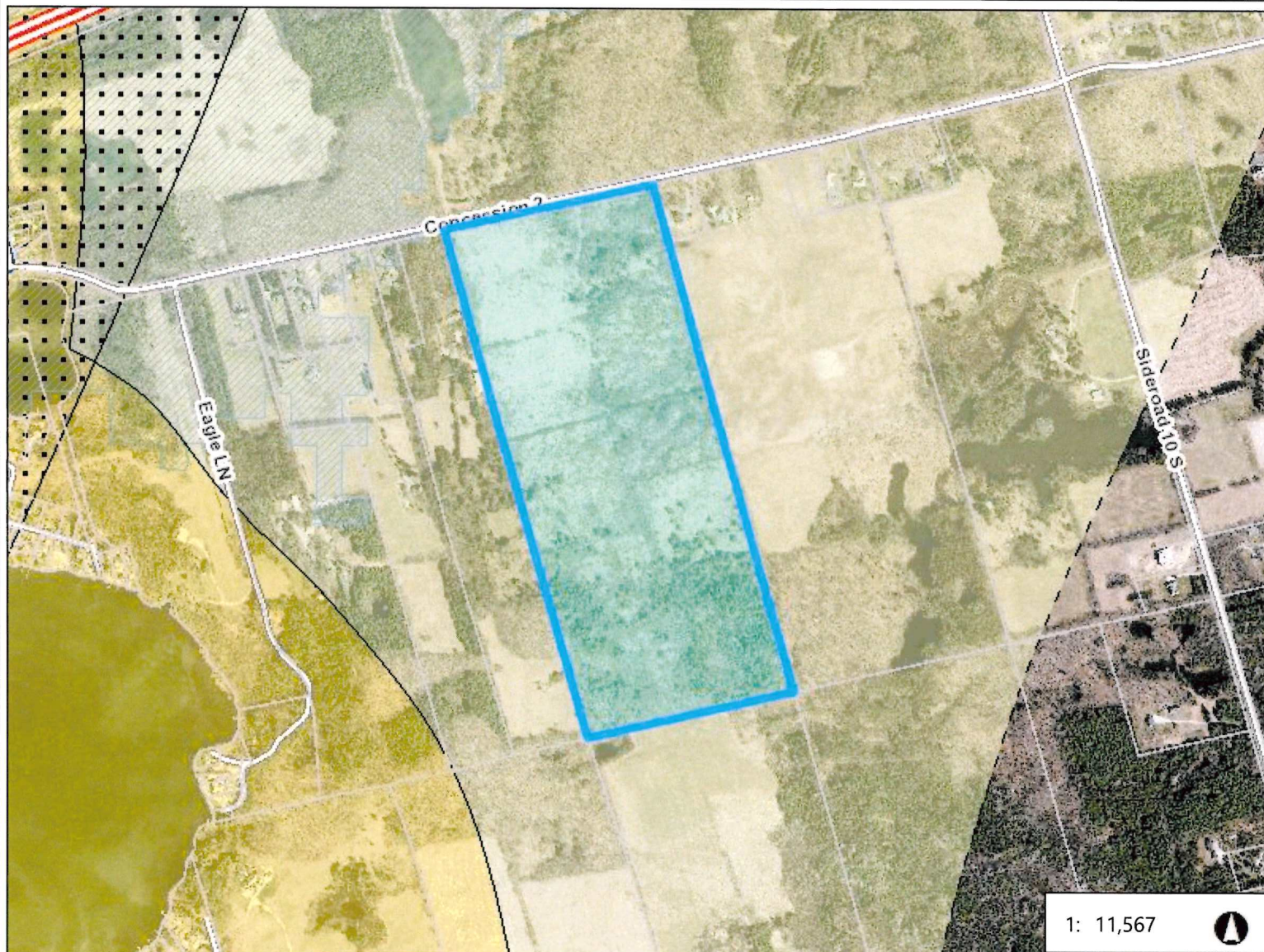


From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, August 27, 2026 12:40 PM



Explore
Wellington

Water Quality and Quantity



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

RoadsLookup

Issue Contributing Area

- Chloride
- Nitrate
- Sodium
- TCE

Well Head Protection Area

- A
- B
- C
- D

WHPA / Vulnerability Score

- 10
- 8, D; 8; 8, C
- 2, 4, 6 (A, B or C); 2, B
- 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

HVA

Prime Agriculture

0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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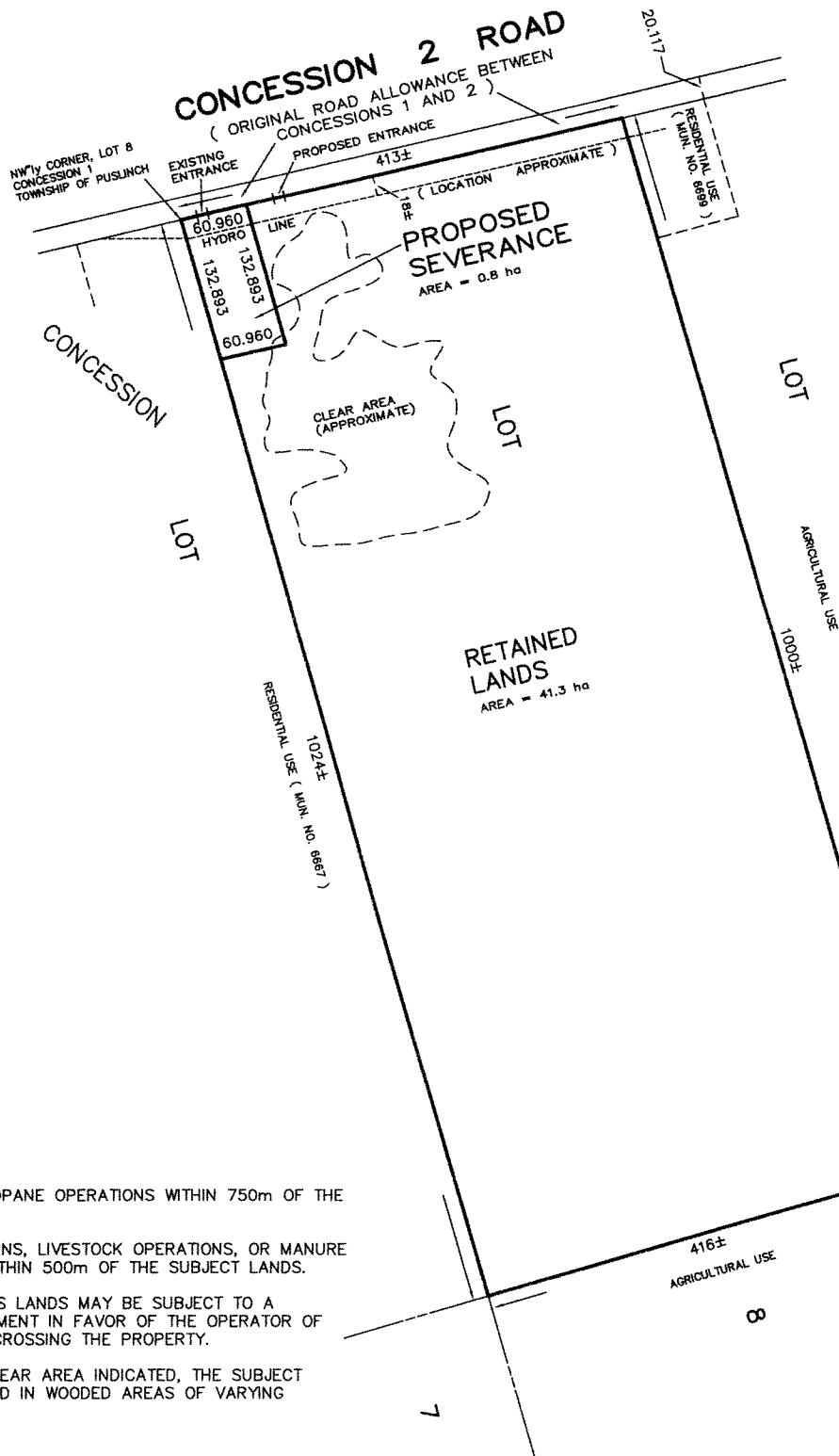
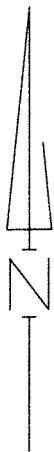
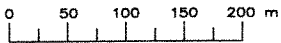
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes

SKETCH FOR SEVERANCE APPLICATION
PART OF THE NORTH HALF OF LOT 8, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE = 1 : 5000
METRIC



NOTE: THERE ARE NO PROPANE OPERATIONS WITHIN 750m OF THE SUBJECT LANDS.

THERE ARE NO BARNS, LIVESTOCK OPERATIONS, OR MANURE STORAGE AREAS WITHIN 500m OF THE SUBJECT LANDS.

THE SUBJECT LANDS MAY BE SUBJECT TO A PRESCRIPTIVE EASEMENT IN FAVOR OF THE OPERATOR OF THE HYDRO LINES CROSSING THE PROPERTY.

OUTSIDE OF THE CLEAR AREA INDICATED, THE SUBJECT LANDS ARE COVERED IN WOODED AREAS OF VARYING DENSITY.

PREPARED FOR DAVID BOGDON

JOB NO.

26-3

THIS IS NOT
A PLAN OF SURVEY

AUGUST 25, 2026

GUENTHER RUEB SURVEYING LIMITED
© KITCHENER, ONTARIO

2026

Comment Summary – B28-26

Building Department:

1. Provide pre-development plans showing that the house, septic and well can be accommodated on the proposed severed lot.
2. Identify any adjacent well(s) and their type within 30m of the proposed severance property lines.
3. Identify any adjacent septic system(s), within 15m of the proposed severance property lines.

Bylaw/Roads/Fire/GRCA: No comments/objections

Source Water: Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.



REPORT PDAC-2026-020

TO: Planning and Development Advisory Chair and Members of Committee

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: October 13, 2026

SUBJECT: Zoning By-law Amendment Application
4078 Highway 6
Request for Committee Review and Comments
File: D14/WAL

RECOMMENDATION

That Report PDAC-2026-020 entitled Zoning By-law Amendment Application D14/WAL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site-Specific Zoning By-law Amendment for the property described as Rear Part Lot 36, Concession 7 & Rear Part Lot 26, Concession 8; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone a portion of the lands denoted on Schedule 'A' attached, from Agricultural (A) and Site Specific Agricultural (A-sp99) Zone to Agricultural (A-XX) Zone. That the site specific provision be amended to include a minimum exterior side yard setback for dwelling of 6.5m and a maximum driveway width for one driveway of 12m.

2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for October 21, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone a portion of the lands municipally known as 4078 Highway 6 from Agricultural (A) and Site Specific Agricultural (A-sp99) Zone to Agricultural (A-XX) Zone. That the site-specific provision be amended to include a minimum exterior side yard setback for dwelling of 6.5m and a maximum driveway width for one driveway of 12m.

The application required two submissions in order determine that all required documents and studies to support the application have been received.

Following Council's determination on August 26, 2026 that the application was complete, Township staff and consulting professionals commenced a comprehensive review of the application based on its merits.

Consultation

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on May 7, 2026, and the prescribed fee was paid on May 11, 2026. There were two submissions in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – May 11, 2026

- Planning Letter – Zone Change
- Draft Zoning By-law and Schedule A
- Notice of Decision for Severance Application B89-25
- PIN Report – 4078 Highway 6
- PIN Report – 7463 Leslie Rd
- PIN Map for both parcels
- Property Deed – 4078 Highway 6
- Property Deed – 7463 Leslie Rd

- Proposed Site Plan

2nd Submission – July 14, 2026

- Planning Opinion Letter – July 2026
- Updated Draft By-law and Schedule A – July 2026

Council, subject to staff's recommendation, deemed the application to be complete on August 26, 2026, and the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (October 13, 2026);
- Schedule and conduct at least one public meeting (October 21, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – Key Map

Schedule "B" – 1st submission Zoning By-law Amendment documents and Comment Summary

Schedule "C" – 2nd submission Zoning By-law Amendment documents and Comment Summary

Respectfully submitted,

Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

KEY MAP



Cloudpermit application number
CA-3523001-P-2026-32**Applicant**

Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent

Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone +1 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner

Last name Wall	First name Sheryl	Corporation or partnership
Street address 4078 Highway 6	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N0B 2J0
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4078 HIGHWAY 6 (Primary)	CON 7 REAR PT LOT 36 CON 8;REAR PT LOT 36 PT RD ALLOW	2301000005167000000

Companion Applications		
Are you submitting a companion Official Plan Amendment application? ☐ Yes ☒ No	Are you submitting a companion Plan of Subdivision/Condominium application? ☐ Yes ☒ No	Are you submitting a companion Site Plan Control application? ☐ Yes ☒ No

Subject Land Information		
If known, the date the subject land was acquired by the current owner 2017-07-13		
Frontage 22.0 m	Depth 117.0 m	Area 2600.0 m ²
Official Plan Designation Prime Agricultural		Current Zoning Site Specific Agricultural (A-99)
Existing Uses Rural Residential / Vacant Land		
If known, the lengths of time that the existing uses have continued Decades		
Previous uses Unknown		
List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land Mortgage as in INST No. WC770112 and WC772357 with Nicholas Gaudet and Peter Kemp.		
Are there any easements or restrictive covenants affecting the subject lands? ☐ Yes ☒ No		

Has the subject land ever been subject of
An application for a plan of subdivision / condominium or consent ☒ Yes ☐ No ☐ Not known
Application number Consent B89-25
An application for a zoning by-law amendment or a minor variance ☐ Yes ☒ No ☐ Not known
An application for approval of a site plan ☐ Yes ☒ No ☐ Not known
A Minister's Zoning Order (Ontario regulation) ☐ Yes ☒ No ☐ Not known

Description of Amendment	
Amendment to Zoning By-law from Site Specific Agricultural (A-99)	Amendment to Zoning By-law to Agricultural (A)
Proposed uses of subject land Proposed Use: Rural Residential / increased side yard for the parcel is it being Merged with (#7463 Leslie Road West). An addition / garage is proposed on the merged parcel, along with a turnaround area and driveway extension for the existing dwelling (#7463). The driveway and a portion of the turnaround area will be located on the Severed Parcel. The proposed zone change request is being made for the Severed Parcel of the lands municipally known as #4078 Highway 6. This parcel is being merged with the abutting parcel at #7463 Leslie Road West for a boundary adjustment. The re-zoning is required as a condition of the severance, to remove the site-specific A-99 zone and revert to the regular Agricultural (A) zone. This will eliminate a split-zone on the Merged Parcel and to eliminate a kennel as a permitted use on the Severed Parcel. Please see the covering letter and sketch for more information.	
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Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The lot line adjustment application was consistent with Section 4.3.3.2 of the PPS which permits a boundary adjustment within the prime agricultural area. This rezoning is a condition of the boundary adjustment and the use of the land is not changing, as it will continue to be zoned Agriculture, without the use of a kennel.	
Explain how the application conforms to the City's Official Plan The approved severance follows Section 10.3.5 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Prime Agricultural. This section states that lot line adjustments are permitted for legal or technical reasons such as easements, correction of deeds and minor boundary adjustments. A lot line adjustment may also be permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable. The subject properties are not used for agricultural and are used for rural residential purposes. The rezoning conforms with the Official Plan, as the property will continue to be zoned Agricultural, without the permitted use of a kennel on the Severed Parcel.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter N/A	
☐ See Official Plan Amendment	
Existing Buildings / Structures on Subject Land	
Are there any buildings or structures on the subject land? ☐ Yes ☒ No	

Proposed Buildings / Structures on Subject Land

Do you propose to build any buildings or structures on the subject land?

☒ Yes ☐ No

Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.

Eventually a driveway extension is proposed within the severed parcel, in order to access a proposed addition / garage for the existing house on the merged parcel, however there are no immediate plans at this time. Please see the sketch for more details.

☒ See attached Site Plan Conceptual

Sign off

By click this button I have read and understand the below

☒ I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)



Signature of Commissioner for taking affidavits

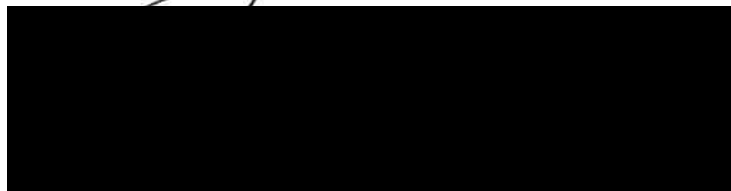
Municipality

Guelph

Day, month, year

07/05/2026 .

Place an imprint of your stamp below



Affidavit and signatures

Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



Digitally signed on 2026-05-07, 11:07:17 a.m. EDT by Hailey Keast.

Companion Applications		
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Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.

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☒ I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law



May 1, 2026

34907-25

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Planning Department

Re: Zoning By-law Amendment for Severance B89-25
4078 Highway 6; 71193-0113
7463 Leslie Road West; 71193-0050
Township of Puslinch

Please find enclosed a Zoning By-law Amendment Application for the above-mentioned properties. Included with this submission are copies of the Zone Change Sketch, Draft Zoning-By-law Amendment and Schedule 'A', PIN Reports, Map, and Deeds. We understand the administration fee to be **\$1,542.00** with the Township.

Proposal:

This Planning Letter has been prepared in support of a conditionally approved Consent application (lot line adjustment B89-25). The application was approved February 2026 by the County of Wellington Land Division Committee. The associated Zoning By-law Amendment (ZBA) Application is required to satisfy Condition 8 of the approved severance with the Township of Puslinch.

The Zone Change request is being made for the Severed Parcel of the lands municipally known as #4078 Highway 6. The Severed Parcel is being merged with the abutting parcel at #7463 Leslie Road West for a boundary adjustment to increase the side yard. The re-zoning is required as a condition of the severance to remove the Site-Specific Agricultural (A-99) Zone that permits a kennel and revert to the standard Agricultural (A) zone. This will eliminate a split zoning on the Merged Parcel and eliminate a kennel as a permitted use on the Severed Parcel.

The following Zone Change request is being made:

- A) To rezone the Severed Parcel from Site-Specific Agricultural (A-sp99) Zone which permits a kennel, to the standard Agricultural (A) Zone where a kennel is not permitted.**

The Reduced Agricultural Lot Requirements noted in Table 11.3 of the Zoning By-law are met for the Merged Parcel (#7463 Leslie Road West) where the existing dwelling and shop will remain and where an addition to the house is proposed, along with a driveway extension / turnaround area to access the proposed addition / garage. The exterior side yard setback (from Leslie Road West) for the existing dwelling would be considered legal non-conforming as that boundary is not being altered with the severance and the dwelling exists.

This zoning amendment is more administrative in nature to eliminate the permitted use of a Kennel on the Severed lands, to ensure the Merged Parcel will be all zoned standard Agricultural (A).

The Retained Parcel (#4078 Highway 6) will remain zoned A-sp99 where the existing dwelling will remain and a small area will remain zoned Agricultural-Related Commercial (AC).

We are of the opinion that the Zoning Amendment follows the relevant planning policies of the Zoning By-law, Official Plan and Provincial Policy Statement.

Background on Lot Line Adjustment:

The approved consent is for a minor boundary adjustment to allow for an increased side yard for a proposed addition / garage, turnaround area and driveway extension for the existing dwelling (#7463). The primary objective is to provide privacy from the extremely busy Highway 6. The proposed addition will allow for a greater barrier to the noise and visual of Highway 6.

The subject properties are rural residential parcels along Highway 6, south of Morriston and this proposal will re-configure the parcels to allow for additional yard space for the smaller parcel – with no negative impact on the retained parcel.

The Severed / Retained Parcel is #4078 Highway 6 (PIN 71193-0113) where an existing dwelling will remain.

The Lands to be Added to is #7463 Leslie Road West (PIN 71193-0050) where an existing dwelling will remain and an addition is proposed.

The Severed Parcel where the re-zoning is being requested, is a vacant 22±m wide strip, with a length of 117±m, for an area of 0.26±ha that will be merged with #7463 Leslie Road West. The extra side yard is required to construct a garage and addition to the south side of the house. The driveway in the rear of the property will be routed through #7463 and the Severed Parcel to the bays doors on the side entry garage. The owner wishes to increase the amount of privacy space on the non-Highway 6 side of the house. The Severed Parcel is proposed to remove the A-99 zone and be rezoned Agricultural (A).

The Merged Parcel (#7463) will have a combined area of 0.73±ha where the existing dwelling, septic and well will remain along with the proposed addition and driveway extension. The Lands to be Added to at #7463 Leslie Road West is zoned Agricultural. The Reduced Lot Regulations of Table 11.3 are met with this lot line adjustment as the parcel will be expanding.

The Retained Parcel (#4078) is a unique parcel with frontage along Highway 6, Leslie Road West and Concession 1, for an area of 3.2±ha where the existing dwelling, well and septic will remain. There is existing access from Highway 6 and Leslie Road West that will continue to provide safe access to the dwelling.

The Severed / Retained parcel at #4087 Highway 6 is zoned Site-Specific Agricultural (A-99) which permits a kennel as existing on March 3, 2021 and a small portion in the corner along Concession 1 is zoned Agricultural-Related Commercial (AC) zone – although there is no related use on this portion of the property. The Retained Parcel meets the general zoning standards for Reduced Lot Regulations of Table 11.3 for a dwelling and will remain zoned A-99 and AC. The property contains quite a few trees and scrub land and has not been used for agriculture for a long time. This relatively small parcel would most likely not support a viable agricultural activity.

The Minimum Distance Separation (MDS) setbacks are not applicable because of MDS Guideline #8 which indicates that MDS1 is not applicable for purposes such as minor boundary adjustments which do not result in the creation of a new lot.

This type of severance and related zoning by-law amendment follows Section 10.3.5 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Prime Agricultural. This section states that lot line adjustments are permitted for legal or technical reasons such as easements, correction of deeds and minor boundary adjustments. A lot line adjustment may also be permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable. The subject properties are not used for agricultural and are used for rural residential purposes.

This type of severance and related zoning by-law amendment aligns with the Provincial Policy Statement (PPS) as noted in Section 4.3.3.2 where it states that lot line adjustments may be permitted for legal or technical reasons. The rezoning is to remove an additional kennel use on the severed parcel and allow for a minor boundary adjustment.

Summary:

This conditionally approved severance and proposed zoning amendment will permit a suitable building addition area and provide more privacy for the existing dwelling (#7463) from Highway 6, with no loss to agricultural land. The rezoning will remove the kennel use from the Merged Parcel, reverting to the standard Agricultural zone in order to achieve zoning compliance with the Township.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S., B.Sc.
Ontario Land Surveyor

cc Nicholas Gaudet
cc Sheryl Wall

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects the property known municipally as 4078 Highway 6, and legally described as Part of Lot 36; and Part Road Allowance Between Lot 36; Concessions 7 & 8, as in ROS247877, Except Part 1, 61R-8684; Township of Puslinch, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on a portion of the lands denoted on Schedule 'A' attached, from Site-Specific Agricultural (A-sp99) Zone to Agricultural (A) Zone.

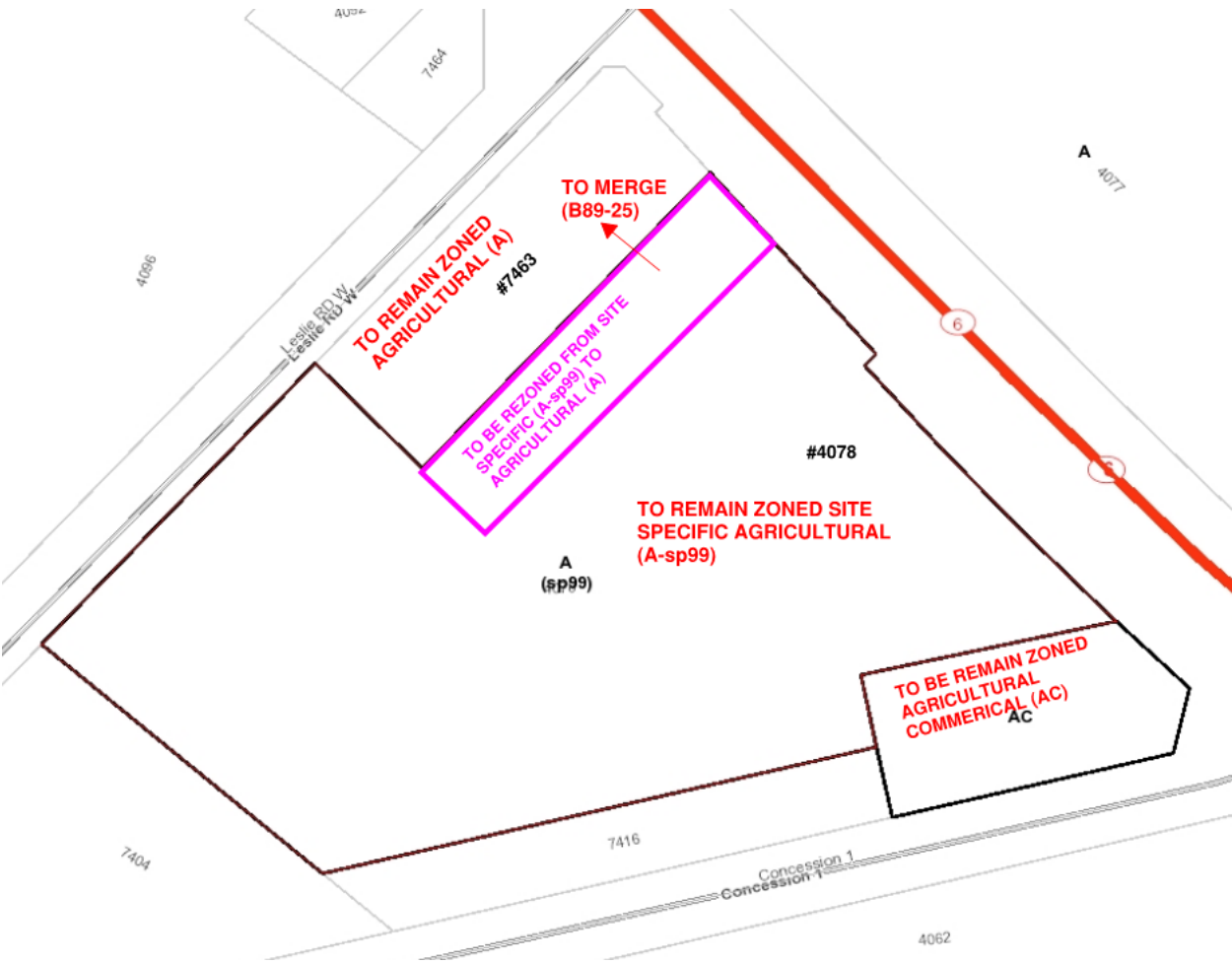
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

MAYOR

CLERK

County of Wellington Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

March 18, 2026

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B89-25** pursuant to the provisions of the Ontario Planning Act.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Secretary-Treasurer of the County of Wellington Land Division Committee either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted on signature page. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400.00 (per Application) can be paid online through e-file or by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Who Can File An Appeal

The applicant, the Minister, a specified person or any public body may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the County of Wellington or the Minister a notice of appeal setting out the reasons for the appeal accompanied by the fee charged by the Tribunal.

If the Decision of the County of Wellington Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Land Division Committee.**

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING OF NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused,** pursuant to Subsection 53(41) of the Ontario Planning Act.

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Land Division Committee is available for inspection at the County of Wellington Administration Centre at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

OWNER – Sheryl Wall	APPLICANT - Nicholas Gaudet & Peter Kemp	AGENT – Jeff Buisman	MUNICIPALITY – Puslinch Township
COUNTY PLANNING DEPARTMENT	BELL CANADA	MTO	
GRAND RIVER CONSERVATION AUTHORITY	SOURCE WATER	REGIONAL ASSESSMENT OFFICE	

COUNTY of WELLINGTON LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B89-25

APPLICANT

Sheryl Wall
4078 Highway 6
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 36 & Pt Road Allowance b/w Lot 36
Concessions 7 & 8

The Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Sheryl Wall pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 36, Concession 7, Part Road Allowance between Concessions 7 and 8, Puslinch Township, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 9 CONDITIONS OF APPROVAL.** The Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Planning Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON MARCH 19, 2028

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Land Division Committee a copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
 - 2 **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B89-25 as a single parcel ("the consolidation") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Certificate of Official and a copy of the registered Consolidated Parcels.
 - 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
 - 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Land Division Committee.
 - 5 **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
 - 6 **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
 - 7 **THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further that the Township of Puslinch file with the Secretary-Treasurer of the Land Division Committee a letter of clearance of this condition.
 - 8 **THAT** the Owner obtain zoning compliance for both the merged and retained parcels including, but not limited to, item 2.1 to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Land Division Committee.
- 2.1 That the Owner submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the severed parcel to resolve the split zoning and bring the parcel into zoning compliance.

- 9 **THAT** any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 89-25, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

Michael Dehn

Shawn Watters

Gregg Davidson

James Seeley

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON MARCH 12, 2026

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

APRIL 7, 2026

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: MARCH 18, 2026

SIGNED

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

A

FOR OFFICE USE ONLY 717929 CERTIFICATE OF REGISTRATION WELLINGTON (61) GUELPH '94 JUL 29 PM 12 07 ALBANY, N.Y. LAND REGISTRATION New Property Identifiers Executions Additional: See Schedule ☐ Additional: See Schedule ☐	(1) Registry ☒ Land Titles ☐ (2) Page 1 of 4 pages	(3) Property Identifier(s) Block Property (4) Consideration ONE HUNDRED, TWENTY-FIVE THOUSAND Dollars \$125,000.00										
	(5) Description This is a: Property Division ☐ Property Consolidation ☐ Part of Lot 36, Concession 7 and Part of Lot 36, Concession 8 and Part of the original road allowance between Concession 7 and 8, Township of Puslinch, County of Wellington more particularly described in the Schedule attached As in Instrument No. 214013											
	(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 this transfer is pursuant to a power of sale contained in Mortgage No. 696187 and is in accordance with Part III of the Mortgages Act. Name(s) THE TORONTO-DOMINION BANK Signature(s) [Redacted] Date of Signature Y 1994 M 07 D 25 Name: Karin Watson Title: Manager I have the authority to bind the Bank.											
(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 P.O. Box 1, Toronto-Dominion Centre, Toronto, Ontario M5K 1A2												
(11) Transferee(s) BOWEN, Brent Edward Date of Birth Y 1967 M 05 D 08 BOWEN, Karen Leanne Date of Birth Y 1968 M 12 D 23 as joint tenants												
(12) Transferee(s) Address for Service R.R. No. 2, Puslinch, Ontario, NOB 2J0												
(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. Signature Date of Signature Y M D 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 border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Cty.</td> <td>Mun.</td> <td>Map</td> <td>Sub.</td> <td>Par.</td> </tr> <tr> <td>23</td> <td>01</td> <td>000</td> <td>005</td> <td>16600</td> </tr> </table>			Cty.	Mun.	Map	Sub.	Par.	23	01	000	005	16600
Cty.	Mun.	Map	Sub.	Par.								
23	01	000	005	16600								
(16) Municipal Address of Property R.R. #2 Puslinch, Ontario NOB 2J0												
(17) Document Prepared by: Gilbert Weiss, Solicitor Legal Department - Litigation The Toronto-Dominion Bank 19th fl, Commercial Union Tower Toronto-Dominion Centre Toronto, Ontario M5K 1A2												
FOR OFFICE USE ONLY		Fees and Tax <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Registration Fee</td> <td>50</td> </tr> <tr> <td>Land Transfer Tax</td> <td>975</td> </tr> <tr> <td>Total</td> <td>1025</td> </tr> </table>	Registration Fee	50	Land Transfer Tax	975	Total	1025				
Registration Fee	50											
Land Transfer Tax	975											
Total	1025											

Property Identifier(s) and/or Other Information

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Puslinch, County of Wellington, and in the Province of Ontario and being composed of part of Lots 36, Concessions 7 and 8 and part of the original road allowance between Concessions 7 and 8 in the said Township of Puslinch and which said parcel of land is more particularly described as follows.

PREMISING that the southwest limit of the King's Highway Number 6 as widened by Deposited Plan 154 has a bearing of N 47°52'00" W and relating all bearings herein thereto;

COMMENCING at the west angle of Lot 36, Concession 8;

THENCE S 44°34'30" W along the southeast limit of the road allowance between Lots 35 and 36, a distance of 365.68 feet to an iron bar therein;

THENCE S 47°52'00" E along the line of an old post and wire fence, a distance of 130.00 feet to an iron bar;

THENCE N 44°34'30" E parallel to the southeast limit of the road allowance between Lots 35 and 36, a distance of 385.90 feet to an iron bar in the southwest limit of the King's Highway Number 6, as widened by Deposited Plan 154;

THENCE N 47°52'00" W along the last described limit, a distance of 61.70 feet to a point therein;

THENCE N 42°08'00" E a distance of 9.77 feet to a point in the southwest limit of the King's Highway Number 6 as established by Deposited Plan 281;

THENCE N 47°52'00" W along the last described limit, a distance of 37.85 feet to a point therein marking the most easterly angle of Part 4 shown on a plan deposited as Instrument M-47231;

THENCE S 88°23'00" W along the south limit of Part 4 as shown on said Deposited Plan registered as Instrument M-47231, a distance of 43.34 feet to a point in the southeast limit of the road allowance between Lots 35 and 36;

THENCE S 44°34'30" W along the last described limit, a distance of 7.16 feet to the point of commencement.

The land herein described was previously described by Registered Instrument 696186.

The land described herein is the land that was intended to be conveyed by Instruments Numbers M-60988, 214013 and 696186.

Property Identifier(s) and/or Other Information

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Puslinch, County of Wellington, and in the Province of Ontario and being composed of part of Lots 36, Concessions 7 and 8 and part of the original road allowance between Concessions 7 and 8 in the said Township of Puslinch and which said parcel of land is more particularly described as follows.

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THENCE N 44°34'30" E parallel to the southeast limit of the road allowance between Lots 35 and 36, a distance of 385.90 feet to an iron bar in the southwest limit of the King's Highway Number 6, as widened by Deposited Plan 154;

THENCE N 47°52'00" W along the last described limit, a distance of 61.70 feet to a point therein;

THENCE N 42°08'00" E a distance of 9.77 feet to a point in the southwest limit of the King's Highway Number 6 as established by Deposited Plan 281;

THENCE N 47°52'00" W along the last described limit, a distance of 37.85 feet to a point therein marking the most easterly angle of Part 4 shown on a plan deposited as Instrument M-47231;

THENCE S 88°23'00" W along the south limit of Part 4 as shown on said Deposited Plan registered as Instrument M-47231, a distance of 43.34 feet to a point in the southeast limit of the road allowance between Lots 35 and 36;

THENCE S 44°34'30" W along the last described limit, a distance of 7.16 feet to the point of commencement.

The land herein described was previously described by Registered Instrument 696186.

The land described herein is the land that was intended to be conveyed by Instruments Numbers M-60988, 214013 and 696186.

**RECITALS FOR DEED UNDER POWER OF SALE
(REGISTRY)**

WHEREAS:

By a Mortgage dated the 9th day of July, 1993 and registered in the Land Registry Office for the Registry Division of Wellington (No. 61) on the 9th day of July, 1993 as Instrument No. 696187,

THOMAS JOSEPH RIDER AND SUSAN MARGARET RIDER

as Mortgagors

did mortgage the lands herein to:

THE TORONTO-DOMINION BANK

as Mortgagee

for securing payment of the sum of \$59,174.50 and interest as therein mentioned.

The Mortgagee, on default of payment under the said Mortgage for fifteen days is entitled on thirty five days notice to sell the lands.

Such default has been made in payment of the principal and interest secured by the said Mortgage and notice of exercising the power to sell the said lands has been duly given by the Mortgagee to all persons entitled thereto.

Such default has not been remedied and the time set forth in the notice of sale has expired.

Statutory Declarations setting forth the particulars of such default, the service of notice of sale and the sale proceedings have been deposited and registered in the said Land Registry Office as Instrument No. 717928.

The covenant to be included in this Transfer, pursuant to Section 5(1)(ii) of the *Land Registration Reform Act*, S.O. 1984, ch.32, as amended, is hereby expressly excluded from this Transfer.

AND THEREFORE under and by virtue of the powers of sale contained in the said Mortgage, the said lands were sold to the Transferee.

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

LOT 36 CON 7 Part Lot 36 Con 8 Part of original road allowance between
cessions 7 and 8, Township of Puslinch, County of Wellington
first names of all transferors in full) The Toronto-Dominion Bank

0 (see instruction 1 and print names of all transferees in full) Brent Edward Bowen and Karen Leanne Bowen

1, (see instruction 2 and print name(s) in full) Brent Edward Bowen

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, Director, or Treasurer authorized to act for (insert names(s) of corporation(s))

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

- ☒ (f) A transferee described in paragraph (C) (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) Karen Leanne Bowen who is my spouse described in paragraph (C) (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have 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)(a) 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)

Attn: Clause 2(1) (c) 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 \$ 125000.00
(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)) \$ 125000.00 \$ 125000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (detail below) \$ Nil
(i) Other consideration for transaction not included in (g) or (h) above \$ Nil
(j) TOTAL CONSIDERATION \$ 125000.00

All Blanks
Must Be
Filed 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 Guelph
In the County of Wellington

this 29th day of July 1994

A Commissioner for taking Affidavits, etc.

signature(s)

Property Information Record

- A. Describe nature of instrument: DEED/TRANSFER
B. (i) Address of Property being conveyed (if available) R.R. No. 2, R.R. No. 2, Puslinch, Ontario, NOB 2J0
(ii) Assessment Roll No. (if available) 23 01 000 005 16600
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) same as above
D. (i) Registration number for last conveyance of property being conveyed 696186
(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
DUNBAR GOETZ CAMERON, 32 Douglas Street
P.O. Box 366, Guelph, Ontario, N1H 6K5

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).

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the

make oath and say:

*See footnote 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 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 September 14 1981

LEROY KUPSKE

—TO—

MICHAEL DAVID WILLIAM POLLARD

RA# 2, PUSLINCH
ONTARIO.

Deed of Land

SITUATE

Township of Puslinch
County of Wellington

18

Newsome and Gilbert, Limited, — Form 109, 113, 1159 or 1162

ASSESSMENT ROLL No.

ADDRESS OF PROPERTY.

Highway #6

Puslinch, Ontario

Robert J. W. Campbell

7 Queen Street East
Toronto Ontario, M5C 1P7

LOKER & CLEMENT

Barristers & Solicitors

43 Cambridge Street

Cambridge, Ontario

NIR 5S9

247877

Puslinch

247877

No. Registry Division of Wellington South (No. 61)

I CERTIFY that this instrument is registered as of

21 NOV 9 PM 3:04

in the

Land
Registry Office
at Guelph
Ontario.

NEWBOLD
LAND REGISTRAR

BK9A
PG100-200

PROPERTY OF THE
REGISTRY OFFICE

REGISTRATION FEE	19. ⁰⁰
LAND TRANSFER TAX	500. ⁰⁰
RETAIL SALES TAX	

\$m

This Indenture

made in duplicate the fourteenth day of September
one thousand nine hundred and eighty-one.

In Pursuance of the Short Forms of Conveyances Act:

Between

LERoy KUFsKE, of the Township of Puslinch,
in the County of Wellington,

herein called the Grantor of the FIRST PART,

- and -

MICHAEL DAVID WILLIAM POLLARD, of the
Township of Puslinch, in the County of
Wellington, Mechanical Engineer,

herein called the Grantee of the SECOND PART.

WITNESSETH that in consideration of the assumption by the Grantee
of a first registered mortgage held by Harvey Sutton, the execu-
tion and delivery to the Grantor of a second mortgage in the
amount of \$ 26,100.00, other good and valuable consideration
and the sum of TWO----- (\$2.00)-----DOLLARS

~~Witnesseth~~ XXXXX XXXXXXXXXX

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowl-
edged, he the said Grantor DOth GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely, in the Township
of Puslinch, in the County of Wellington, in the Province of
Ontario

and being composed of the lands being more particularly described in
Schedule "A" hereto.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Township of Puslinch, in the County of Wellington, in the Province of Ontario, and being composed of Part of Lot 36, in the 7th Concession, a Part of Lot 36, in the 8th Concession, and a Part of the original road allowance between Lot 36 in the 7th Concession and Lot 36 in the 8th Concession which parcel or tract of land and premises may be more particularly described as follows, that is to say:

COMMENCING at a point in the most southerly limit of the said Lot 36, in the 7th Concession which point is marked by a Highway monument at the southwest angle of Part 2 as shown upon Highway Plan registered as No. M56145 and which point is the point of commencement of the parcel being herein described;

THENCE North 13 degrees 56 minutes 30 seconds East along the westerly limit of Part 2 according to said Highway Plan registered as No. M56145 a distance of 45.24 feet to the most northerly angle thereof and being a point in the southwesterly limit of Part 5 according to Highway Plan registered as No. M47231;

THENCE on a curve to the left having a radius of 3894.72 feet and being along the most southwesterly limits of Parts 5 and 9 according to said Department of Highway Plan M-47231 an arc distance of 289.29 feet and a chord distance having a bearing of North 48 degrees 38 minutes 32 seconds West a distance of 289.24 feet to a point marked by a Department of Highways monument;

THENCE continuing along the most southwesterly limit of Part 9 according to said Highways Plan registered as No. M47231, North 44 degrees, 32 minutes west, a distance of 107.86 feet to a point;

THENCE still along the limit of Part 9 according to Highway Plan M47231 North 45 degrees 28 minutes East a distance of 15.11 feet to the most northerly angle of said Part 9 and being a point in the southwesterly limit of the Brock Road as widened by Highway Plan registered as No. 154;

THENCE on a curve to the left having a radius of 1953.08 feet an arc distance of 1.91 feet and a chord distance of 1.91 feet on a bearing of North 47 degrees 53 minutes 41 seconds West to a point marked by a Department of Highways monument and being a monument planted in the most southwesterly limit of said Brock Road as widened by said Highway Plan No. 154;

THENCE North 47 degrees 52 minutes West along the southwesterly limit of the Brock Road as widened by said Highway Plan No. 154 a distance of 287.5 feet to a point (which point is at the southeast angle of the lands of Richard J. Mast and Deborah K. Mast as described in Instrument registered as No. 214013);

THENCE South 44 degrees 38 minutes West (parallel to the southeasterly limit of the road allowance between Lots 35 and 36 in the 7th Concession and being along the southerly limit of the lands of the said Mr. and Mrs. Mast) a distance of 382.9 feet to a point (which point is the southwest angle of the lands of the said Mr. and Mrs. Mast as described in Instrument No. 214013);

THENCE in a northerly direction in a straight line a distance of 130 feet to a point in the northwesterly limit of said Lot 36 in the 7th Concession which point is distant 296.16 feet measured South 44 degrees 38 minutes West along the said norwesterly limit of Lot 36, Concession 7 from the most northerly angle thereof (and which point is the northwesterly angle of the lands described in Instrument 214013);

THENCE South 44 degrees 38 minutes West along the northwesterly limit of said Lot 36 in the 7th Concession a distance of 978.32 feet more or less to the most southwesterly angle of said Lot 36 in the 7th Concession which point is marked by an old stone monument as shown upon said Highway Plan 154;

THENCE North 77 degrees 2 minutes East along the most southerly limit of said Lot No. 36 in the 7th Concession a distance of 813.48 feet more or less to a point in the said southerly limit distant 760.69 feet measured South 77 degrees 2 minutes West therealong from the point of commencement;

THENCE northerly and at right angle to the southerly limit of the said Lot a distance of 90 feet to a point;

THENCE North 77 degrees 2 minutes East parallel to the southerly limit of the said Lot a distance of 450 feet to a point;

THENCE southerly and at right angle to the last mentioned course a distance of 90 feet to a point in the southerly limit of the said Lot which is distant 310.69 feet measured South 77 degrees 2 minutes West along the said southerly limit from the point of commencement;

THENCE North 77 degrees 2 minutes East along the southerly limit of the said Lot a distance of 310.69 feet to the point of commencement.

The above described lands are shown outlined in red on illustration sketch attached to

QUIT CLAIM DEED REGISTERED AS
No. 247874

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators and assigns or its successors and assigns, as the case may be, 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.
AND SUBJECT also to a first registered mortgage held by Harvey Sutton which mortgage the Grantee by his acceptance of delivery hereof covenants to pay according to the terms thereof and to indemnify and save harmless the Grantor from all liability thereunder.
AND SUBJECT also to a vendor's lien in the amount of \$26,100.00 for unpaid purchase monies, which is collaterally secured by a mortgage from the Grantee to the Grantor in the said amount and discharge of which said mortgage shall be and constitute a discharge of this vendor's lien.

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. Save as aforesaid.

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

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. Save as aforesaid.

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

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



LEROY KUSKE

The Registry Act

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO Lot 36, Concession 7, in the Township of Puslinch, in the County of Wellington, in the Province of Ontario
AND PART OF LOT 36, CONCESSION 8, AND PART OF CLOSED ROAD ALLOWANCE BETWEEN THEM.

Deed, Mortgage,
Partial
Discharge of
Mortgage,
Lease, etc.

AND IN THE MATTER OF A Deed

THEREOF, FROM LEROY KUSKE

TO MICHAEL DAVID WILLIAM POLLARD

DATED SEPTEMBER 14 1981 .

I, LEROY KUSKE

of the Township of Puslinch in the County of Wellington

MAKE OATH AND SAY AS FOLLOWS:

1. I am

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

2. A consent under section 29 of The Planning Act, as amended, in respect of the said Instrument is not required because

Delete (a)
if not
applicable

(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.*

State
other
reason
if any

(b)

SWORN before me

at the City of Cambridge

in the Regional Municipality of Waterloo

this

day of September 14 1981


LEROY KUSKE

The Land Transfer Tax Act, 1974

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Lot 36, Concession 7, Township of Puslinch, County of Wellington, Province of Ontario, AND PART OF CONCESSION 8, ROAD ALLIANCE BETWEEN THEM
BY (print names of all transferors in full) LEROY KUFKE

TO (see instruction 1 and print names of all transferees in full) MICHAEL DAVID WILLIAM POLLARD

I, (see instruction 2 and print name(s) in full) MICHAEL DAVID WILLIAM POLLARD, of the Township of Puslinch, in the County of Wellington, Mechanical Engineer

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, 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 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 f and g of sub-section 1 of section 1 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) NONE

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

(a) Monies paid or to be paid in cash	\$ 20,927.59	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ 37,972.41	
(ii) Given back to vendor	\$ 26,100.00	
(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))	\$ 85,000.00	\$ 85,000.00
(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. 1970, c. 415, as amended)	\$ Nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ Nil	
(j) TOTAL CONSIDERATION	\$ 85,000.00	

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 5)

6. Other remarks and explanations, if necessary

SWORN before me at the City of Toronto
in the Municipality of Metropolitan Toronto
this 10th day of November, 1981
A Commissioner [Signature]

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: Deed
- B. (i) Address of property being conveyed (if available) District 7, R.R. #2, Puslinch, Ontario
- (ii) Assessment Roll No. (if available)
- C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (see instruction 6) Mr. Michael David William Pollard, District 7, R.R. #2, Puslinch, Ontario
- D. (i) Registration number for last conveyance of property being conveyed (if available) 149150
- (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 Mr. Robert S.W. Campbell, 7 Queen Street East, Toronto, Ontario M5C 1P7

For Land Registry Office use only	
REGISTRATION NO.	
Land Registry Office No.	
Registration Date	

AFFIDAVIT OF SUBSCRIBING WITNESS

I, GEORGE ERNEST LOKER
of the City of Cambridge
in the Regional Municipality of Waterloo

make oath and say:

*See footnote I am a subscribing witness to the attached instrument and I was present and saw it executed
at Cambridge, Ontario by LEROY KUFSCHE.

*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 Cambridge
in the Regional Municipality of
Waterloo

this 9TH day of NOVEMBER 1981

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after 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)".

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I ~~XXXX~~ LEROY KUFSCHE
of the Township of Puslinch
in the County of Wellington

* If attorney, see footnote ~~XXXX~~ make oath and say: When I ~~XXXX~~ executed the attached instrument,

I WAS ~~XXXX XXXXXX~~ at least eighteen years old;

and within the meaning of section 1(f) of The Family Law Reform Act, 1978,

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

Strike out
inapplicable
clauses.

~~(b)~~

~~was my spouse.~~

~~(c) We were spouses of one another.~~

I am not a non-resident of Canada within the meaning of the Income
Tax Act of Canada.

** Not a
matrimonial
home, etc.,
see footnote.

Resident of
Canada, etc.

~~XXXXXXXXXX~~ SWORN before me at the City of
Cambridge, in the Regional
Municipality of Waterloo

this 14TH day of September 1981

A COMMISSIONER FOR THE AFFIDAVITS, ETC.

* Note: Where affidavit made by an attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status, and if applicable, name of other spouse) within the meaning of section 1(f) of The Family Law Reform Act, 1978 and when he/she executed the power of attorney, he/she had attained the age of majority".

** Note: See Section 42(3) of The Family Law Reform Act, 1978 where spouse does not join in or consent; or complete a separate affidavit.

Properties				
PIN	71193 - 0113	LT	Interest/Estate	Fee Simple
Description	PT LT 36, CON 7 & CON 8 ; PT RDAL BTN LT 36 CON 7 & CON 8 PUSLINCH AS IN ROS247877 EXCEPT PT 1, 61R8684 ; PUSLINCH			
Address	4078 HWY 6 PUSLINCH			

Consideration	
Consideration	\$2.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	WALL, SHERYL LYNN
Address for Service	4078 HWY 6 R. R. #2 PUSLINCH, ONTARIO N0B 2J0

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2017/07/13. Clear execution Number(s) 31806104-6170667B MICHAEL DAVID WILLIAM POLLARD. I MARIA TERESA TUMMILLO-GOY confirm the appropriate party(ies) were searched.

Transferee(s)		Capacity	Share
Name	WALL, SHERYL LYNN	Registered Owner	
Date of Birth	1954 09 26		
Address for Service	4078 HWY 6 R. R. #2 PUSLINCH, ONTARIO N0B 2J0		

Statements	
The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.	
This transfer is for the purpose of paying debts	
Title to the land is not subject to spousal rights under the Family Law Act	
No consents are required for this transfer	

Signed By				
Maria Teresa Tummillo-Goy	101-75 Farquhar St. Guelph N1H 3N4	acting for Transferor(s)	Signed	2017 07 13
Tel 226-251-3008				
Fax 226-251-3009				
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				
Maria Teresa Tummillo-Goy	101-75 Farquhar St. Guelph N1H 3N4	acting for Transferee(s)	Signed	2017 07 13
Tel 226-251-3008				
Fax 226-251-3009				
I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.				
I have the authority to sign and register the document on behalf of all parties to the document.				

Submitted By		
TERESA TUMMILLO GOY	101-75 Farquhar St. Guelph	2017 07 13

Submitted By

N1H 3N4

Tel 226-251-3008
Fax 226-251-3009

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$0.00
Total Paid	\$63.35

File Number

Transferor Client File Number : 17-0232
Transferee Client File Number : 17-0232

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71193 - 0113 PT LT 36, CON 7 & CON 8 ; PT RDAL BTN LT 36 CON 7 & CON 8 PUSLINCH AS IN ROS247877 EXCEPT PT 1, 61R8684 ; PUSLINCH

BY: WALL, SHERYL LYNN
TO: WALL, SHERYL LYNN Registered Owner

1. WALL, SHERYL LYNN

I am

- ☐ (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 _____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

a) estate to beneficiary

The land is subject to an encumbrance which has been paid in full, but for which a discharge has not yet been registered.

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A107608.
2. Other remarks & explanations: THE NON-RESIDENT SPECULATION TAX DOES NOT APPLY TO THIS TRANSFER BECAUSE THE TRANSFEREE IS A CANADIAN CITIZEN.

PROPERTY Information Record

A. Nature of Instrument:	Transfer By Personal Representative		
	LRO 61	Registration No.	WC510144
		Date:	2017/07/13
B. Property(s):	PIN 71193 - 0113	Address	4078 HWY 6
		Assessment	-
		Roll No	
C. Address for Service:	4078 HWY 6		
	R. R. #2		
	PUSLINCH, ONTARIO N0B 2J0		
D. (i) Last Conveyance(s):	PIN 71193 - 0113	Registration No.	ROS247877
	(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐		
E. Tax Statements Prepared By:	Maria Teresa Tummillo-Goy		
	101-75 Farquhar St.		
	Guelph N1H 3N4		

Signed By

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

LAKS KOCOVSKI303-717 Pape Av.2018 09 07

Toronto

M4K 3S9

Tel416-466-1900

Fax416-466-1919

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Provincial Land Transfer Tax	\$11,825.00
Total Paid	\$11,888.65

File Number

Transferor Client File Number :G18754/SD

Transferee Client File Number :18-294

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71193 - 0050 PT LOT 36, CONCESSION 7 , TOWNSHIP OF PUSLINCH ; PT LOT 36, CONCESSION 8 , TOWNSHIP OF PUSLINCH ; PT ROAD ALLOWANCE BETWEEN CONS 7 & 8 , TOWNSHIP OF PUSLINCH, AS IN RO717929 ; TOWNSHIP OF PUSLINCH

BY: PEATFIELD, BRIAN JOHN
HASTINGS, KIMBERLY
TO: GAUDET, NICHOLAS
KEMP, PETER
Joint Tenants
Joint Tenants

1. GAUDET, NICHOLAS AND KEMP, PETER

- I am
- ☐ (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 _____ described in paragraph(s) () above.
 - ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
 - ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$967,500.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$967,500.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$967,500.00

6. Other remarks and explanations, if necessary.

- Fraction of parties who are qualifying home purchasers: ALL and the agreement of purchase and sale was entered into after December 13, 2007,
- NICHOLAS GAUDET AND PETER KEMP is/are (a) first time home purchaser(s) as defined in the Land Transfer Tax Act, and
- The purchaser(s) will occupy the qualifying home as his/her/their principal residence on 2018/09/07 (Note: must be within 9 months of the date of registration or disposition), and
- The purchaser(s) has/have (a) "spouse(s)" as defined in section 29 of the Family Law Act, and
- (a) The spouse(s) has/have never owned an eligible home
- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A525012.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 61 Registration No. WC547999 Date: 2018/09/07
B. Property(s): PIN 71193 - 0050 Address 7463 LESLIE ROAD Assessment 2301000 - 00516600
WEST Roll No
PUSLINCH
C. Address for Service: 7463 Leslie Road West, Puslinch, Ontario N0B 2J0
D. (i) Last Conveyance(s): PIN 71193 - 0050 Registration No. WC499712
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐
E. Tax Statements Prepared By: James Alexander Laks
303-717 Pape Av.

LAND TRANSFER TAX STATEMENTS

Toronto M4K 3S9

LAND
REGISTRY
OFFICE #61

71193-0050 (LT)

PAGE 1 OF 1
PREPARED FOR Jeff0001
ON 2025/12/03 AT 09:29:52

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

PROPERTY DESCRIPTION: PT LOT 36, CONCESSION 7 , TOWNSHIP OF PUSLINCH ; PT LOT 36, CONCESSION 8 , TOWNSHIP OF PUSLINCH ; PT ROAD ALLOWANCE BETWEEN CONS 7 & 8 , TOWNSHIP OF PUSLINCH, AS IN RO717929 ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/11/09

OWNERS' NAMES

GAUDET, NICHOLAS
KEMP, PETER

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/11/09 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/11/09** ** 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: 1998/11/09 **						
WC547999	2018/09/07	TRANSFER	\$967,500	PEATFIELD, BRIAN JOHN HASTINGS, KIMBERLY	GAUDET, NICHOLAS KEMP, PETER	C
REMARKS: PLANNING ACT STATEMENTS.						
WC624412	2021/02/11	CHARGE	\$1,350,000	GAUDET, NICHOLAS KEMP, PETER	THE BANK OF NOVA SCOTIA	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.

PROPERTY DESCRIPTION: PT LT 36, CON 7 & CON 8 ; PT RDAL BTN LT 36 CON 7 & CON 8 PUSLINCH AS IN ROS247877 EXCEPT PT 1, 61R8684 ; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 71193-0049

PIN CREATION DATE:

2001/12/04

OWNERS' NAMES

WALL, SHERYL LYNN

CAPACITY SHARE

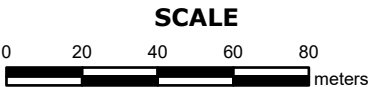
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** 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: 1998/11/09 **						
61R10277	2006/05/03	PLAN REFERENCE				C
WC510144	2017/07/13	TRANS PERSONAL REP	\$2	WALL, SHERYL LYNN	WALL, SHERYL LYNN	C
WC729230	2024/05/15	LIEN		HIS MAJESTY THE KING IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE		C
REMARKS: INCOME TAX						
WC770112	2025/09/25	CHARGE	\$77,021	WALL, SHERYL LYNN	GAUDET, NICHOLAS KEMP, PETER	C
WC772357	2025/10/20	CHARGE	\$336,180	WALL, SHERYL LYNN	KEMP, PETER GAUDET, NICHOLAS	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.



PRINTED ON 03 DEC, 2025 AT 09:41:18
FOR JEFF0001



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

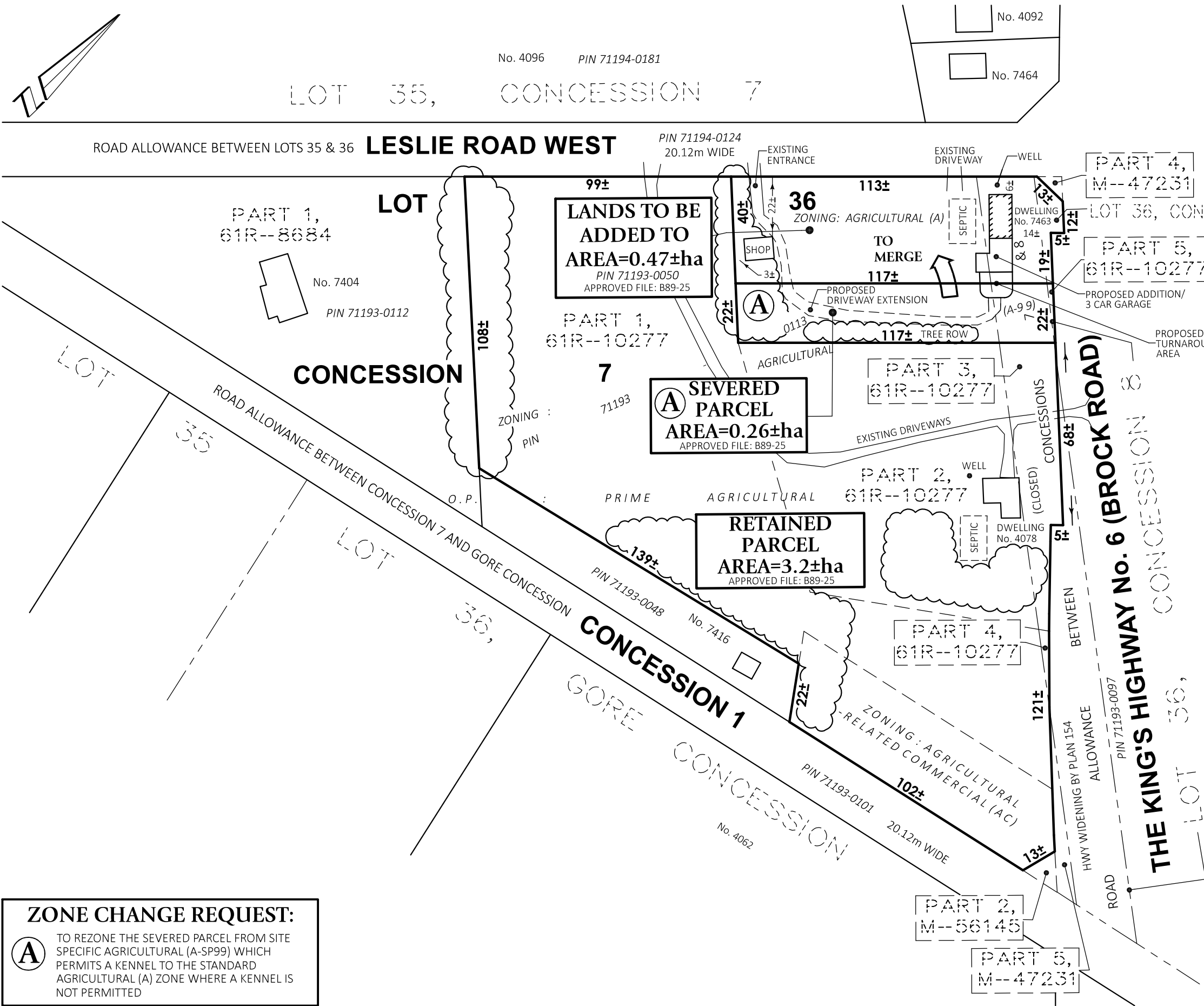
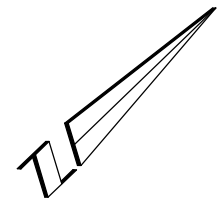
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

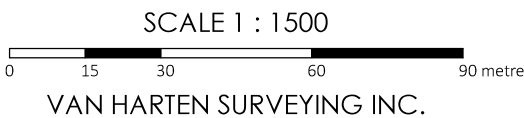
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

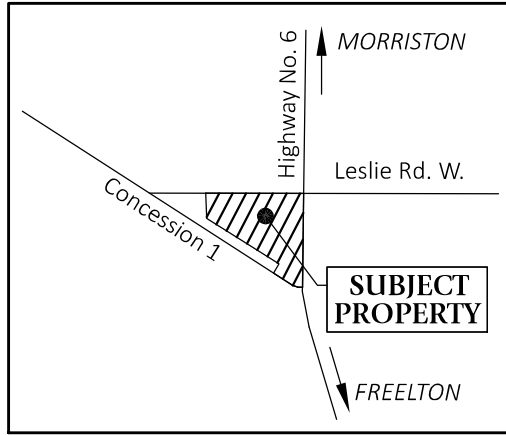




ZONE CHANGE SKETCH
PART OF LOT 36, CONCESSIONS 7 & 8
AND PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 7 & 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-99) AND AGRICULTURE-RELATED COMMERCIAL (AC).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. SUBJECT LANDS HAVE A COUNTY GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 1st DAY OF MAY, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONE CHANGE REQUEST:

A TO REZONE THE SEVERED PARCEL FROM SITE SPECIFIC AGRICULTURAL (A-SP99) WHICH PERMITS A KENNEL TO THE STANDARD AGRICULTURAL (A) ZONE WHERE A KENNEL IS NOT PERMITTED



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34907-25
Mar 30, 2026-4:51:40 PM G:\PUSLINCH\Con7\LOT36\ACAD\ZONE LOT 36 (GAUDET 34907-25) UTM-2010.dwg		
© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT		



May 27th, 2025

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
4078 Highway 6

**RE: Application for Zoning By-law Amendment – Determination of Completeness
& 1st Technical Review**

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 the lands municipally known as 4078 Highway 6 and 7463 Leslie Road West ("The Subject Lands"). This application is required to fulfill the following condition of consent application (B89-25), that was provisionally approved on March 12, 2026:

THAT the Owner obtain zoning compliance for both the merged and retained parcels including, but not limited to, item 2.1 to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Land Division Committee.

2.1 That the Owner submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the severed parcel to resolve the split zoning and bring the parcel into zoning compliance.

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

- Cover Letter prepared by Vanharten Surveying Inc., dated May 1st, 2026;
- Draft Zoning By-law;
- Instrument RO717929;
- Instrument ROS247877;

- Instrument WC510144;
- Instrument WC547999;
- Notice of Initial Decision – B89-25, dated March 18, 2026;
- Parcel Registers and PIN Map; and
- Zone Change Sketch prepared by VanHarten Surveying Inc., dated March 30, 2026.

Comments

1. Determination of Completeness:

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

2. Additional Requirements:

- a. A Planning Opinion that is prepared and signed by a Registered Professional Planner; and
- b. Spatial information in dwg or shapefile format, showing the extent of lands to be rezoned.

3. Provincial and County Policies:

- a. The Subject Lands are Rural Areas and Prime Agricultural Areas under the Provincial Planning Statement (2024) (PPS). Section 4.3 of the PPS outlines relevant policies for the Prime Agricultural Areas.
- b. The Subject Lands are also designated Protected Countryside under Schedule 1 of the Greenbelt Plan. Section 3.1.3 of the Greenbelt Plan provides policies for prime agricultural areas within the Protected Countryside.
- c. The Subject Lands are Prime Agricultural in the County of Wellington Official Plan (County OP). Section 6.4 of the County OP provides relevant policies for Prime Agricultural lands. Section 6.4.3 provides a list of permitted uses while Section 6.4.9 requires appropriate provincial minimum distance separation formula to be applied to new land uses.

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

- a. The lands municipally known as 7463 Leslie Road West are currently zoned Agricultural (A) while the lands municipally known as 4078 Highway 6 are zoned Agricultural Site-Specific (A(sp99)) and Agriculture-related Commercial (AC) under the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law). The Zoning By-law Amendment is required to rezone the severed lands which are currently zoned A(sp99) to an Agricultural Zone (A) and bring both the retained parcel and the consolidated parcel into compliance with the Puslinch Zoning By-law.

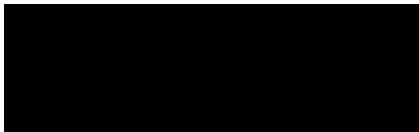
5. Technical Comments:

- a. With respect to the Zone Change Sketch, we offer the following comments:
 - i. We require a zoning matrix that evaluates both the retained and severed parcel against the applicable provisions of the Puslinch Zoning By-law, including general provisions and provisions related to kennels if this use exists on the retained parcel;
 - ii. Please provide the setbacks of all buildings and structures to all lot lines;
 - iii. Please provide further information on the use of the shop identified on 7463 Leslie Road West;
 - iv. Please provide the dimensions of the driveways; and
 - v. Please provide the heights of all existing and proposed buildings and structures.
- b. We require a Planning Opinion, prepared by a Registered Professional Planner and addressing the following:
 - i. An evaluation of the proposed Zoning By-law Amendment application against the relevant PPS, the Greenbelt Plan and County OP policies;
 - ii. The cover letter mentions the existing exterior side yard of the dwelling at 7463 Leslie Road West as legal non-conforming. If the applicant is of the opinion that Section 4.17 of the Puslinch Zoning By-law is applicable to the consolidated parcel, please provide an analysis and appropriate documentation to demonstrate legal non-complying status of the dwelling.

Discussion of the proposed expansion of the dwelling against Section 4.17.1 a) of the Puslinch Zoning By-law is also required. Alternatively, the applicant may consider requesting for a site-specific amendment of the exterior side yard through the application; and

- iii. If additional site-specific amendments to the Puslinch Zoning By-law are required, the Planning Opinion should provide justifications for these amendments and the draft Zoning By-law should incorporate those amendments.
- c. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- d. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



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

July 14, 2026
34907-25

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Planning Department

Re: Opinion Letter Supporting Zoning By-law Amendment for Severance B89-25
4078 Highway 6; 71193-0113
7463 Leslie Road West; 71193-0050
Township of Puslinch

Please find enclosed a Zoning By-law Amendment (ZBA) Application for the above-mentioned properties. Included with this submission are copies of the Zone Change Sketch, Draft Zoning-By-law Amendment and Schedule 'A', PIN Reports, Map, and Deeds. We understand the administration fee to be **\$1,542.00** with the Township.

This application results from a Consent application (lot line adjustment B89-25) that was approved in February 2026 by the County of Wellington Land Division Committee (LDC), subject to various conditions, including:

- obtaining approval of a Zoning Bylaw Amendment (ZBA) that results in both the merged and retained parcels being in compliance with Township zoning requirements, and that removes the (A-sp99) Zone from applying to the severed parcel

Following a review by the Township planning consultant (NPG), several information requests were noted in a March 27, 2026 letter, summarized below:

- i. provide a plan and/or zoning matrix illustrating all zoning provisions (zone specific, general, and site specific) applicable to both the severed and retained parcels to confirm compliance, or alternatively, necessary special zoning regulations where compliance does not occur, along with justification for any required special regulations
- ii. provide further information on the use of the shop located at 7463 Leslie Road West
- iii. provide an evaluation of the proposed ZBA pursuant to relevant PPS, Greenbelt Plan and Wellington County Official Plan (WCOP) policies

Zoning Matrix & Justification for Special Regulations / Changes to Permitted Use

The zoning matrix on the following page identifies relevant Agricultural Zone provisions, General Provisions and Special Zone provisions, and whether (or not) each of the subject properties is in compliance with the zoning bylaw. This site information presented in the zoning matrix is based on the Zoning Sketch attached as Appendix "A" hereto.

TABLE 11.3 (Reduced Size Ag. Lot)	REQUIRED	MERGED (#7463)	RETAINED (#4078)
MINIMUM Lot Frontage	25.0m	61m	102m
MINIMUM Lot Area	0.4ha	0.73ha	2.9ha
MINIMUM Front Yard	7.5m	16.2m	> 8m
MINIMUM Interior Side Yard	3.0m	31.8m	Complies
MINIMUM Exterior Side Yard	7.5m	6.5m (A)	N/A
MINIMUM Rear Yard	7.5m	Complies	Complies
MAXIMUM Lot Coverage	30%	4% (incl. accessory bldg)	Complies
Applicable General Provisions			
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area < 1 ha)	200m ²	85m ²	N/A
Accessory Building - MINIMUM Required Exterior Side Yard	7.5m	21.2m	N/A
Accessory Building - MINIMUM Required Rear Yard	2m	3.2m	N/A
Accessory Building - MAXIMUM Permitted Height	5m	1 Storey	N/A
MAXIMUM Driveway Width - Section 5.2.9.b.	10m	12m (B) and 8m	< 10m
Applicable Special Zone Provisions			
A-99 Zone – permits special use (Kennel)	As Existed March 3, 2021	N/A – Removing from A-99 Zone	Complies
Where denoted in red = New Special Zoning Provision Required or Removal of Kennel as a Permitted Use per A-99			

As noted in the zoning matrix, special provisions applicable to 7463 Leslie Road are required for the exterior sideyard setback (6.5m instead of 7.5m), and maximum driveway width for the existing driveway closest to the house (12m instead of 10m). The dwelling and driveways have existed for decades and we consider this to be a legal non-conforming situation, however as requested by NPG the proposed zoning by-law amendment will capture and legalize these minor non-compliances. The key change resulting from the proposed zoning bylaw amendment is the removal of “Kennel” as a permitted use at 7463 Leslie.

It is noted that a small portion (±0.3 ha) of the 4078 (Highway 6) parcel at the corner of Highway 6 and Concession Road 1 is zoned Agricultural Related Commercial (the majority is zoned Agricultural). This small area contains no buildings and does not alter the overall compliance of 4078 with the applicable regulations of the zoning bylaw.

The Shop Located at 7463 Leslie Road West

The “shop” building shown on the Sketch is used as a shed / workshop / garage and would be considered a standard residential accessory building.



Comments Regarding the PPS, Greenbelt Plan, and the WCOP

The subject lands are classified as Prime Agricultural by the PPS. The lot line adjustment is consistent with Section 4.3.3.2 of the PPS as it is a minor boundary adjustment, and no new lot is being created.

Further as no substantive development is being proposed to the existing uses on the subject lands (the lot line adjustment facilitates a minor expansion of an existing residential garage and extension of an on-site driveway to 7463 Leslie Road West, no discernible impacts will result on adjacent properties or agricultural areas consistent with Section 4.3.5 of the PPS.

The Greenbelt Plan identifies the subject lands as being within the Protected Countryside classification. Given that the uses on the subject lands already exist, that very minor physical change to the property will result, and that there will be no discernible impacts on adjacent properties or agricultural areas, the proposed ZBA is consistent with Section 3.1.3.5 of the Greenbelt Plan.

The WCOP designates the subject property as Prime Agricultural. For the same reasons as those stated above with regard to the PPS and Greenbelt Plan, the proposed ZBA conforms with Section 4.3. and 6.4 of the WCOP.

Summary

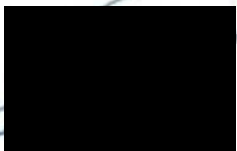
As has been discussed, the proposed ZBA rationalizes all applicable provisions of the Puslinch zoning bylaw so that both subject properties will be in full compliance once the ZBA is approved. The two required special provisions generally recognize existing conditions, are reasonable and practical, and generally represent very minor deviation from the standard zoning bylaw requirements. The key purpose of the zoning bylaw amendment is to remove "Kennel" as a permitted use on the 7463 Leslie parcel.

The existing shop at 7463 is used as a standard residential accessory building.

The proposed ZBA is consistent with the PPS and the Greenbelt Plan, and conforms with the WCOP.

Based on the foregoing we look forward to finalizing the draft zoning bylaw amendment, and moving forward for the endorsement/approval of Council.

Yours truly,
Van Harten Surveying Inc.



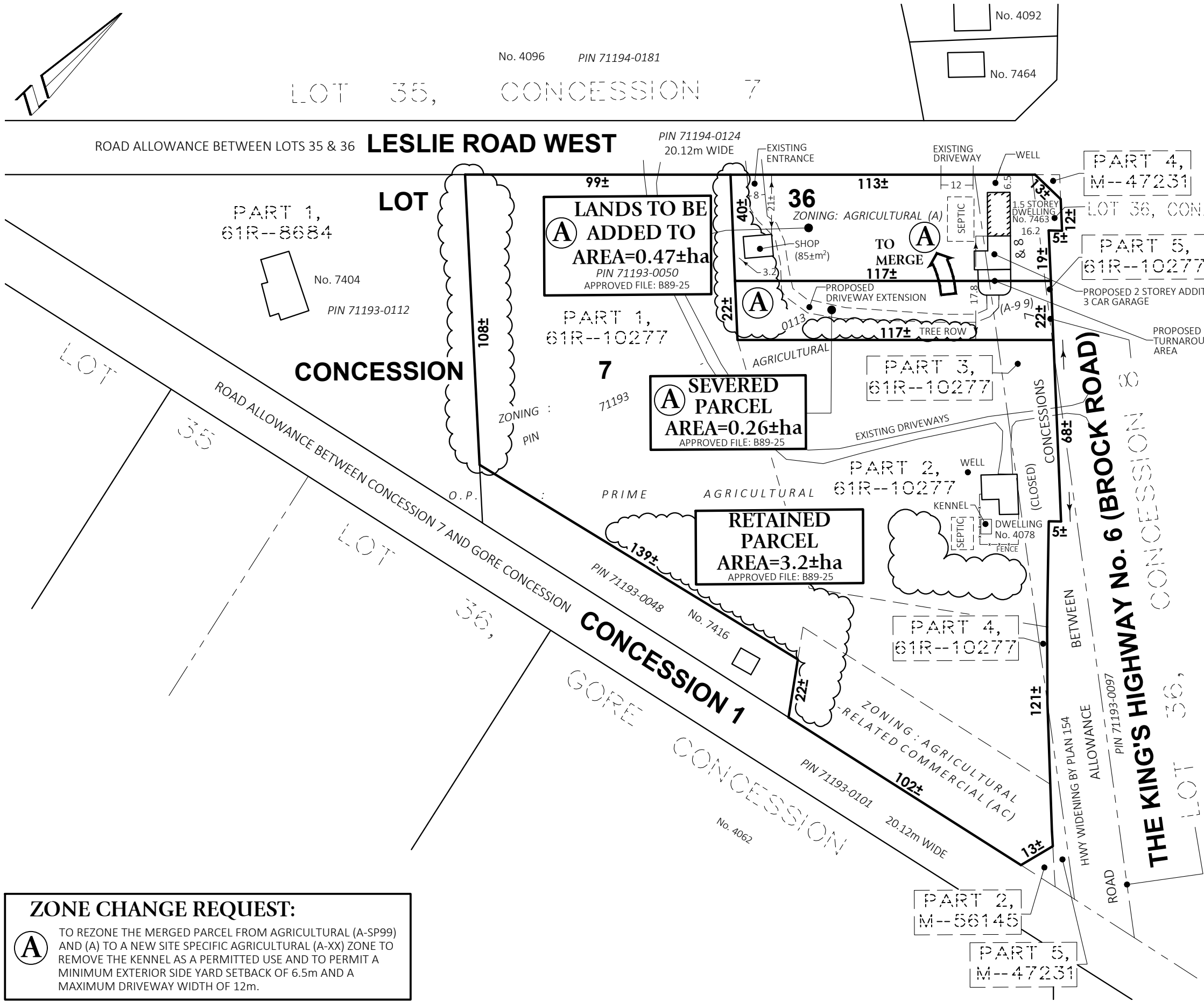
c/o Chris Corosky, **MA, MBA, MCIP, RPP**

c.c. Nicholas Gaudet
Sheryl Wall

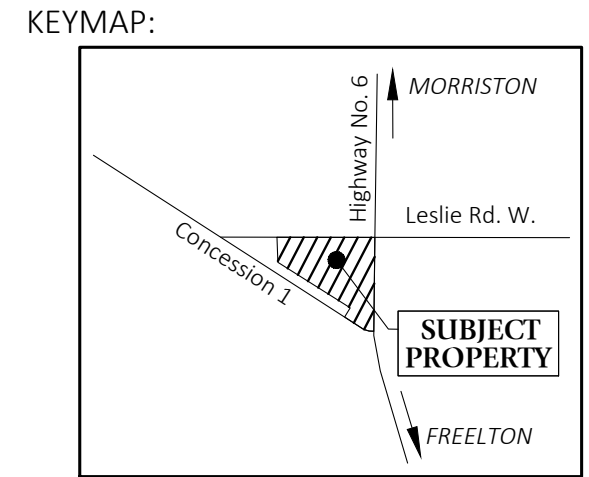
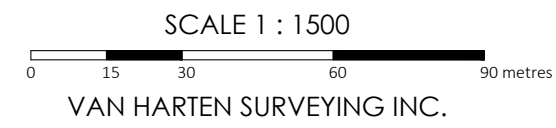


Appendix "A"

Site Sketch



ZONE CHANGE SKETCH
PART OF LOT 36, CONCESSIONS 7 & 8
AND PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 7 & 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



- NOTES:**
1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-99) AND AGRICULTURE-RELATED COMMERCIAL (AC).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
 4. SUBJECT LANDS HAVE A COUNTY GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 1st DAY OF MAY, 2026 AND
AMENDED ON JULY 14, 2026.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

ZONE CHANGE REQUEST:

(A) TO REZONE THE MERGED PARCEL FROM AGRICULTURAL (A-SP99) AND (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XX) ZONE TO REMOVE THE KENNEL AS A PERMITTED USE AND TO PERMIT A MINIMUM EXTERIOR SIDE YARD SETBACK OF 6.5m AND A MAXIMUM DRIVEWAY WIDTH OF 12m.



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34907-25
Jul 14, 2026-10:08:07 AM G:\PUSLINCH\Con7\LOT36\ACAD\ZONE LOT 36 (GAUDET 34907-25) UTM-2010.dwg		
© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT		

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects a portion of the property known municipally as: **4078 Highway 6**, and legally described as Part of Lot 36; and Part Road Allowance Between Lot 36; Concessions 7 & 8, as in ROS247877, Except Part 1, 61R-8684; Township of Puslinch, County of Wellington and;

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects the property known municipally as: **7463 Leslie Road West**, and legally described as Part of Lot 36; Concession 8 and Part Road Allowance Between Concessions 7 & 8, as in RO717929; Township of Puslinch, County of Wellington

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-18, as amended, is hereby further amended by changing the applicable zone on a portion of the lands denoted on Schedule 'A' attached, from Agricultural (A) and Site-Specific Agricultural (A-sp99) Zone to **Agricultural (A-XX) Zone**.

That Section 14 Site-Specific Special Provisions is amended by adding Special Provisions XXX as follows:

- i) Minimum Exterior Sideyard Setback for Dwelling of 6.5m
- ii) Maximum Driveway Width for One Driveway of 12m.

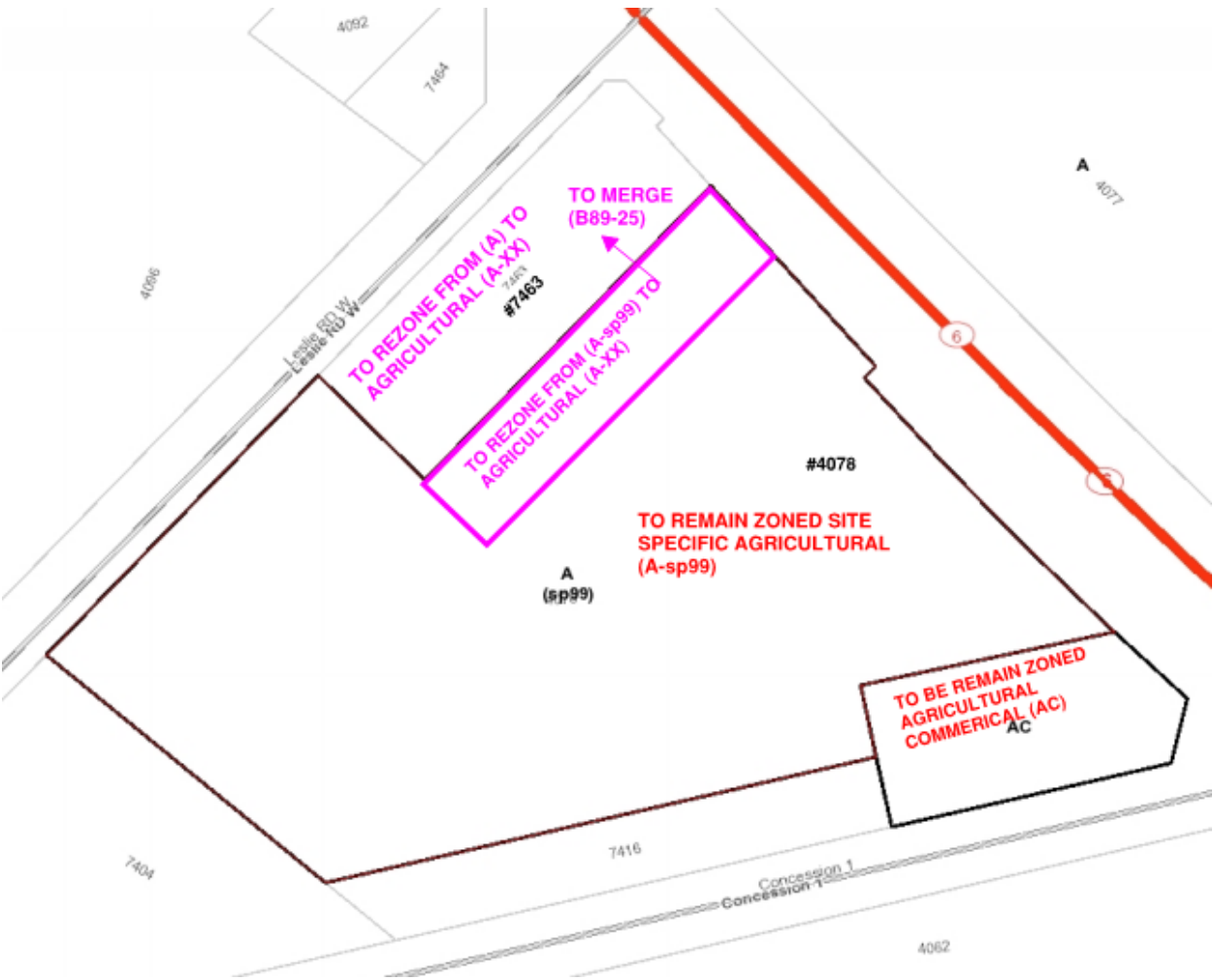
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

MAYOR

CLERK



July 23, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
4078 Highway 6

**RE: Application for Zoning By-law Amendment – Determination of
Completeness & 2nd Submission**

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 the lands municipally known as 4078 Highway 6 and 7463 Leslie Road West ("The Subject Lands"). This application is required to fulfill the following condition of consent application (B89-25), that was provisionally approved on March 12, 2026:

THAT the Owner obtain zoning compliance for both the merged and retained parcels including, but not limited to, item 2.1 to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Land Division Committee.

2.1 That the Owner submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the severed parcel to resolve the split zoning and bring the parcel into zoning compliance.

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

- Opinion Letter Supporting Zoning By-law Amendment, prepared by VanHarten Surveying Inc. and dated July 14, 2026;
- Draft Zoning By-law dated July 14, 2026;

- Zone Change Sketch prepared by VanHarten Surveying Inc., dated July 14, 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 spatial information in dwg or shapefile format, showing the extent of lands to be rezoned.

3. Technical Comments:

- a. With respect to the zoning matrix, we offer the following comments:
 - i. Based on the Sketch, the front lot line of the retained parcel may be the lot line abutting Leslie Road West as it is the shortest lot line abutting a street. The zoning matrix should be updated as necessary.
 - ii. Please provide values for items noted as “complies” in the zoning matrix and provide the corresponding dimensions on the Sketch.
 - iii. The Sketch shows “Kennel” on the retained parcel. Please confirm if this is an accessory structure and update the zoning matrix as needed.
 - iv. The Puslinch Zoning By-law permits driveways that are accessory to a single dwelling unit to be of a maximum width of 6 metres, and any other driveway to be of a maximum width of 10 metres. Please clarify if both driveways on the merged parcel are accessory to the dwelling unit. Please provide more information as to why both driveways are needed and whether their widths can be reduced to comply with the Puslinch Zoning By-law.
- b. With respect to the Zone Change Sketch, we offer the following comments:
 - i. From Google streetview, there appears to be an accessory structure located adjacent to the 12-metre-wide driveway from Leslie Road West. Please confirm if this has been removed or update the Sketch and Zoning matrix accordingly.
 - ii. We continue to request for the setbacks of all buildings and structures to all lot lines. Specifically, the following setbacks are required:

1. The interior side yard setback of the building expansion to the interior lot line of the merged parcel;
 2. The setback of the existing dwelling to the northerly interior lot line of the retained parcel are needed; and
 3. The interior side yard setback of the shop to the interior lot line of the merged parcel.
- c. The draft Zoning By-law proposes to rezone the merged parcel to an Agricultural Site-Specific Zone (A(spXX)) with site-specific provisions regarding minimum exterior side yard width and maximum width of driveway. We understand the applicant is not requesting for any additional permitted use. We will consider specifically prohibiting the kennel use in the A(spXX) Zone, if recommended for approval.
- d. Once the application is deemed complete, a Public Information Meeting will be scheduled. We continue to review the application for consistency with the PPS and conformity with the Greenbelt Plan and the County OP.
- e. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.

Sincerely,



Jeremy Tran, MCIP, RPP

Manager, Urban Design & Development Planning

NPG Planning Solutions Inc.

Jtran@npgsolutions.ca



REPORT PDAC-2026-021

TO: Planning and Development Advisory Chair and Members of Committee

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: September 8, 2026

SUBJECT: Zoning By-law Amendment Application
McLean Rd W & 401
Request for Committee Review and Comments
File: D14/PPL

RECOMMENDATION

That Report PDAC-2026-021 entitled Zoning By-law Amendment Application D14/PPL Request for the Committee's review and comments be received; and,

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site-Specific Zoning By-law Amendment for the property described as Part Lots 26 & 27 Concession 7; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone a portion of the lands from Industrial Site Specific Provision 83 (IND (SP83) (H-7)) and Natural Environment to Industrial (IND (H-7)), Industrial Site Specific provision (IND (SPxx) (H-7)) and Natural Environment to permit accessory retail uses and expanded permissions related to outdoor storage.

2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for October 21, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone a portion of the lands municipally known as Part Lots 26 & 27, Concession 7 from an Industrial Site Specific Provision 83 (IND (SP83) (H-7)) and Natural Environment to Industrial (IND (H-7)), Industrial Site Specific provision (IND (SPxx) (H-7)) and Natural Environment to permit accessory retail uses and expanded permissions related to outdoor storage.

The application required one submission in order determine that all required documents and studies to support the application have been received.

Following Council's determination on July 15, 2026 that the application was complete, Township staff and consulting professionals commenced a comprehensive review of the application based on its merits.

Consultation

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on May 25, 2026, and the prescribed fee was paid on June 25, 2026. There was one submission in order to determine that all required documents and studies to support the application had been received. There is a thirty (30) day timeline to review applications for completeness in accordance with the Act.

The following reports and plans were submitted with the Zoning By-law Amendment application:

Preconsultation – February 2026

- Cover Letter
- Site Plan
- Committee of Adjustment Notice of Decision – D13-BRO

1st Submission – June 25, 2026

- Conceptual Site Plan – June 16, 2026
- Cover Letter – WSP – June 24, 2026
- Draft Zoning By-law Amendment – WSP – June 16, 2026
- Planning Justification Report – WSP – July 3, 2026
- Environmental Impact Study – NRSI – June 2026

Council, subject to staff's recommendation, deemed the application to be complete on July 15, 2026, and the timelines in the *Planning Act* stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (October 13, 2026);
- Schedule and conduct at least one public meeting (October 21, 2026);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (Date to be determined).

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – Key Map

Schedule "B" – Comprehensive Pre-consultation Submission and Township Comment Summary

Schedule "C" – 1st submission Zoning By-law Amendment documents and Township Comment Summary

Respectfully submitted,

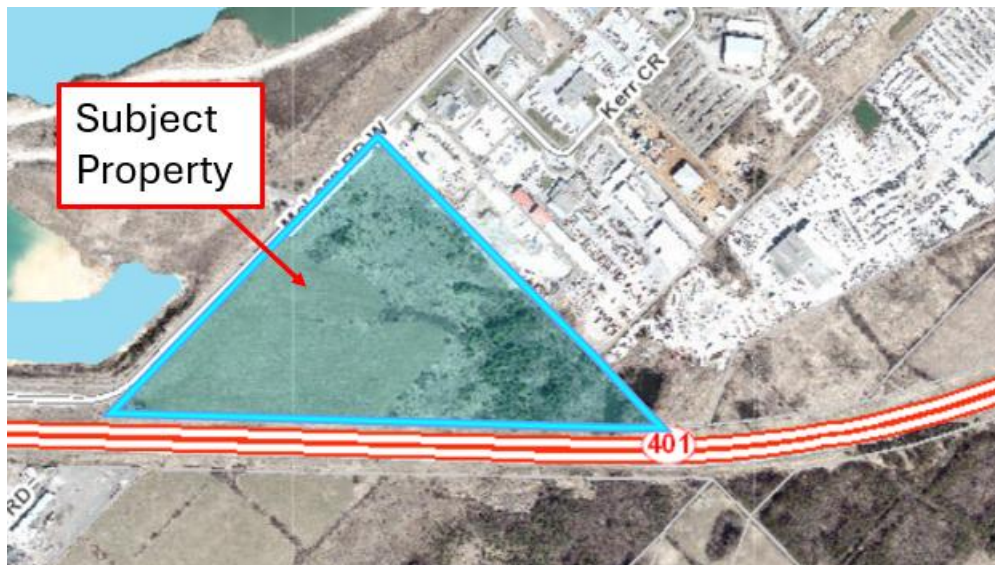
Reviewed by:

Monika Farncombe
Planning & Corporate Services
Coordinator

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

Schedule "A"

KEY MAP





February 6, 2026

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

**RE: Request for Comprehensive Pre-Consultation
Puslinch Industrial Complex, McLean Road and Highway 401**

Dear Monika Farncombe,

On behalf of our client, Broccolini, we are pleased to submit the enclosed application for Comprehensive Pre-Consultation ("CPC") for the above noted property (the "Site" or the "Subject Site"). To assist with your review, we are providing this letter which summarizes plans to redevelop the Site, provides a history of previous approvals and summarizes relevant policy/zoning considerations.

Specifically, we are requesting a CPC in order to discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

LOCATION AND SITE DESCRIPTION

The Site is a 20.9-hectare industrial property with a 638 metre (2,094 ft.) lot line on McLean Road and fronting on Highway 401 West.



Figure 1 Approximate location of Subject Site (Source: WSP Canada Inc, Google Earth imagery).

150 Commerce Valley Drive West
Thornhill, ON
Canada L3T 0A1

T: +1 905 882-1100
F: +1 905 882-0055
wsp.com

PREVIOUS APPROVALS HISTORY

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

PROPOSED DEVELOPMENT

The Proposed Development has been revised since the approval of the Minor Variance and is illustrated on the Concept Site Plan (prepared by Ware Malcomb, dated January 19, 2026) included with this application. We note that, while a landscape buffer is not currently shown on the Site Plan, landscaping is planned for the Hwy 401 and McLean road frontages.

The Proposed Development contemplates a 35,870 m² warehouse located at the northern end of the Site (the “Industrial Building 1”). 58 loading docks for trailers are located on the southern side of the building, and approximately 220 car parking spaces are located along the north lot line.

The southern portion of the Site is proposed to include 436 trailer parking spaces for long-term storage as well as car parking. A second building, approximately 2,828 square metres in area, is located within this storage area and oriented to Highway 401 (“Industrial Building 2”). Industrial Building 2 contains 15 loading docks.

Both buildings are proposed to be set back from McLean Road West and Highway 401. A retaining wall is proposed along the north lot line, and a 5 metre setback is provided to the neighbouring property to the north of the Site.

The northeastern portion of the Site maintains a 30 metre buffer from the identified Greenlands and a septic field and structures are located outside of the buffer.

Six vehicle entrances are proposed from the McLean Road frontage.

POLICY REVIEW

WELLINGTON COUNTY OFFICIAL PLAN

In the Wellington County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural. Permitted uses include small scale commercial, industrial and institutional uses (6.5.3) with conditions provided in Section 6.5.5 states that “small scale commercial, industrial and institutional uses may be permitted provided that”:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;

- compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

As such, the proposed land use of the Site is permitted by the County of Wellington Official Plan.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 023-18

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7)) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses.

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

“Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.”

The SP83 Special Provision prohibits outdoor storage area and uses on the Site. Other zoning provisions that speak to outdoor storage include:

- Section 13.5 states that all uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas.
- Section 4.22 (i) The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street; and
- Section 4.22 (ii) No outdoor storage area shall be located closer than two (2) metres to any lot line;
- Section 4.22 (iii) The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot

We note that the approved Minor Variance described above provided conditional relief from Section 4.22 (i). However, given the proposed changes to the outdoor storage, additional relief is required from this Section.

COUNTY OF WELLINGTON AND TOWNSHIP OF PUSLINCH RURAL EMPLOYMENT AREA DESIGN GUIDELINES (AUGUST 2025)

The Township of Puslinch has recommended several new Rural Employment Areas (“REA”) in the Township by way of the Puslinch By Design: Employment Land Study (2025). The REAs are not yet in force and are proposed to be implemented through Official Plan Amendment 131 (“OPA 131”) and are identified in Figure 2 below:

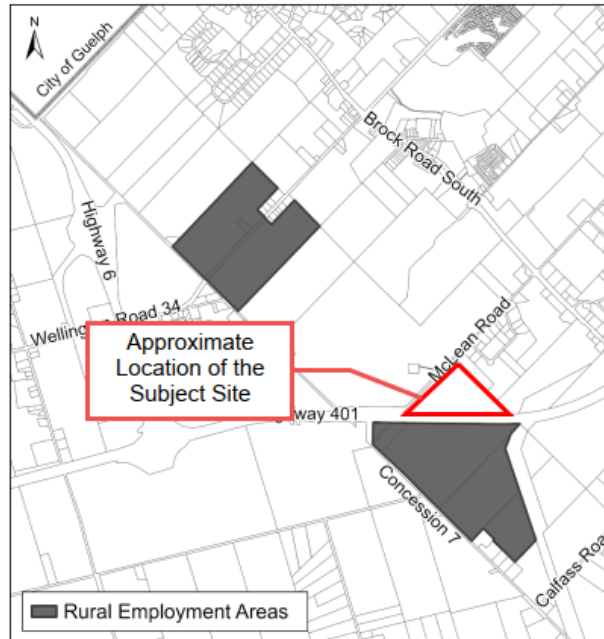


Figure 2 Location of Rural Employment Areas proposed in OPA 131, Source: Rural Employment Area Design Guidelines (August 2025).

The proposed Design Guidelines identify principles such as respecting the rural character of the area, promoting environmentally sustainable development, ensuring appropriate interfaces and buffering, and reflecting the evolving employment needs of the Township.

The Site is located outside of the REAs and is not subject to the Rural Employment Area Design Guidelines, yet to be enforced by OPA 131. However, given the Site's proximity to the areas of interest, the Guidelines will be considered as the design of the proposed development advances.

REQUIRED APPLICATIONS

The development of Industrial Building 1 will require an application for Site Plan Control. The proposed development will also require the removal of the Holding provision.

To permit the outdoor storage in the southern half of the site, a Zoning By-law Amendment or Minor Variance is required. As amended by the approved Minor Variance application, the Zoning By-law currently prohibits:

- Minor Variance – Outdoor storage for longer than 3 days.
- Minor Variance – Permitted outdoor storage is currently limited to transportation trailers.
- 4.22.a.i – Outdoor storage is prohibited in the exterior side yard and in the front yard.
- 4.22.a.iii – Outdoor storage is limited to the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot
- 13.5.a – All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building.



In our opinion, given that the proposed outdoor storage will be accessory to a permitted use and that screening is proposed in the form of landscaping along both frontages, the proposed development is appropriate within the existing and planned context. Further, similar outdoor storage uses have been permitted on other industrial sites within the Township.

QUESTIONS FOR THE REVIEW PANEL

Please provide direction with regards to planning applications to permit the following:

- Longterm, outdoor storage in the southern portion of the Site;
- Discussion regarding street improvements required for the Removal of the Holding Symbol;
- Confirmation of a Site Plan Control Application to permit the construction of the industrial building on the northern portion of the Site.

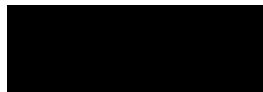
SUBMISSION ENCLOSURES

In support of this Pre-Consultation application, please find enclosed the following materials:

1. Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026;
2. Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022.

Should you have any questions or require further copies of the items listed above, please contact the undersigned at (437) 564-9952 or by email at lisa.wardmather@wsp.com.

Yours sincerely,



Lisa Ward-Mather, M.Pl, PhD, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure

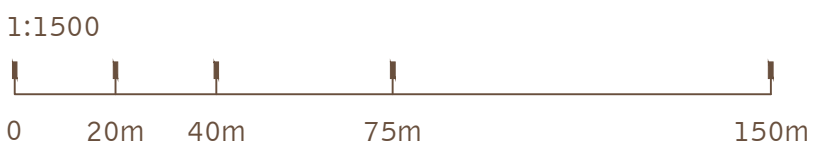
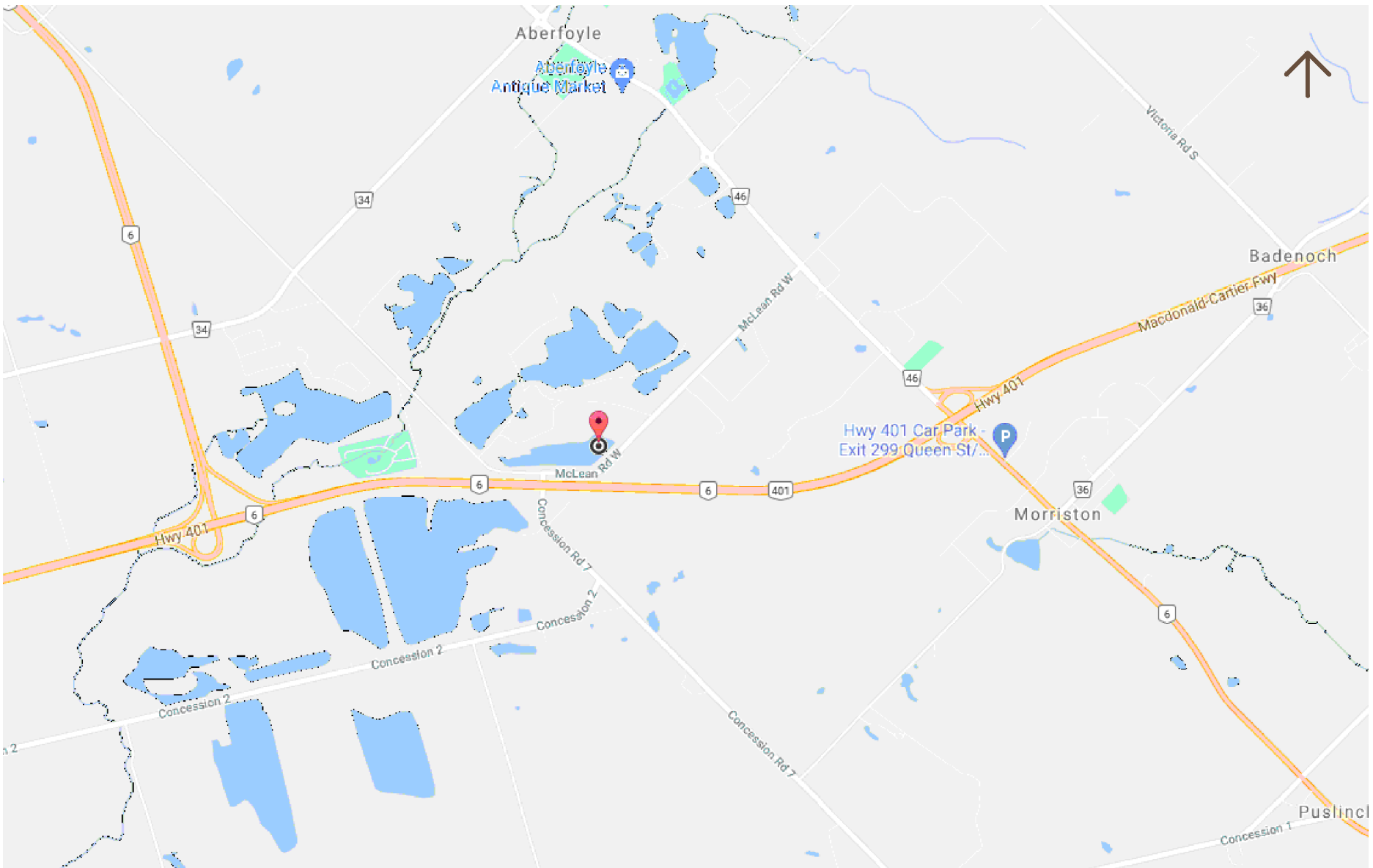


PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING:	IND (h7) (sp83)
	51.56 AC	20.87 HA	MAX. COVERAGE:	75%
	2,246,131 SF	208,672 m²	MAX. HEIGHT:	25m
LOT A:			BUILDING SETBACKS:	
GROSS:	29.85 AC	12.08 HA	FRONT:	6m
	1,300,384 SF	120,810 m²	INT. SIDE YARD:	5m
GREENLANDS:	@ 27%	32,458 m²	EXT. SIDE YARD:	15m
	21.83 AC	8.84 HA	REAR:	7.5m
NET DEVELOPABLE:	951,005 SF	88,351 m²	LANDSCAPE SETBACKS:	
BUILDING AREA:			FRONT:	0m
IND. BUILDING	386,098 SF	35,870 m²	SIDE:	0m
PARKING REQUIREMENTS			REAR:	0m
WAREHOUSE		1/200 m²	LANDSCAPE REQ.:	
OFFICE		1/40 m²	15%	
COVERAGE:			OFF-STREET PARKING:	
GROSS:		30%	STANDARD:	3mX6m
NET:		41%	COMPACT:	N/A
IND. BUILDING 1			COMPACT %:	N/A
▲ DOCK-HIGH DOORS		58	DRIVE AISLE:	6m
● GRADE-LEVEL DOORS		2	FIRE LANE:	TBD
REQ. PARKING		215 STALLS	OVERHANG:	TBD
AUTO PARKING	5% OFFICE	220 STALLS	TREE WELL:	TBD
	@0.57/1000 SF	@0.61/100 m²	REQ. PARKING RATIO BY USE:	
REQ. ACCESSIBLE	To be confirmed by City		WAREHOUSE:	1/200m2
TRAILER STALLS		79 STALLS	OUTDOOR STORAG	1/100m2
			OFFICE:	1/40m2
LOT B:			NOTES:	
GROSS:	21.71 AC	8.79 HA	1 15m if adjacent to a Residential Zone	
	945,747 SF	87,863 m²	2 1/100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m²	
BUILDING AREA:			3 Where the principal access to a parking space is provided on the longest dimension of such parking space (as in the case of a parallel parking space), the minimum dimensions of the said parking space shall be 3m x 6.7m.	
INDUSTRIAL BLDG. 2	30,550 SF	2,838 m²	4 A planting strip 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a street.	
PARKING REQUIREMENTS			5 Uncovered surface parking areas shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip no less than 1 metre in width.	
OUTDOOR STORAGE		1/100 m²	6 3m for one-way traffic.	
OFFICE		1/40 m²	A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.	
COVERAGE:			Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED	
GROSS:		3%	Boundary Source: CIVIL CAD FILE	
NET:		3%		
IND. BUILDING 2				
▲ DOCK-HIGH DOORS		15		
● GRADE-LEVEL DOORS		2		
REQ. PARKING		31 STALLS		
AUTO PARKING	5% OFFICE	130 STALLS		
	@4.26/1000 SF	@4.58/100 m²		
REQ. ACCESSIBLE	To be confirmed by City			
TRAILER STALLS		410 STALLS		

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE



BROCCOLINI

scheme: 11

Conceptual Site Plan

Puslinch Industrial Complex
McLean Rd. W, Puslinch, ON, CAN

WARE MALCOMB

TOR23-0090-00
2026.19.01

SHEET
1

TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number: D13/BRO

Hearing Date: April 12, 2022

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

Legal Description: Concession 7, Front Part Lots 26 and 27
Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit:

- 1. Outdoor storage within 20m of a lot line abutting a street
- 2. Loading docks in the front yard facing McLean Rd
- 3. Outdoor storage for trailer parking for short periods of time (<3 days)
- 4. Short-term (< 3 days) truck trailer parking

The request is hereby Approved / Denied / Deferred / **Approved with the Following Conditions:**
(see attached schedule):

If **Deferred**, date to be brought back to Committee:

Reasons:

This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:

- (1) To be minor in nature;
- (2) To be desirable for the appropriate development or use of the property;
- (3) To be within the general intent and purpose of the Official Plan;
- (4) To be within the general intent and purpose of the Zoning By-law.

Approved:

Opposed:

Deferred

X DocuSigned by:
J. Sepulis
88C3020483C347A...

X DocuSigned by:
Deep Basi
41F17EB31FB04C9...

X DocuSigned by:
Dan Kennedy
0D59AAAF7CFDF48A...

X DocuSigned by:
Dennis O'Connor
2A52B5F2B5774F9...

X DocuSigned by:
Paul Sadhra
935007E1D4D34D1...

J. Sepulis

D. Basi

D. Kennedy

D. O'Connor

P. Sadhra

Dated this 12th day of April, 2022.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of \$400.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on **Monday, May 2, 2022.**

I, Lynne Banks, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.

DocuSigned by:

Lynne Banks

98218D636934410...

Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

Schedule of Conditions

File Number: D13/BRO

Hearing Date: April 12, 2022

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

Legal Description: Concession 7, Front Part Lots 26 and 27
Township of Puslinch, County of Wellington

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- 1. Outdoor storage within 20m of a lot line abutting a street
- 2. Loading docks in the front yard facing McLean Rd
- 3. Outdoor storage for trailer parking for short periods of time (<3 days)
- 4. Short-term (< 3 days) truck trailer parking

Conditions:

- 1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
- 2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
- 3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
- 4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

McLean Rd W & 401 – Preconsultation Meeting
February 19, 2026 at 11am

<u>Consultant</u>	<u>Comments</u>
NPG – Township Planner	See attached letter
County of Wellington Planning Department	Please find preliminary comments from the County of Wellington below in reference to the request for pre-consultation for McLean Rd W and Highway 401. Comments may be updated following pre-consultation meeting. - The subject lands are designated as Secondary Agricultural, Policy Area PA7-1 Puslinch Economic Development Area, Greenlands System and are located within the Paris Galt Moraine Policy Area. - The Greenlands System features on the subject lands include wetlands regulated by Grand River Conservation Authority and Significant Ecological Area. Proposals are to conform to County of Wellington Official Plan Greenland System policies including Sections 5.4 Core Greenlands and 5.6 Development Control. Any comments from the Grand River Conservation Authority are to be addressed. - Any proposal to also consider other Official Plan policies including but not limited to sections 9.8.4 Regionally Significant Economic Development Study Area and section 4.10.1 Mill Creek Watershed. - It is understood a portion of the site is located within a Well Head Protection Area Q1/Q2. Any comments from Wellington Source Water Protection to be considered. - The submitted Conceptual Site Plan prepared by Ware Malcomb dated January 19, 2026, shows proposed property lines. The applicant is to confirm if a future severance application is proposed on-site.
GEI – Township Engineering	See attached letter

Township Building Department	Items to be shown/provided when a full site plan application is made: a. Ontario Building Code matrix b. Conceptual elevations and floor plans of proposed buildings. c. Provide preliminary spatial separation calculations d. Hydrant location(s). e. Designated fire routes f. Principal and all pedestrian entrances to the building are to be identified. g. Sizing, calculations and location of on-site fire water storage. h. Full extent proposed septic system, including detailed calculations. i. MECP approval required if greater than 10,000L/day. i. Identify snow storage locations Further comments will be made as more information becomes available.
Township Fire Department	No comments
Township Bylaw Department	No comments
About & Associates – Township Ecology	See attached letter
Source Water	See attached letter
Township Traffic Consultant – Salvini Consulting	See attached letter
GRCA	Pending
Township Roads Department	No comments
Harden – Township Hydrogeologist	Pending



February 17, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation for a Zoning By-law Amendment Application, proposing two (2) industrial buildings, 73 loading docks, 350 car parking spaces and 436 trailer parking spaces, on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed development appears to be located outside of the features and outside of the GRCA's regulation limit.

It is noted, that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

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

- Conceptual Site Plan prepared by Ware Malcomb, dated January 19, 2026;
- Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022; and
- Cover Letter prepared by WSP, dated February 6, 2026.

Provincial and County Policy



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

The Subject Lands are Rural Lands as per the Provincial Planning Statement (2024). Section 2.6 of the PPS contain policies for rural lands, including permitted uses and requirements that development should be sustained by rural service levels and new land uses shall comply with the minimum distance separation formulae.

Schedule B7-1 of the County of Wellington Official Plan (County Official Plan) designates the Subject Lands as Secondary Agricultural, Policy Area PA7-1 and Core Greenlands. Section 6.5.3 of the County Official Plan permits small scale commercial, industrial, and institutional uses. Policy 6.5.5 outlines criteria that must be met in order to permit such uses.

As previously noted, the Subject Lands contain provincially significant wetlands, and a portion is designated Core Greenlands by the County Official Plan. In accordance with Section 5.6.2 of the County Official Plan, when development is proposed on lands adjacent to Core Greenlands and Greenlands, an Environmental Impact Study (EIS) may be required to demonstrate that there are no negative impacts on significant features and their functions. We defer to the Township's ecologist to determine if an EIS is required.

Township Zoning By-law

The Subject Lands are zoned Industrial Site-Specific with Holding Provision 7 (IND(sp83)(h-7)), and Natural Environment (NE) with an Environmental Protection Overlay under the Township's Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law). The Industrial Design Overlay also applies to the entirety of the Subject Lands. Within the Industrial Site-Specific (IND(sp83)) Zone, all uses permitted in the Industrial (IND) zone are permitted except for outdoor storage areas and/or uses. It is acknowledged that the applicant received approval for a Minor Variance application (File D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

The condition to remove Holding Provisions h-7 is as follows:

- Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Proposal

It is our understanding that the applicant is proposing two (2) industrial buildings and associated loading spaces, vehicle parking spaces, and outdoor storage areas for trailers. The applicant's cover letter notes that the following *Planning Act* applications are contemplated to permit the proposed development:

- A Site Plan Control application to permit the development of an industrial building at the north;
- A Zoning By-law Amendment application to remove the Holding Symbol from the Subject Lands; and
- A *Planning Act* application to permit the proposed outdoor storage in the southern portion of the Subject Lands.

Long-term development plan of the Subject Lands

The Concept Plan provided by the applicant notes that there is a proposed property line that divides the Subject Lands into two (2) portions. The Applicant should clarify if a severance of the Subject Lands is contemplated since this is not mentioned in the cover letter. If a severance is proposed, a Zoning By-law Amendment application to provide relief for each of the new parcel may be required.

Whether a severance is proposed, we encourage the Applicant to consider the long-term development plan for the entirety of the Subject Lands and obtain all necessary relief from the Puslinch Zoning By-law prior to proceeding with the detailed design stage. This ensures the entire development could proceed as contemplated and reduces the number of applications required.

Our below comments have been provided based on the understanding that the development is proposed in phases as outlined in the above sequence of applications and will function as one property.

Phase 1 - Site Plan Control & Removal of holding symbol applications for development in the northern portion

Based on our understanding, the Applicant proposes to proceed with a Site Plan Control application and a Zoning By-law Amendment application to remove the Holding Symbol for the proposed development in the northern portion of the Subject Lands first. This includes Industrial Building 1 and the associated outdoor storage areas as shown in Lot A on the Concept Plan.

Based on a preliminary review of the Concept Plan, it appears that the proposed development contemplated in Phase 1 complies with the Puslinch Zoning By-law provided that the conditions of approval for application D13/BRO are met.

Please provide a Site Plan that only shows the proposed development in Phase 1, a zoning matrix that demonstrates the proposal's full compliance with the Puslinch Zoning By-law (including relevant General Provisions, Sections 9 and 13.5), and a confirmation of how the conditions of application D13/BRO will be met. Please refer to the Technical Comments section of this letter for further information.

If the applicant does proceed in a phased approach, we anticipate the holding provision may only be lifted for Phase 1. Future development of the Subject Lands outside of the Phase 1 extent will necessitate, at the minimum, a Site Plan Amendment application and a Zoning By-law Amendment application to remove the Holding symbol on the remaining portion.

Phase 2 – development in the southern portion

The proposed development in the southern portion does not appear to comply with the Puslinch Zoning By-law and does not meet the conditions outlined in the approval of application D13/BRO. The Applicant has identified in the cover letter a number of non-compliances with the Puslinch Zoning By-law for the proposed development in the southern portion. A *Planning Act* application would be required to facilitate these relief. Please provide a zoning matrix and a Site Plan in the future with necessary information to confirm the required relief.

If a Zoning By-law Amendment application is proposed, we will require, at the minimum, a Planning Justification Report that evaluates the proposal against the PPS and the County Official Plan as well as draft Zoning By-laws that outline the zoning amendments required.

Comments

1. Technical Comments:

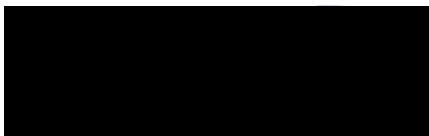
- a. For the Site Plan Control application, the Site Plan should provide all information required by the Township's Site Plan and Drawings Checklist and any additional information to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:
 - i. Legal description of the Subject Lands;
 - ii. A Zoning Matrix, identifying the Puslinch Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal, any deficiencies from the approved minor variance;
 - iii. Garbage storage and handling areas, including enclosures for the storage of garbage and other waste material;
 - iv. The full extent of the outdoor storage area;
 - v. Setbacks of all buildings, structures and the outdoor storage area to all lot lines;
 - vi. The extent and dimensions of the proposed retaining wall;
 - vii. Dimensions of the loading spaces, vehicular parking spaces (including accessible parking spaces), and parking aisle width; and
 - viii. Landscaping provision required by the Puslinch Zoning By-law, including required landscaping to screen the outdoor storage area.
- b. If outdoor lighting is contemplated, Section 4.15 of the Zoning By-law includes provisions related to lighting that should be considered. In addition, a Photometric Plan will be required for the Site Plan Control application.
- c. A Landscape Plan is required for the Site Plan Control Application and should address the following at a minimum:
 - i. Proposed vegetation including a list of all species using Canadian Landscape Standards, with information such as common and scientific names, the size at time of planting, quantity by species and any other relevant specifications;
 - ii. Typical tree planting details;
 - iii. Proposed material, height, location and typical diagram of proposed fences (if any);

- iv. Enhanced landscaping along McLean Road West and along Highway 401 is required;
 - v. Enhanced landscaping within the dripline buffer and the wetland's buffer or on lands adjacent to these may be required. We defer to the GRCA and the Township's ecologist to set requirements for these areas; and
 - vi. The applicant should consult the Puslinch Design Guidelines and the Municipal Development Standards to follow the list of recommended trees, shrubs, and groundcovers and their corresponding recommended sizes.
- d. An Urban Design Brief will be required for the Site Plan Control Application. The Urban Design Brief should evaluate the proposal against the relevant sections of the Puslinch Design Guidelines, such as Guideline B1 – Commercial, Industrial and Institutional Uses; Guideline B2 (since this is a corner site); Guideline B3 – Pedestrians and Cyclists; Guideline B4 – Vehicles, Parking and Service Areas; Guideline B5 – Signs; Guideline C3 – Natural Heritage Resources; and Guideline C5 – Site Landscaping.
 - e. Any street improvements required as part of the Site Plan Control application will have to be properly addressed and incorporated into the Site Plan Agreement to the Township's satisfaction.
 - f. With respect to the proposed outdoor storage use and area, please provide clarification for the following with respect to each phase:
 - i. What are proposed to be stored in these areas?
 - ii. Are there any outdoor display and sale areas?
 - iii. Will the temporary outdoor storage last more than 3 days?
 - g. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
 - h. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

2. Required Plans and Studies

- a. Based on our current understanding of the proposal, the following plans and studies are required for a Site Plan Control Application for Phase 1:
 - i. Site Plan (with the matters above addressed);
 - ii. Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);
 - iii. Photometric Plan (if applicable);
 - iv. Landscape Plan;
 - v. Urban Design Brief;
 - vi. Elevation Plans and Floor Plans for all proposed buildings and structures; and
 - vii. Cost Estimates for all proposed on-site and off-site works.
- b. Once the Site Plan Control application for Phase 1 is deemed complete under the *Planning Act*, the Applicant may apply for a Zoning By-law Amendment application to remove holding provision h-7 for Phase 1. However, this application will not be approved until the Site Plan Agreement has been entered into by the developer and registered on title.
- c. Once the Applicant confirms the approach for the southern portion of the Subject Lands, we will provide more fulsome comments with respect to submission requirements for this portion.

Sincerely,



Jeremy Tran, MCIP, RPP

Manager, Urban Design & Development Planning

NPG Planning Solutions Inc.

Jtran@npgsolutions.ca

February 9, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch

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

**Re: Pre-Consultation Request
McLean Road West and Highway 401
Puslinch, ON**

Dear Ms. Farncombe:

Following our review of pre-consultation application documents received on February 6, 2026, we are providing comments related to a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development includes a 35870 m² warehouse building with 58 loading docks, a 2828 m² industrial building with 15 loading docks, parking for approximately 436 trailers, and car parking. Six accesses are proposed to McLean Road West. The development would be serviced by private well and septic system.

A previous pre-consultation was completed for this property in January 2022, and a minor variance was subsequently applied for and approved with conditions on April 12, 2022, to permit:

1. Outdoor storage within 20 m of a lot line abutting a street
2. Loading docks in the front yard facing McLean Rd.
3. Outdoor storage for trailer parking for short periods of time (<3 days)
4. Short-term (<3 days) truck trailer parking

The conceptual site layout has since been updated, and it is anticipated that additional relief is required from Township zoning bylaw requirements to permit outdoor storage. The property is also subject to a holding provision.

The following documents were received and reviewed as part of this pre-consultation submission:

- Request for Comprehensive Pre-Consultation prepared by WSP, dated February 6, 2026.

- Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026.
- Township of Puslinch Committee of Adjustment Notice of Decision, File D13/BRO, dated April 12, 2022.

From an engineering perspective, we provide the following requirements in support of the future site plan application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on:
 - Site setting,
 - Desktop review of geologic and hydrogeologic information,
 - Results of field investigation programs,
 - Recommendations related to design and construction of structures and buildings including foundations, stormwater management systems, and septic system, and
 - Availability of potable groundwater.
- **Existing Conditions and Removals Plan**, generally showing existing (pre-development) aboveground and underground infrastructure and indicating all removals.
- **Site Plan**, generally showing proposed (post-development) aboveground and underground infrastructure, including but not limited to, buildings, outdoor storage areas, accesses, parking areas, driveways, turning areas, curbs, walkways, lighting, signage, fencing, potable water well, septic system, fire routes, fire protection infrastructure, snow storage, garbage enclosures, stormwater infrastructure, Grand River Conservation Authority (GRCA) setbacks, and Ontario Ministry of Transportation (MTO) setbacks.
- **Site Grading Plan**, generally showing existing and proposed drainage patterns on the subject lands, and confirming legal drainage outlet.
- **Site Servicing Plan**, generally showing existing and proposed servicing infrastructure, including but not limited to potable water well, water lines, fire protection infrastructure, wastewater treatment and disposal system, sanitary sewers, storm sewers and stormwater management facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction to limit impacts on surrounding areas and infrastructure.
- **Photometric Plan**, demonstrating how the site is to be illuminated in accordance with Township Standards.
- **Landscaping Plan and Tree Management Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Spills Management Plan**, to document the control of potential spills on the property.
- **Functional Servicing and Stormwater Management Report**, detailing:
 - The existing conditions of the site and the nature of the proposed development.

- How the site will be serviced by potable water and wastewater servicing.
- How stormwater management will be provided for the site including stormwater quality, quantity, erosion control and water balance, as required by Township Standards, the GRCA and the MTO.
- Grading and drainage considerations, including overland flow route and legal outlet.
- Geotechnical and hydrogeological considerations.
- Transportation considerations.
- **Transportation Impact Study**, the terms of reference for the TIS were previously discussed by GEI (formerly GM BluePlan Engineering) and R.J. Burnside in 2022. Due to the time that has passed, the terms of reference for the TIS should be discussed further with the Township Transportation Consultant and the MTO before commencement.
- **Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

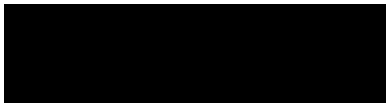
The above requirements are subject to change based discussions at the pre-consultation meeting. Updated comments will be provided following the meeting if necessary.

Please note that all engineering drawings and reports shall be stamped by a qualified Professional Engineer.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



3-5 Edinburgh Road South
Guelph, Ontario
N1H 5N8

519.822.6839
info@aboutdng.com
www.aboutdng.com

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
LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 17, 2026

Our Project #: AA21-049A-031

Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: McLean Rd W & Hwy 401, Township of Puslinch
Request for Comprehensive Pre-consultation for minor variance
Ecological Constraint Review**

About & Associates Inc. has been retained by the Township of Puslinch to complete an Ecological Constraint Review of the pre-consultation documents and discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

The plan submitted includes the proposed construction of an industrial building, Storm Water Management Pond, parking, trailer parking, and Wastewater Treatment Facility. We have reviewed the following documents as part of our assessment:

- Request for Comprehensive Pre-Consultation Puslinch Industrial Complex, McLean Road and Highway 401,
- Aerial photography of the subject site,
- Conceptual Site Plan, Puslinch Industrial Complex, McLean Rd. W, Puslinch, ON, CAN, Ware Malcomb, January 19, 2026,
- Township of Puslinch committee of adjustment, notice of decision, File Number: D13/BRO Hearing Date April 12, 2022,
- Wellington County Draft Natural Heritage System Mapping, accessed February 12, 2026,
- GRCA mapping, accessed February 13, 2026,
- Natural Heritage Information Center, Make-a-Map, accessed February 12, 2026.

Our review, (table 1) has identified the following regarding the presence of ecological constraints or concerns and policy considerations on the property, as they relate to the proposed site plan at the property located at McLean Rd and Hwy 401. Figure 1, identifies the location of natural heritage features, if they occur, in the vicinity of the property and within 120m.

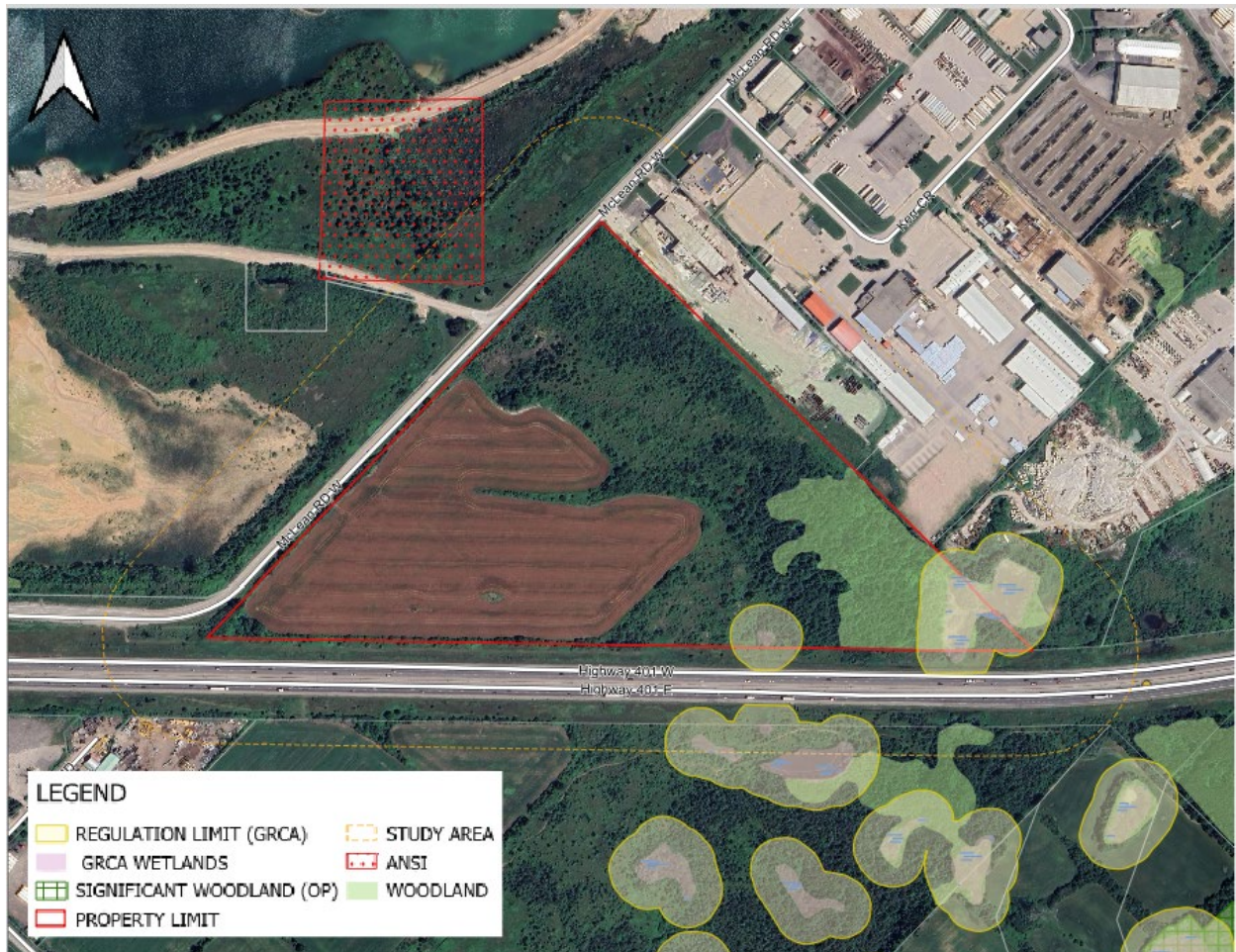


Figure 1. Property Limits & Adjacent Lands

Table 1. Ecological Constraints & Policy Considerations

Legislation	Policy constraint present	Study Requirement
Fisheries Act, 1985	No watercourses are identified as present within 120m of the property.	None identified.
Species at Risk Act, 2002	No federal lands, regulated under SARA, are present within 120m of the study area. Migratory Bird Species at Risk listed under SARA may be present within the subject and adjacent lands. No watercourse feature within the study area.	Breeding Bird surveys
Endangered Species Act, 2007	Our Species at Risk review of the NHIC 1km squares, has identified the following Species listed under the ESA within 1km of the subject property: • Eastern Meadowlark • Bobolink • Butternut • Smooth Yellow False Foxglove Additionally, bat species at risk may occur anywhere with trees and/or shrubs meeting their habitat requirements and tree species at Risk, including Black Ash may occur in wetland habitat. Per our desktop review, habitat for Species at Risk listed under the ESA may be present within the subject and adjacent lands, a fulsome field assessment is required as part of an Environmental Impact Study (EIS).	Breeding Bird Surveys, 2-season botanical assessment, bat maternity & roosting habitat assessment, ecological land classification.
Provincial Planning Statement, 2024	The MNR Make a Map: Natural Heritage Areas mapping identifies the following within the property limits: • Natural Heritage System, • Woodlands, • Unevaluated Wetland and, • the Drumlin Outwash Gravel Regional Earth Science ANSI The following species of conservation concern were identified for the NHIC squares within 1km of the subject lands: • Double-striped Bluet • Midland Painted Turtle • Eastern Wood-pewee • Grasshopper Sparrow • Snapping Turtle • Floating Crystalwort • Eastern Milksnake	Woodland dripline and wetland delineation. Significant Wildlife Habitat Assessment, breeding bird survey, 2-season botanical assessment.

Legislation	Policy constraint present	Study Requirement
Ontario Regulation 41/24	The property includes lands within the GRCA regulated area, including unevaluated Wetlands.	Wetland delineation & confirmation.
Wellington County OP, December 2025 Consolidation	The Wellington County Official Plan Schedule B7 identifies the property as Secondary Agriculture with Core Greenlands occurring within the subject lands to the southeast. The Wellington County Natural Heritage System Draft mapping identifies proposed NHS and enhancement linkages within the subject and adjacent lands to the property.	A scoped EIS is required to confirm the limits of the Core Greenlands and impacts and mitigation requirements to the Core Greenland features.
Township of Puslinch Comprehensive Zoning By - Law No. 023-18	Per the Township of Puslinch Zoning By-law, the subject property is zoned Agricultural (A) and Natural Environment (NE) and Environmental Protection Overlay occur within the subject lands.	A scoped EIS may be required to confirm impacts and mitigation requirements to the Natural Environment for any proposed development within 30m of the NE zone.

Our review of the pre-submission application and our background review have determined that, with respect to ecological considerations, the proposed zoning amendment may not conform to the policies of the PPS, ESA, SARA, County Official Plan, and the Township Zoning By-Law.

Per section 5.6.7 Greenland Mapping, of the Wellington County Official Plan, the mapping identifying Core Greenlands and Greenlands on various schedules to this Plan may need to be refined by more detailed mapping on individual sites. As it is unknown if wetland and woodland limits have been confirmed in the field by the appropriate authorities, and Woodlands on site may meet the requirements for Significant Woodlands under the County Official Plan, an EIS is required to confirm the limits of wetlands and woodlands and determine if woodlands within the subject lands meet the criteria for woodland significance. Additionally, woodlands, scrublands, agricultural areas and hedgerows within and adjacent to the subject property may provide habitat for Species at Risk birds, vegetation, and bats.

Per the Wellington County Official Plan, adjacent lands that may be applicable to the site include lands within 120 metres of significant habitat of endangered and threatened species, significant wildlife habitat, and significant woodlands, As well as adjacent lands within 30 metres of all other Core Greenlands and Greenland areas.

Where development is proposed on adjacent lands, the County or local municipality shall require the developer to identify the nature of the features potentially impacted by the development; 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, and 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.

Prior to any further zoning amendment, an Environmental Impact Study (EIS) should be completed by a qualified ecologist(s) to determine if the proposed zoning amendment is in compliance with the applicable policies and include the following field studies, at minimum:

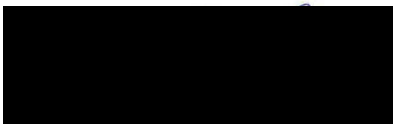
- Ecological Land Classification,
- 2 season botanical survey (spring and summer),
- Breeding Bird Surveys,
- Wetland Delineation and confirmation with the GRCA,
- Woodland significance assessment (County),
- Woodland delineation and confirmation with the Township and County (if applicable), and
- Bat Maternity & Roosting Habitat Assessment.

To ensure the proposed development has considered all impacts to the Natural Environment and appropriate mitigation has been identified.

Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



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

Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: Concession 7 Part Lot 26 & 27, Township of Puslinch

Application Type:

- ☐ Official Plan Amendment
☒ Zoning By-law Amendment
☒ Site Plan

- ☐ Plan of Subdivision
☐ Plan of Condominium
 Type: _____

Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Site Plan Application	Not Required
Section 59 Notice	☐	☐	☒
Risk Management Plan	☐	☐	☒

Section 3: Documentation to be provided by the owner or their agents

	Current Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	☒	☐	☐
Drinking Water Threats Disclosure Report, including:	☐	☒	☐
a. Liquid Fuel Handling/Storage Spill Response Plan	☐	☒	☐
b. Winter Maintenance Plan	☐	☒	☐
c. Chemical/Waste Management Storage Spill Response Plan	☐	☒	☐
Hydrogeological Assessment Report	☐	☐	☒
Water Balance Assessment Report	☐	☒	☐
Recharge Infiltration Measures	☐	☐	☒
Functional Service Report – Source Protection Design	☐	☐	☒
Stormwater Management Report – Source Protection Design	☐	☐	☒
Record of Site Condition	☐	☐	☒
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒
Documentation: unused wells decommissioned per <i>O.Reg 903</i> *	☐	☒	☐
Confirmation if ECA, PTTW, or EASR required for property*	☐	☒	☐

*If unused wells are not present on the property, please confirm in a future submission. If no provincial approvals are required, please confirm.

Please see [Appendix B](#) for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA), Intake Protection Zone (IPZ), and Vulnerability Scores: ☐ None

WHPA ☐ A ☐ B ☐ C ☐ D ☒ Q Score ☐ 2 ☐ 4 ☐ 6 ☐ 8 ☐ 10

IPZ ☐ Q

Issue Contributing Area (ICA): ☒ None ☐ Chloride ☐ Trichloroethylene ☐ Nitrate ☐ Sodium

Significant Groundwater Recharge Area: ☒ Yes ☐ No

Highly Vulnerable Aquifer: ☐ Yes ☒ No

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,



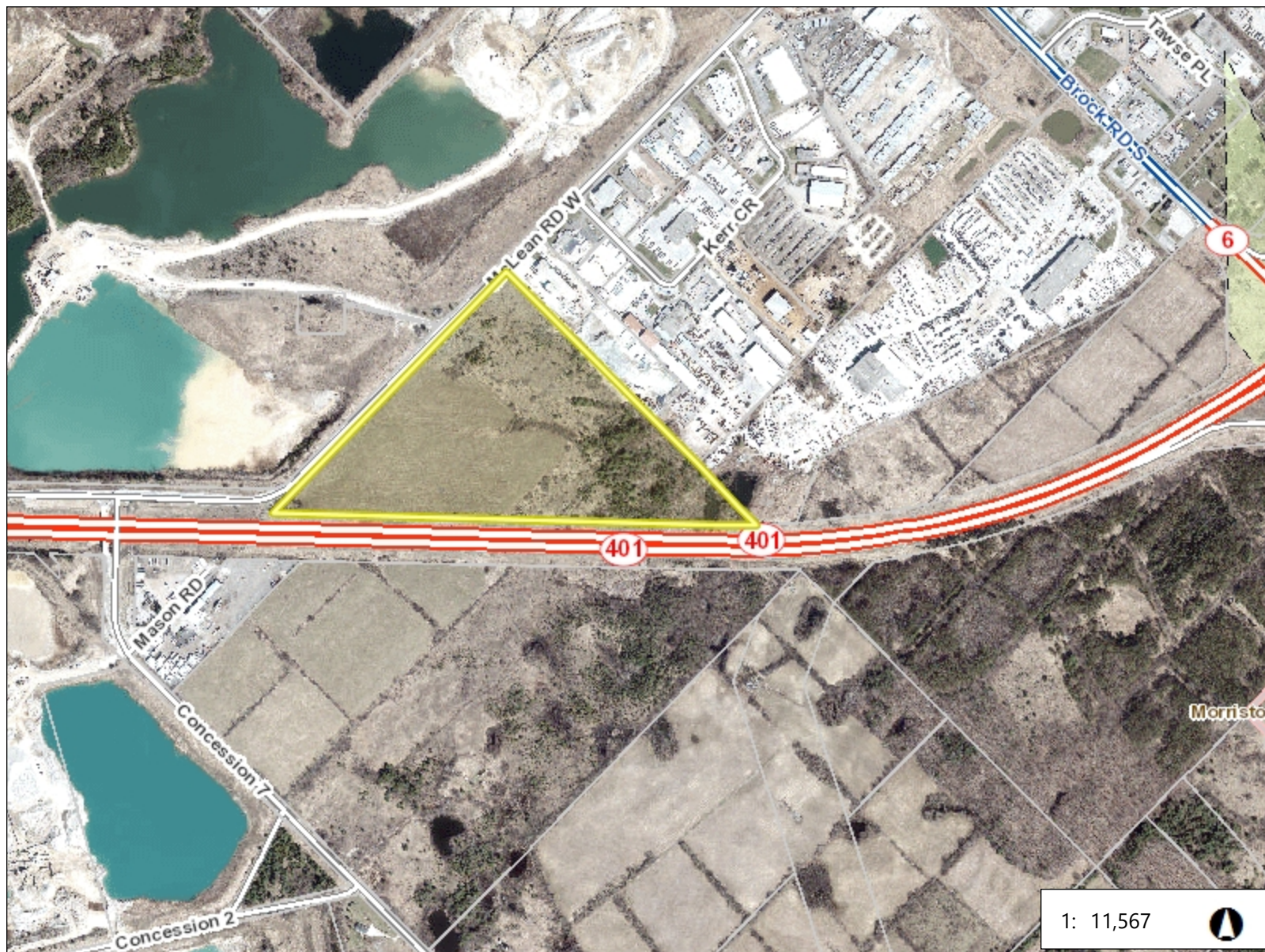
Feb 11, 2026

Keira Martinson, Source Protection Coordinator
519-846-9691 ext. 283
kmartinson@centrewellington.ca

Attachment: Vulnerable Area Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
[Appendix B: Source Water Protection required document descriptions](#)
[Appendix C: Guidance documents](#)
[Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as “not required”, based on the information provided at the time of application.

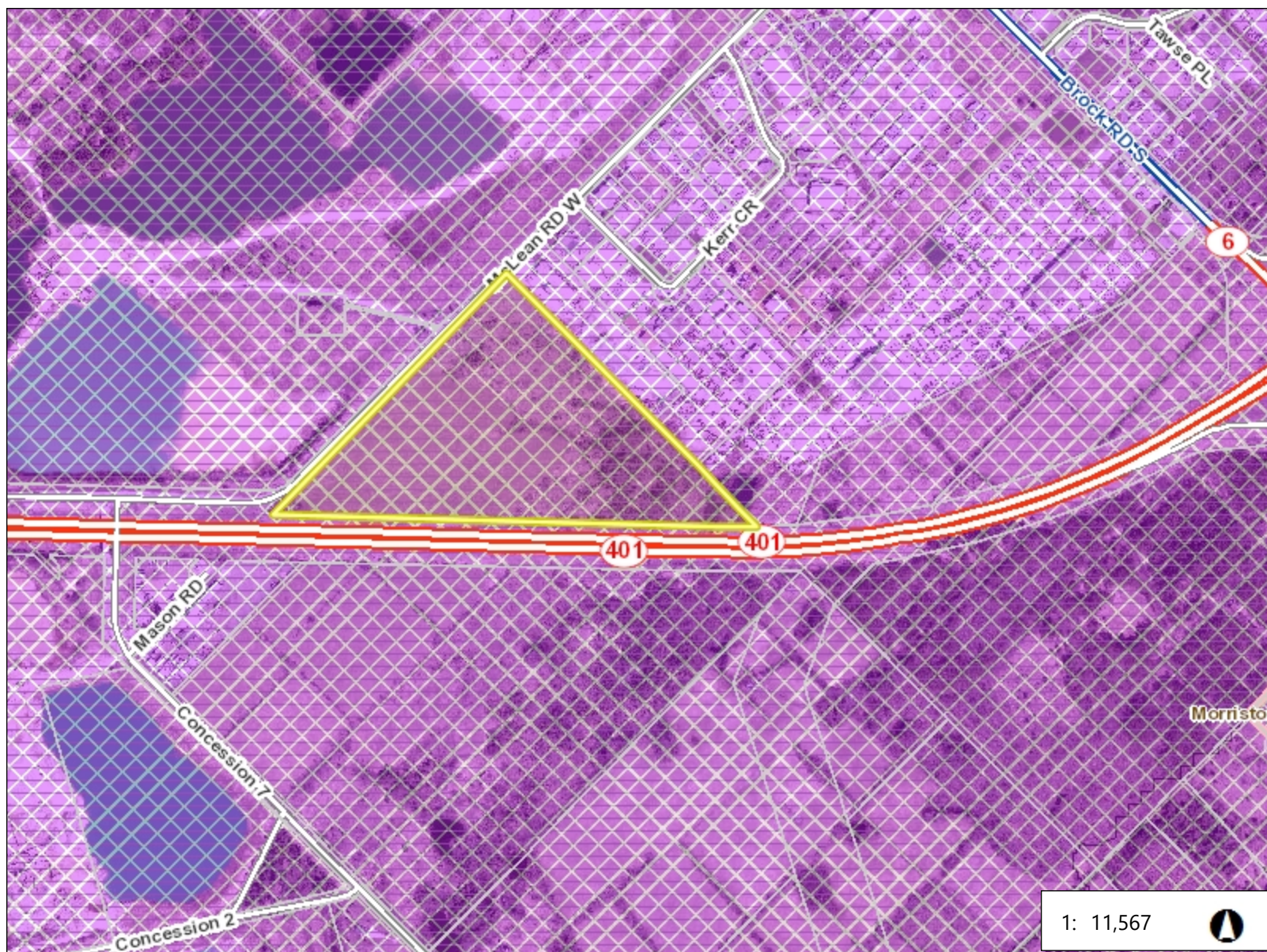


Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

0.6 0 0.29 0.6 Kilometers

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup
- WHPA Q1/Q2 Boundary
 - WHPA Q1/Q2
 - Approved
 - Draft
- SGRA
 - Prime Agriculture

1: 11,567



0.6 0 0.29 0.6 Kilometers

Notes



SALVINI
CONSULTING
Transportation Engineering and Planning

Salvini Consulting Inc.
185 Deer Ridge Drive
Kitchener, ON · N2P 2K5
519-591-0426
julia@salviniconsulting.com

February 17, 2026

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON · N0B 2J0

**Re: Pre-Consultation Request - Township Transportation Peer Review Comments
McLean Road West and Highway 401, Puslinch**

Dear Monika,

I have reviewed the pre-consultation materials submitted by WSP for an industrial development on McLean Road near Highway 401. The site will require a building and land use permit from MTO given its location adjacent to Highway 401 so we will need to involve our colleagues from MTO in the review of any transportation materials.

A Transportation Impact Study will be required to support the planning applications for the site. The applicant's transportation consultant should submit a proposed Terms of Reference for the study that will address considerations by the Township, the County and the MTO to me through the Township, and I will coordinate a Transportation Pre-Consultation meeting with the relevant transportation stakeholders and the applicant's transportation consultant to confirm the scope in advance of their doing the study. They are welcome to reach out to me to discuss the scope beforehand if they would like at the Township's discretion.

I notice the six driveway connections to McLean Road that are shown on the concept plan. It is unlikely that the Township will support that many driveway connections and the applicant is encouraged to consider how they can be consolidated.

I welcome the opportunity to work with the Township team and the development team on this site plan application as it proceeds.

Sincerely,

Julia Salvini, MEng, PEng, FITE
President

Cc: Mike Fowler and Justine Brotherston, Township of Puslinch
Pasquale Costanzo, Wellington County



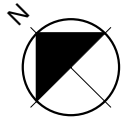
PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LAND AREA	AC	SF	SM
TOTAL LAND AREA	51.6	2,246,687	208,724.0
LOT DIVISION (SM)	LOT A	LOT B	TOTAL
LOT AREA	118,668.14	90,055.82	208,723.96
NATURAL ENVIRONMENT	29,891.02	-	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75	-	5,011.75
MTO SETBACK (14 M)	1,668.82	8,008.34	9,677.16
NET AREA (DEVELOPABLE AREA)	82,096.55	82,047.48	164,144.03
SETBACKS (M)	A	B	
FRONT	6	6	
INTERIOR SIDE	5	5	
EXTERIOR SIDE	15	15	
REAR	7.5	7.5	
LANDSCAPE STRIP (M)	A	B	
FRONT YARD	3	3	
ALONG HWY 401	3	3	
BUILDING HEIGHT	A	B	
CLEAR HEIGHT IN METERS	12.2	11	
BUILDING HEIGHT IN METERS	14.3	13.4	
BUILDING AREA (SM)	A	B	TOTAL
FOOTPRINT	34,094.80	2,838.19	36,932.99
WAREHOUSE	33,551.50	2,575.46	36,126.96
OFFICE (1-STOREY)	543.30	262.73	806.03
TOTAL AREA	34,094.80	2,838.19	36,932.99
RATIOS	A	B	TOTAL
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29	0.03	0.18
COVERAGE BASIS NET AREA	0.42	0.03	0.23
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60	13,954.89	43,809.49
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%	15.5%	24.5%
OUTDOOR STORAGE AREA (SM)	1,594.22	62,415.11	64,009.33
PARKING	A	B	TOTAL
PARKING REQUIRED BY CITY	232	33	265
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218	26	244
OFFICE (1 PER 40 SM)	14	7	21
BICYCLE PARKING (2 PER 1,000 SM)	68	6	74
PROPOSED PARKING (3 M X 6 - 6.1 M)	283	33	316
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16	2	18
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68	6	74
LOGISTICS	A	B	TOTAL
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16	12	28
DRIVE-IN DOORS 3.7 M X 4.3	-	2	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11	439	450
VAN PARKING (3 M X 6.1 M)	72	-	72
SPECIAL DELIVERY AREA (SM)	553.70	-	553.70

LEGEND

- △ EXIT
- ▲ LOADING DOCK
- ▲ DRIVE-IN DOOR



SCALE : 1" = 250'-0"



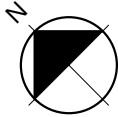
PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT A (SM)	
LOT AREA	118,668.14
NATURAL ENVIRONMENT	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75
MTO SETBACK (14 M)	1,668.82
NET AREA (DEVELOPABLE AREA)	82,096.55
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING A
FOOTPRINT	34,094.80
WAREHOUSE	33,551.50
OFFICE (1-STOREY)	543.30
TOTAL AREA	34,094.80
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29
COVERAGE BASIS NET AREA	0.42
LANDSCAPE OPEN SAPCE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60
LANDSCAPE OPEN SPACE COVERAGE, , EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%
OUTDOOR STORAGE AREA (SM)	1,594.22
PARKING	
PARKING REQUIRED BY CITY	232
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218
OFFICE (1 PER 40 SM)	14
BICYCLE PARKING (2 PER 1,000 SM)	68
PROPOSED PARKING (3 M X 6 - 6.1 M)	283
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16
DRIVE-IN DOORS 3.7 M X 4.3	-
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11
VAN PARKING (3 M X 6.1 M)	72
SPECIAL DELIVERY AREA (SF)	553.70

LEGEND

- △ EXIT
- ▲ LOADING DOCK
- ▲ DRIVE-IN DOOR



SCALE : 1" = 175'-0"



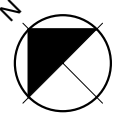
PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT B (SM)	
LOT AREA	90,055.82
NATURAL ENVIRONMENT	-
DRIPLINE & 5 M BUFFER	-
MTO SETBACK (50 m)	24,534.32
NET AREA (DEVELOPABLE AREA)	65,521.50
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING B
FOOTPRINT	2,838.19
WAREHOUSE	2,575.46
OFFICE (1-STOREY)	262.73
TOTAL AREA	2,838.19
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.03
COVERAGE BASIS NET AREA	0.04
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	25,610.70
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	28.4%
OUTDOOR STORAGE AREA (SM)	58,461.25
PARKING	
PARKING REQUIRED BY CITY	33
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	26
OFFICE (1 PER 40 SM)	7
BICYCLE PARKING (2 PER 1,000 SM)	6
PROPOSED PARKING (3 M X 6 - 6.1 M)	33
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	2
PROPOSED BICYCLE PARKING (0.6 M X 1.8 M)	6
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	12
DRIVE-IN DOORS 3.7 M X 4.3	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	418

LEGEND

- △ EXIT
- ▲ LOADING DOCK
- ▲ DRIVE-IN DOOR



SCALE : 1" = 175'-0"



June 24, 2026

Project No. CA0066046.2503

Dear Monika Farncombe
Planning & Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

**Subject: Application for Zoning By-law Amendment
Puslinch Industrial Complex – McLean Road and Highway 401**

Dear Monika Farncombe,

On behalf of Puslinch Park LP (the "Owner"), WSP Canada Inc. ("WSP") is pleased to submit the enclosed Zoning By-law Amendment ("ZBA") application for Removal of the Holding ("H") provision applicable to the lands located at McLean Road West and Highway 401 in the Township of Puslinch (the "Site" or the "Subject Site"). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The enclosed ZBA application is being submitted to permit development of the Site's southern portion, which is approximately 90,055 square metres in area and has 418.7 metres of frontage on McLean Road West. The northern portion of the site is not included in this proposal. A Site Plan Control (SPC) application to permit a proposed warehouse on the northern portion of the Site was submitted on June 9, 2026 (Township File No. D11-PPL) and is currently under review by the Township.

The Application would broaden permissions for outdoor storage and accessory retail on the southern portion of the Site, providing greater flexibility for its future development. Outdoor storage is currently permitted on the Site, subject to certain conditions established through an approved 2022 Minor Variance Application (Township File No. D13/BRO).

As illustrated on the concept plan included with this submission, the proposed development includes an industrial building and long-term open storage uses. The proposal contemplates an industrial warehouse building with supporting office space and accessory retail of approximately 2,838 square metres, oriented to McLean Road. Additionally, 33 car parking spaces are provided south of the building for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building. Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site. The open storage area is set back from McLean Road and Highway 401, with a 3 metre landscaping buffer proposed to screen the outdoor storage uses from view.

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses. The Site is subject to Holding Provision 7



(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision will be submitted separately.

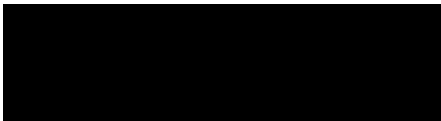
The application materials included with this submission have been informed by the pre-consultation meeting held on February 19, 2026, as well as subsequent communications received from the Township and its consultants.

Materials provided with this submission include the following:

1. Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026
2. Draft Zoning By-law Amendment, prepared by WSP, dated June 24, 2026
3. Planning Justification Report prepared by WSP, dated June 24, 2026.
4. Environmental Impact Study, prepared by NRSI, dated June 2026

We trust that the enclosed materials are sufficient for your review. If you have any questions, do not hesitate to contact the undersigned at lisa.wardmather@wsp.com.

Yours sincerely,



Lisa Ward-Mather, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule "A" of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule "A" of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this by-law, the following provisions apply to Accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area.
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				• A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law. Notwithstanding any other provision of this By-law, lands zoned IND (sp83)(h7), IND (SPXX)(h7) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK



Brocolinni Puslinch ZBLA
File #

Legend

-  Subject Lands
-  Industrial
-  Natural Environment



Township of Puslinch - By Law No: XX-XXXX

Not To Scale

2026-06-16



Puslinch Park LP

McLean Road West and Highway 401

Planning Justification Report

June 24, 2026



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1. Introduction

WSP Canada Inc (“WSP”) has been retained by Puslinch Park LP (the “Owner”), to prepare a Planning Justification Report (“PJR”) in support of a Zoning By-law Amendment Application (the “Application”) for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the “Site” or the “Subject Site”). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site’s northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site (“Southern Lot”) to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or “Northern Lot,” which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township’s Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.



Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

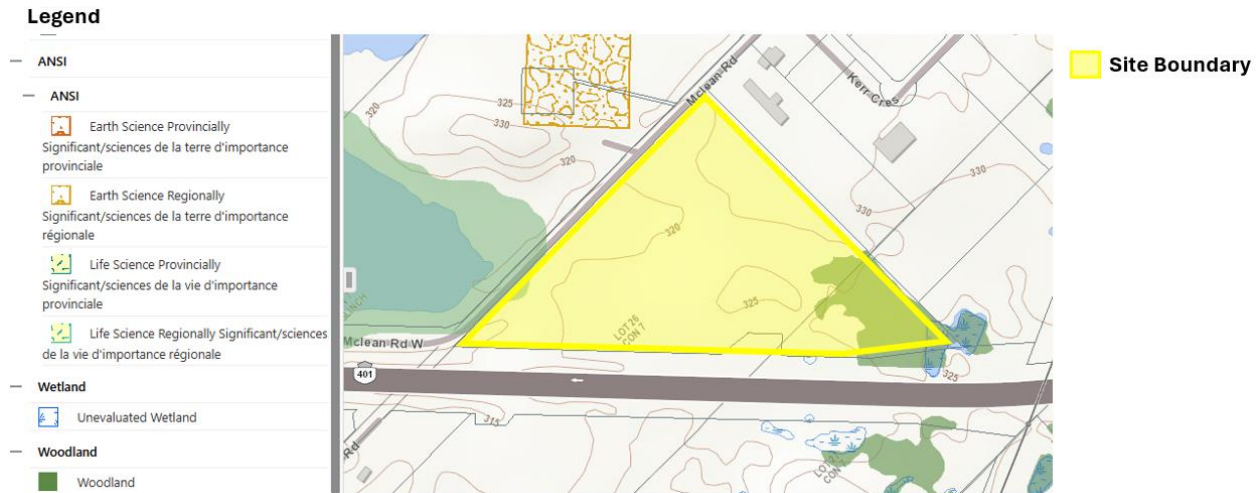


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North:** To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.



Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treators), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.



Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.



Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote “diversification of the economic base and employment opportunities.” Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

... on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

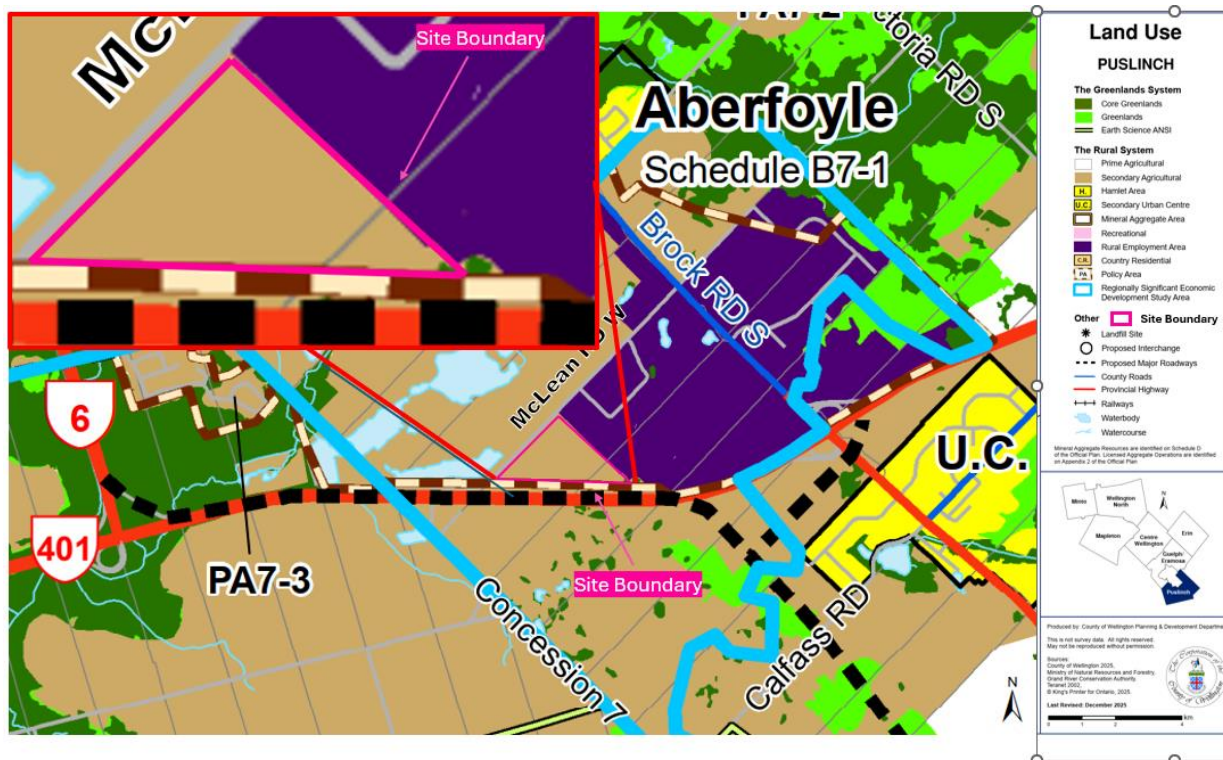


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states “Development and site alteration will not be permitted in wetlands considered provincially significant.” As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands (“PSW”). Section 5.4.1 further states “all other wetlands will be protected in large measure.”

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;
 - compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

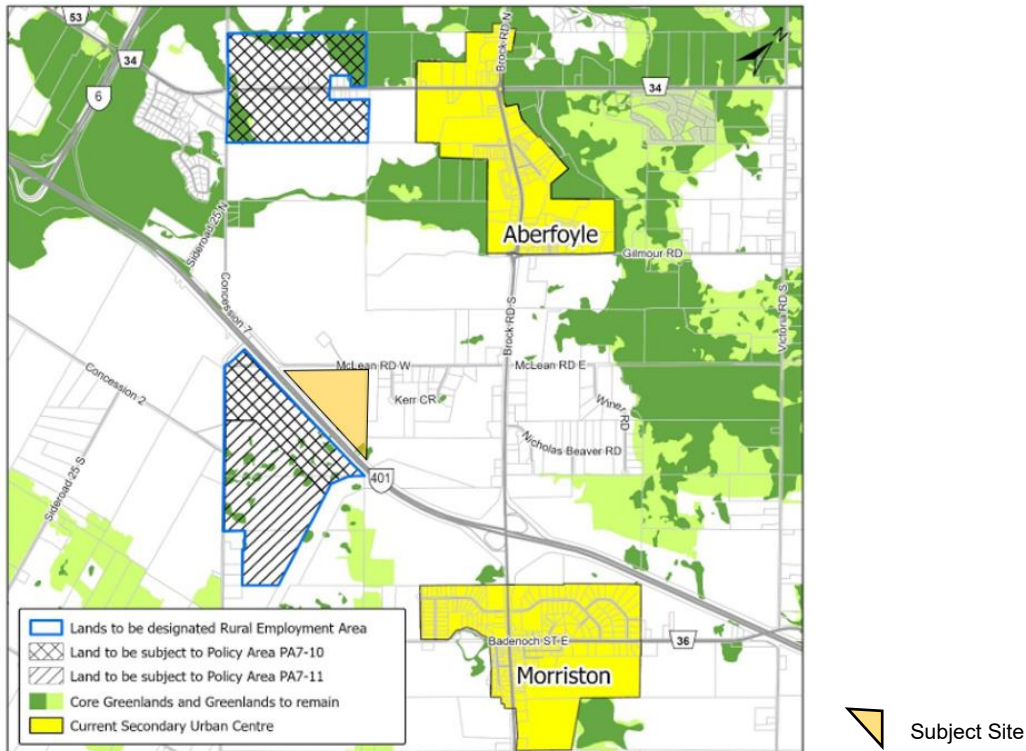


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).

OPA 131 defines the purpose of the Rural System, which includes support for "...economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage “should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch.”

Guidelines 12 and 13 regarding outdoor storage state that:

12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

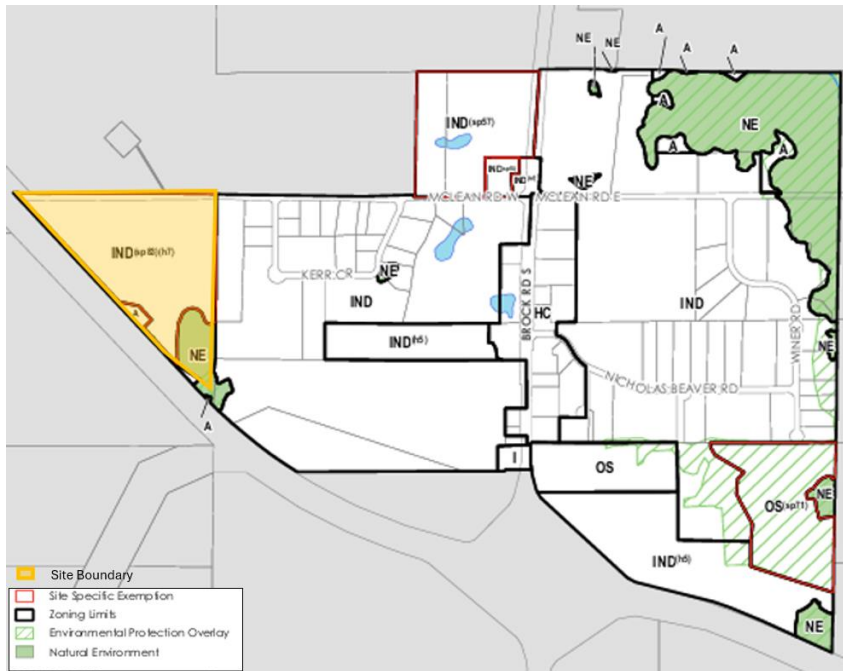


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see Section 1). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering (Regulation 13.5.c.)	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations (Regulation 13.5.d.)	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip (Regulation 13.5.e.)	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas (Regulation 4.22.a (i))	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission (Minor Variance #1)	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions (Minor Variance #2)	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration (Minor Variance #3)	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration (Minor Variance #4)	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers (Minor Variance: Conditions #1)	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² , 26 spaces required. Office 1 per 40m ² , 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m ²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m ²) which is 709.5m ² . At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial (Table 5.6)	2/1,000 m ² = 6 required	6 provided	Yes
Bicycle Parking - Retail (Table 5.6)	The greater of 2 spaces or 1 space /1000 m ²	Assuming a maximum accessory retail floor area of 709.5m ² , required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required (Regulation 5.1.2 Table 5.1)	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m ² and less than 5,000 m ²	12 spaces provided	Yes
Dimensions of Loading Spaces (Regulation 5.1.3.a)	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.i)	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.ii)	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.iii)	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iii)	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iv)	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted (Regulation 5.1.5.a.v)	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces (Regulation 5.1.6.a)	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, low walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located with Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures



Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.
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				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK





Puslinch Park LP

McLean Road West and Highway 401

Planning Justification Report

June 24, 2026



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1. Introduction

WSP Canada Inc (“WSP”) has been retained by Puslinch Park LP (the “Owner”), to prepare a Planning Justification Report (“PJR”) in support of a Zoning By-law Amendment Application (the “Application”) for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the “Site” or the “Subject Site”). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site’s northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site (“Southern Lot”) to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or “Northern Lot,” which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township’s Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.



Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

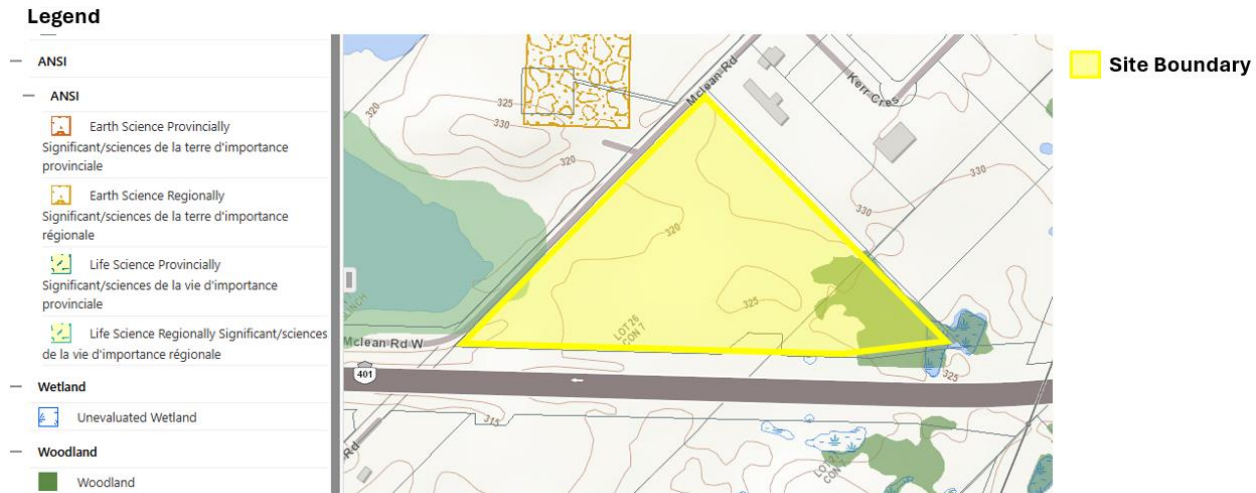


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North:** To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.



Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treators), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.



Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.



Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote “diversification of the economic base and employment opportunities.” Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

... on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

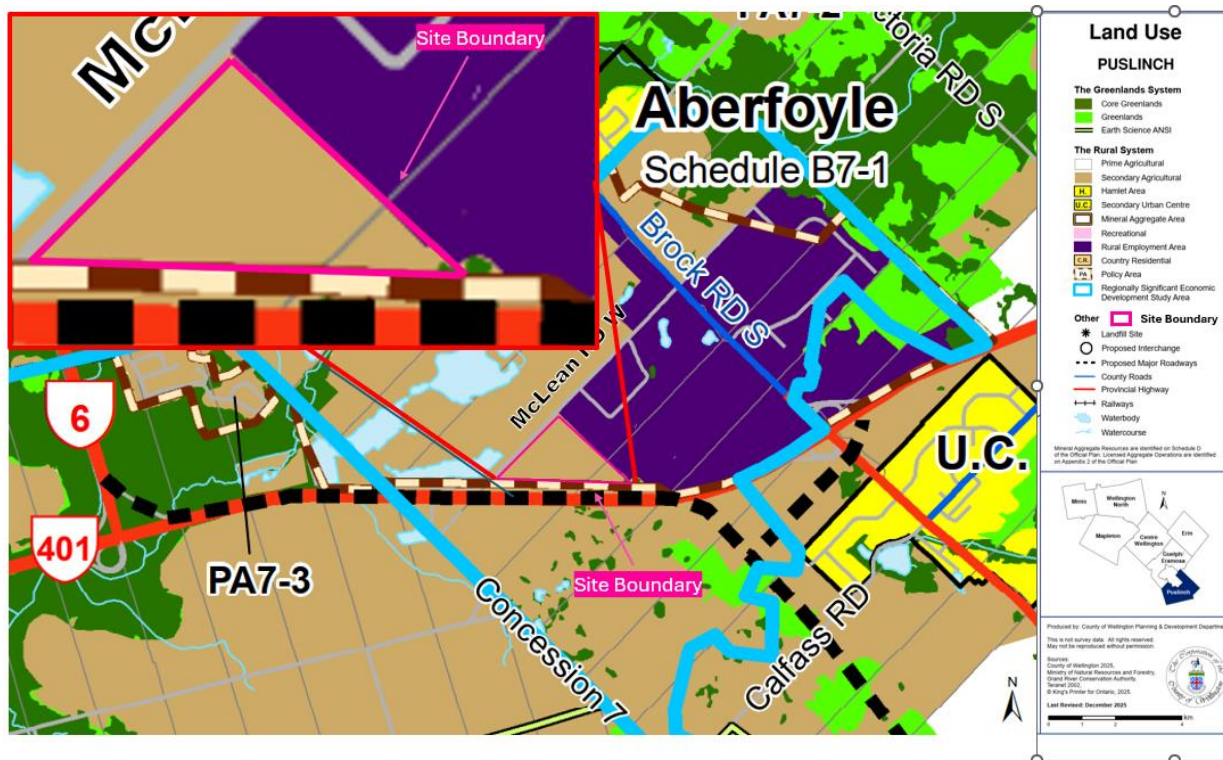


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states “Development and site alteration will not be permitted in wetlands considered provincially significant.” As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands (“PSW”). Section 5.4.1 further states “all other wetlands will be protected in large measure.”

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;
 - compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

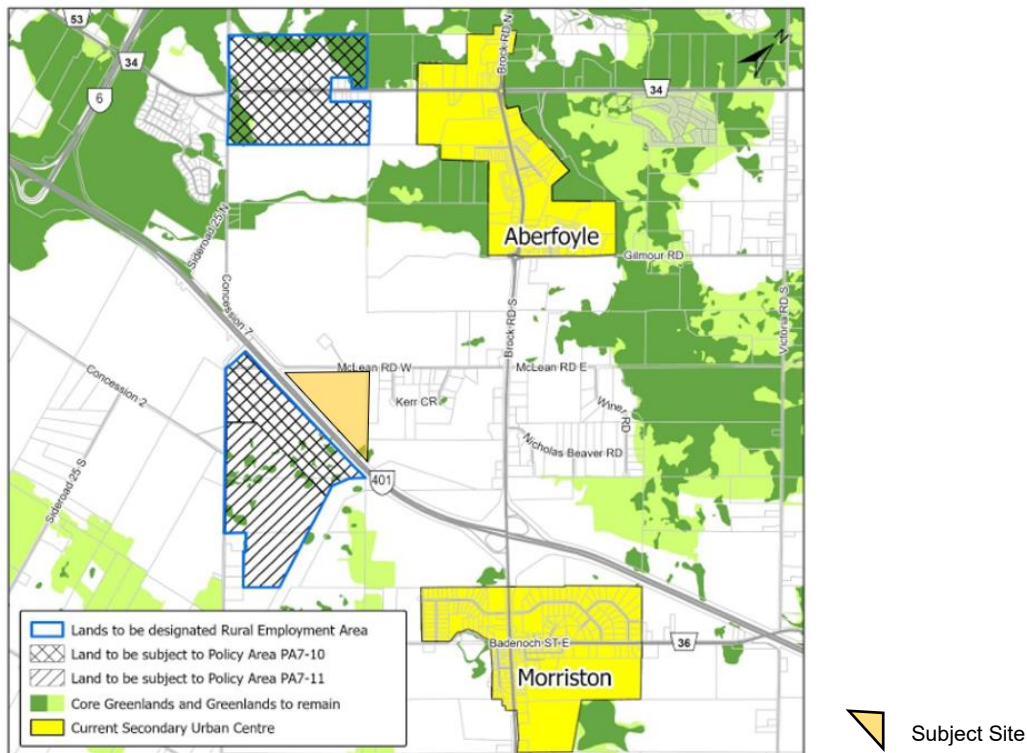


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).

OPA 131 defines the purpose of the Rural System, which includes support for "...economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage “should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch.”

Guidelines 12 and 13 regarding outdoor storage state that:

12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

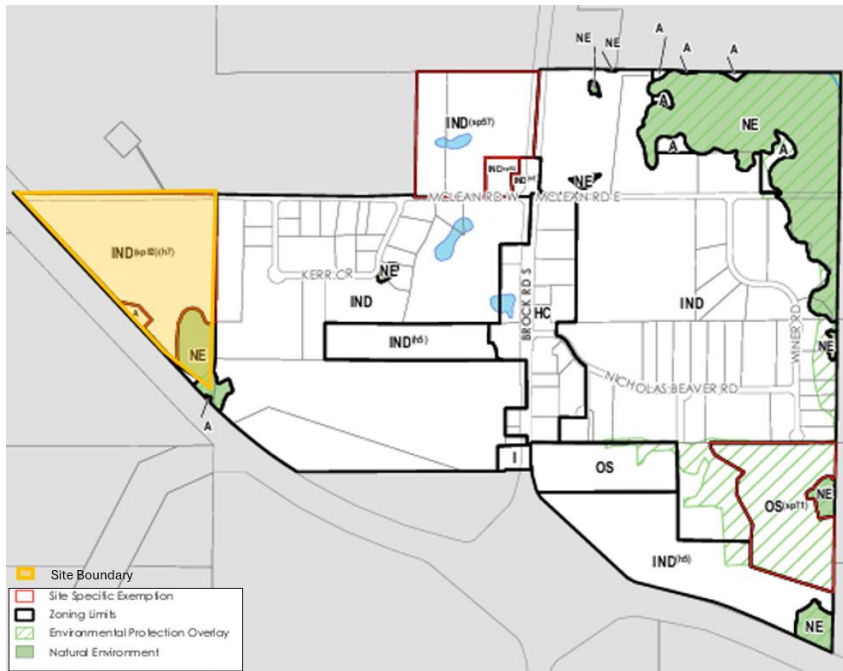


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see Section 1). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering (Regulation 13.5.c.)	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations (Regulation 13.5.d.)	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip (Regulation 13.5.e.)	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas (Regulation 4.22.a (i))	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission (Minor Variance #1)	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions (Minor Variance #2)	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration (Minor Variance #3)	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration (Minor Variance #4)	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers (Minor Variance: Conditions #1)	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² , 26 spaces required. Office 1 per 40m ² , 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m ²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m ²) which is 709.5m ² . At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial (Table 5.6)	2/1,000 m ² = 6 required	6 provided	Yes
Bicycle Parking - Retail (Table 5.6)	The greater of 2 spaces or 1 space /1000 m ²	Assuming a maximum accessory retail floor area of 709.5m ² , required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required (Regulation 5.1.2 Table 5.1)	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m ² and less than 5,000 m ²	12 spaces provided	Yes
Dimensions of Loading Spaces (Regulation 5.1.3.a)	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.i)	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.ii)	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.iii)	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iii)	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iv)	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted (Regulation 5.1.5.a.v)	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces (Regulation 5.1.6.a)	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, low walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located within Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures

Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.
--	--	--	--	---

				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK





McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Prepared for:

Puslinch Park Limited Partnership
2680 Skymark Avenue, Suite 800
Mississauga, Ontario, L4W 5L6

Project No. 2706 | June 2026



NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

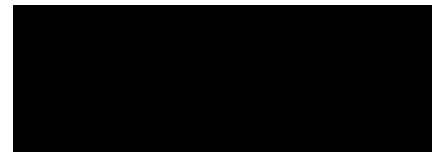
McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Project Team

Jessica Linton	Senior Biologist, Project Manager
Meghan Douglas	Terrestrial & Wetland Biologist, Certified Arborist, Technical Advisor
Laura Cobham	GIS Analyst

Report submitted on June 3, 2026



Jessica Linton
Project Manager
Senior Biologist

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Map 1. Study Area and Natural Features
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Map 3. Development Constraints

1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in Puslinch, Ontario. In 2013, in support of a Zone Change Application, an EIS and associated addenda were completed by R.J. Burnside and Associates. The subject property (Map 1) was subsequently zoned as industrial and there is now interest in pursuing development on the site. This EIS has been prepared in support of an Application for Site Plan control to permit the redevelopment of the north portion of the site.

The triangular-shaped subject property, shown on Map 1, is approximately 23 ha in area and is located southeast of McLean Road West on Lots 26 and 27, Concession VII, Township of Puslinch, County of Wellington. The subject property borders McLean Road West and an aggregate operation along the western property boundary, industrial sites to the east, and Highway 401 to the south. The land consists largely of annual row crop fields and culturally influenced vegetation communities associated with an old gravel extraction area. A small, isolated wetland pocket exists along the southern boundary of the subject property with a larger wetland surrounded by woodland present in the far southeastern corner of the property. Both wetland features are regulated by the Grand River Conservation Authority under Ontario Regulation 41/24 (Government of Ontario 2024). The larger wetland in conjunction with the woodland, are identified within the Core Greenlands System in the County of Wellington Official Plan (OP) (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). The subject property is located within Ecoregion 6E.

This EIS report has been prepared in conformity with the Environmental Impact Assessment guidelines within section 4.6.3 of the OP, as well as to address pre-consultation comments provided by the Township of Puslinch and County of Wellington, including peer review comments from Aboud & Associates in the Future Planning Application Requirements document dated February 19, 2026. A meeting was also held with members of the Project Team and Aboud & Associates in April 1, 2026 to scope a Terms of Reference, further discussed in Section 2.3.

To satisfy these requirements, this EIS provides an evaluation of the ecologically significant and sensitive features requiring protection and/or mitigation within the study area, as well as assesses the potential impacts of development in relation to these natural heritage features,

followed by detailed recommendations for necessary mitigation and enhancement measures and the associated monitoring program.

A preliminary Tree Management Plan has been provided by NRSI under a separate cover (NRSI 2026).

2.0 Project Scoping

2.1 Study Area

For the purposes of this report, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding 120m for which additional information was collected and reviewed, as could be gathered without direct access to these areas (Map 1). This was undertaken in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features 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 feature or its ecological functions (MMAH 2024). In addition to the detailed assessment undertaken within the study area, legacy data was also collected from all lands within 1-10km of the property boundary where data was available from agencies and wildlife atlases, as described below.

2.2 Background Information

2.2.1 Collection and Review of Background Information

Existing natural heritage information was collected and reviewed to identify key natural heritage features, habitats and species that are reported from, or have the potential to occur within the study area. The following background information sources were reviewed to provide an accurate understanding of the physical and biological attributes within the study area:

- County of Wellington Official Plan (2025)
- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources, Guelph District (MNR)
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)
- Department of Fisheries and Ocean Aquatic Species at Risk Mapping
- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online

Species lists were compiled to provide information on species reported from within the study area based on data available from the wildlife atlases listed above. These atlases provide data based on 10x10 km survey squares. Information on species from the survey squares that overlap with the study area were compiled, as well as those documented as part of the studies listed above that were completed within the study area. These initial species lists were used to guide the scope and type of any additional field surveys required to characterize the natural features and wildlife habitats within the subject property.

2.2.2 Significant Species Screening

Based on the compiled species lists for the study area, a screening exercise was completed to assess the potential for reported species at risk (SAR) and species of conservation concern (SCC) to occur in the study area. This involved cross-referencing the preferred habitat for reported species against habitats known to occur in the study area. This exercise was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this study.

For the purposes of this EIS, SAR are:

- Those listed on the Protected Species in Ontario List (O. Reg. 60/26 <https://www.ontario.ca/laws/regulation/260060>). These species are protected by the *Species Conservation Act* (SCA), which includes protection of their habitat.
- Those listed as Threatened, Endangered, or Extirpated on Schedule 1 of the *Species at Risk List*.

Species of Conservation Concern (SCC) are generally¹ those identified as:

- Species identified as nationally endangered or threatened by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), which are not protected under Ontario's SCA,
- Species identified as provincially special concern based on lists of Special Concern (formerly referred to as Vulnerable), Threatened, Endangered, Extirpated, or Extinct Species of Ontario that are updated periodically by COSSARO,
- Species that are listed as rare or historical in Ontario based on records kept by the Natural Heritage Information Centre in Peterborough (S1 is extremely rare, S2 is very rare, S3 is rare to uncommon)

¹ Additional considerations may be given to species based on local rarity, population declines, and municipal considerations.

Species of Conservation Concern are discussed further within the context of Significant Wildlife Habitat (SWH) (Section 5.4.3).

A preliminary screening exercise was conducted on these species to identify which species have suitable habitat within the study area. This involved cross-referencing the preferred habitat for reported SAR and SCC (OMNR 2000) against habitats known to occur on the subject property or adjacent lands. This was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this EIS.

The final screening results are provided in Appendix I.

2.2.3 Significant Wildlife Habitat Screening

A screening exercise was completed to assess the presence of Significant Wildlife Habitat (SWH) within the study area. Significant Wildlife Habitat is protected under the Ontario Provincial Planning Statement (PPS) (MMAH 2024), and is described in the MNR Significant Wildlife Habitat Technical Guide (SWHTG) (MNR 2000) as being comprised of four major categories of habitat:

- Seasonal concentration areas;
- Rare vegetation communities and specialized wildlife habitat;
- Habitats of species of conservation concern; and
- Animal movement corridors.

Specific criteria defining wildlife habitat significance for Ecoregion 6E are described in the SWHTG Addendum (MNR 2015). Individual SWH types within these four broad categories were assessed as either not present, candidate, or confirmed for the study area based on a comparison of significance criteria against information obtained from relevant background documents.

The final SWH screening results are provided in Appendix II.

2.3 Terms of Reference and Agency Input

Based on the findings of the background review and previous studies, the SAR/SCC screening and the SWH screening, a Terms of Reference (ToR) for the EIS was prepared by NRSI and submitted on April 16, 2026, to the County of Wellington and their peer reviewer Aboud & Associates. The ToR was approved by Aboud & Associates on May 4, 2026.

Based on correspondence with Brandon Henderson from the GRCA during pre-consultation (February 18, 2026), if the proposed development is located outside of the GRCA's regulated area, no further studies are required by the GRCA. GRCA ecologists also noted they reviewed the regulated wetland mapping and confirmed that it is generally accurate. They also requested that the GRCA wetland mapping and regulated areas be shown on all relevant plans.

The approved ToR (excluding the appendices, as updated versions are included with this report) and agency correspondence are found in Appendix III.

2.4 Relevant Policies, Legislation and Planning Studies

Natural features identified during background review and the field investigations were evaluated against relevant policies, legislation, guidelines, and planning studies to help inform suitable land-use concepts, guide the layout of development, and identify areas to be protected. Table 1 provides an overview of policies and the analysis of natural features within the study area.

Table 1. Relevant Policies, Legislation, and Guidelines.

Policy/Legislation/Study	Description	Project Relevance
Provincial Planning Statement (PPS) (MMAH 2024)	• Issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the 2020 PPS. • Section 4.1 of the PPS – Natural Heritage establishes clear direction on the adoption of an ecosystem approach and the protection of resources that have been identified as ‘significant’. This section also identifies that natural features are to be protected for the long term. • The Natural Heritage Reference Manual (OMNR 2010) and the SWHTG (OMNR 2000) were prepared by the MNR to provide guidance on identifying natural features and in interpreting the Natural Heritage sections of the PPS. • Development and site alteration is not permitted within Significant Wetlands in Ecoregion 6E. • Section 4.1.5 of the PPS identifies that development and site alteration shall not be permitted within the area outlined in sub-sections a) – f) “unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” • Section 4.16 of the PPS states development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements	• The following natural features, afforded consideration within the PPS, were identified within the study area: ○ Candidate Significant Wildlife Habitat ○ Candidate habitat of Endangered and Threatened Species
Species Conservation Act (SCA), 2025	• The SCA and its regulations replaced the 2007 Endangered Species Act on March 30, 2026. • This has resulted in a number of changes to how at risk species are addressed in planning and development processes in Ontario. • The SCA takes a “registration-first” approach for activities impacting at-risk species, though permits are still required for some activities.	• Several Protected Species were identified as potentially occurring in the vicinity of the study area. The field program was scoped to confirm if habitat for these species is present. • If a protected species or their habitat will be adversely impacted by the proposed undertaking, a registration or permit under the SCA may be required. • Registered activities require the development of a Conservation Plan which outlines how

Policy/Legislation/Study	Description	Project Relevance
	- Protected Species now listed on the Protected Species in Ontario List (Ontario Regulation 60/26). - Protections for species on the Protected Species in Ontario List are described as “Section 16 activities” and include killing, harming, capturing or taking of a member of a species or damage to or destruction of the habitat of a species.	negative adverse impacts will be avoided. If adverse impacts cannot be avoided, the proponent is required to implement one or more Conservation Measures.
Species at Risk Act (SARA), 2002 (Government of Canada 2002).	- The SARA is federal legislation that protects species listed as Endangered, Threatened or Special Concern on Schedule 1 of the Act. - SARA prohibits killing, harming, harassing, capturing, or taking of individuals. - Prohibitions regarding individuals and residences for migratory birds and aquatic SAR apply wherever they occur in Canada (including private lands). - For terrestrial SAR, these prohibitions only apply on federal lands. - In the case of a migratory bird species listed under the Migratory Birds Convention Act, certain SARA prohibitions protecting individuals and residences (e.g., nests or dens) of Endangered, Threatened and Extirpated species apply automatically. Additionally, Critical Habitat for these species, where identified, is protected. - In the case of aquatic SAR, SARA prohibitions protect individuals, residence (e.g., fish spawning areas, mussel beds or burrows) and identified critical habitat.	- Several migratory bird SAR protected by the SARA were identified as potentially occurring within the study area. - If SAR protected by the SARA and/or their critical habitat are confirmed within the study area a mitigation plan or permit from the Environment and Climate Change Canada (ECCC) may be required.
Migratory Birds Convention Act (MBCA) (Government of Canada 1994)	- The MBCA protects migratory game birds, insectivorous birds, and several other migratory non-game birds from persecution in the form of harassment. - Prohibits the disturbance, destruction, or taking of a nest or eggs of migratory birds. - The schedule of on-site work must consider MBCA windows, with timing of breeding bird	Any vegetation removal and grading required for the proposed development must have regard for this legislation in the form of timing window restrictions or other suitable mitigation measures.

Policy/Legislation/Study	Description	Project Relevance
	season typically occurring approximately between April 1 and August 31; however, this is a guideline, since the MBCA applies to nesting bird species at any time. “Incidental take” is considered illegal, with the exception of a permit obtained by the Canadian Wildlife Service (CWS).	
Migratory Birds Regulations (Government of Canada 2022)	- The Migratory Birds Regulations (MBR 2022) came into force on July 30, 2022, under the MBCA. This added new provisions for certain migratory birds and clarifies when nests are protected. - Provides year-round protection to the nests of 18 species, that are known to re-use nests annually, now listed under Schedule 1.	Three of the listed species (Great Blue Heron, Green Heron, Pileated Woodpecker) are known from the vicinity of the study area through background review (BSC et al. 2006).
Fish and Wildlife Conservation Act (FWCA) (Government of Ontario 2019)	The FWCA provides protection for certain bird species, not protected under the MBCA (e.g., raptors and owl), as well as furbearing mammals and their dens or habitual dwellings, aside from the Red Fox (<i>Vulpes vulpes</i>) and Striped Skunk (<i>Mephitis mephitis</i>).	- The timing of construction activities, especially vegetation clearing and site grading, must have consideration for bird nesting (including nesting season for Raptors, Hawks and Owls) and den sites for furbearing mammals. - Typically, wildlife sweeps by a qualified biologist are recommended in advance of any vegetation clearing and site grubbing during the active season to ensure no active nests/dens are present.
County of Wellington Official Plan (Wellington County 2025)	- Section 5.3 identifies the planning approach within the County of Wellington. The County's Greenlands System (Schedule B) will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable. - Section 5.4.1 prohibits development within provincially significant wetlands. All other wetlands are protected in large measure and	- The following Core Greenlands features are present or have the potential to occur within the study area: - Other wetlands - Habitat of endangered or threatened species - Significant Wildlife Habitat - Woodlands

Policy/Legislation/Study	Description	Project Relevance
	development that would seriously impair their future ecological functions is not permitted. - Section 5.4.2 identifies that development and site alteration are not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. - An EIS is required when development is proposed within or adjacent to the Greenlands system.	
Township of Puslinch Zoning Bylaw	- A 30 m setback is required from the Natural Environment (NE) Zone which includes flood prone areas, hazardous lands, and natural heritage features. This 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. - Environmental Protection (EP) overlay corresponds to the County's Greenlands. Further review or permission to development approvals may be required.	- A portion of the subject property are mapped as NE on Schedule A-4 of the Zoning By-law. A 30 m setback is required from the NE zone unless written approval is obtained from the CA stating otherwise. - A portion of the subject property are mapped as EP on Schedule A-4 of Zoning By-law. Development is not permitted within streams, valleylands, or significant woodlands unless it has been demonstrated to the Township that there will be no negative impact to the features or their ecological functions.
Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits (Government of Ontario 2024)	- Regulation issued under the <i>Conservation Authorities Act</i>, R.S.O. 1990. - The Minister's regulation replaced Ontario Regulation 150/06 (and all other individual conservation authority regulations) as of April 1, 2024. - The "pollution" and "conservation of land" tests for granting permission were removed from the Act and a new emphasis on public safety was added. - The Conservation Authority may grant permission for development activities if it is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and when the development activities are not likely to create	- There are two GRCA regulated wetlands present within the southeastern portion of the subject property. - The Regulation Limit is considered to be 30m for wetlands

Policy/Legislation/Study	Description	Project Relevance
	conditions that could jeopardize healthy or safety of people or damage or destroy property.	
GRCA Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation (GRCA 2025)	- The GRCA released a new policy document on May 24, 2024 in accordance with Ontario Regulation 41/24, which was updated in September 2025. - Development activity, interference or alteration within a regulated area may be permitted where it can be demonstrated that GRCA's policies can be met. - Regulated areas include river or stream valleys and an allowance, including; wetlands or other areas where development activity could interfere with the hydrologic function of a wetland; lands adjacent or close to the shoreline of Lake Erie and inland lakes and an allowance; watercourses; or hazardous lands. - Within the area of interference for a wetland (30m), the following must be demonstrated: - There are no negative or adverse impacts on the wetland feature or its hydrologic functions; - There are no negative or adverse impacts on flooding and erosion; - All development activity is located outside of the wetland and maintains as much setback as feasible; and - Development activity is located above the water table.	- All wetlands within the study area are regulated by the GRCA. - There are no alterations proposed to wetlands. - There are no alterations proposed to regulated areas.

3.0 Field Methods

Field studies were completed within the study area to characterize existing conditions and identify significant natural heritage features and species that have the potential to be adversely affected by the proposed development. NRSI staff had previously completed field studies for the study area in 2021 and 2022. The remaining field studies completed in 2026 were determined based agency discussions and the approved ToR. Table 2 provides a summary of the field surveys completed in 2021, 2022 and 2026 by NRSI staff.

Table 2. Field Work Summary

Date	Survey Type	Protocol
September 15, 2021	Fall Vegetation Inventory and ELC	Systematic search by ELC polygon, and Lee et al. 1998
May 7 and May 22, 2026	Spring Vegetation Inventory and ELC Confirmation	
June 3, 2022	Breeding Bird Surveys	10-minute Point Count (OBBA (2001))
June 24, 2022		
March 1, 2021	Bat Habitat Assessment (Leaf-off)	MECP 2022a and 2022b
April 29, 2022	Anurans (Calling Amphibian) Surveys	BSC 2009
May 31, 2022		
June 23, 2022		
May 31, 2022	Turtle Nesting Surveys	MNRF 2016
June 6, 2022		
June 23, 2022		
June 29, 2022		
July 7, 2022		
April 7, 2022	Snake Emergence	MNRF 2016
April 12, 2022		
May 2, 2022		
May 31, 2022	Snake Coverboard Surveys	MNRF 2016
June 3, 2022		
June 8, 2022		
June 15, 2022		
June 23, 2022		
June 29, 2022		
July 7, 2022		
April 17 and May 1, 2026	Woodland Dripline Survey	NRSI staff met with Aboud & Associates to confirm woodland dripline boundary

3.1 Terrestrial Field Surveys

The field methods employed during the 2021, 2022 and 2026 surveys are described in the relevant subsections below.

3.1.1 Vegetation Surveys

Vegetation communities within the subject property were mapped (Map 2) and classified following the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al. 1998). Details on vegetation communities were recorded including species composition, dominance, and uncommon species or features. Classification was carried out over the course of two separate, seasonal assessments (fall 2021 and spring 2026) of natural areas on site, with refinement of ELC classification as necessary.

Individual trees within the development footprint were inventoried as part of a Tree Management Plan submitted under separate cover (NRSI 2026).

3.1.2 Woodland Boundary Delineation

On April 17, 2026, the dripline of the woodland community within the subject property was flagged for review with Aboud & Associates. On May 1, 2026, NRSI staff met with staff from Aboud & Associates to review the flagged boundary. The final boundary was surveyed with a GPS receiver capable of sub-metre accuracy.

3.1.3 Breeding Bird Surveys

Breeding bird surveys consisted of 10-minute point counts at 3 locations with varying habitat types throughout the subject property. Survey stations were selected to account for diversity across the subject property. Incidental observations between point count locations and in conjunction with other field investigations provided supplementary breeding bird data. Surveys occurred between dawn and 1000hrs. Point count locations are shown on Map 2, as indicated by Breeding Bird Monitoring Station (BMB). All visual and auditory observations of birds were recorded, as well as the highest level of breeding evidence exhibited for each species. Breeding evidence was recorded according to the Ontario Breeding Bird Atlas protocol (BSC 2009).

3.1.4 Mammal Surveys

A bat habitat assessment was undertaken on trees throughout the subject property that may be impacted by the proposed development during the leaf-off period.

All signs of mammals (i.e. scat, tracks, dens, etc.) were recorded during all field surveys.

3.1.5 Herpetofaunal Surveys

Anuran Call Surveys

Evening anuran (frog and toad) call surveys were conducted according to the Marsh Monitoring Program protocol (BSC 2009) at 2 stations (Map 2). Monitoring focused on calling frogs and toads during 3-minute surveys, which included call intensity and an estimated number of individuals. Additional information, including survey time, air and water temperature, wind speed, and cloud cover were recorded at each survey station where possible.

Turtle Nesting Surveys

NRSI completed a total of 5 evening turtle nesting surveys between May 31 and July 7, 2022 to identify the occurrence of nesting activity associated with previously observed basking turtles in the larger wetland feature. Suitable nesting habitat in proximity to the Shallow Marsh (MAS) in the southeastern portion of the subject property were visually searched from a distance. If no turtles were observed during the nesting surveys, the habitat was searched for evidence of turtle tracks, predated nests, hatched nests, and test digs for nesting.

Snake Emergence Surveys

A candidate snake hibernaculum was identified within the subject property in 2022. This feature was the result of previous aggregate extraction activities on the site which created a deep extraction area that was subsequently filled with cobble and boulder-sized rocks. NRSI staff completed 3 snake emergence surveys between April 7 and May 2, 2022, following the recommended protocol (MNRF 2016).

Snake Surveys

Cover board surveys were undertaken to identify snake species present within the study area. In order to conduct active searches and cover board surveys, a Wildlife Scientific Collectors Authorization was obtained from the NDMNRF Guelph District. The permit (#1101084) was obtained in May 2022 from the NDMNRF Guelph district office.

A total of 10 snake cover boards were installed within the study area on May 2, 2022 and are shown on Map 2. Each board measured 4ft x 4ft with the upper surface painted black to absorb heat. Boards were checked a total of 7 times between May 31 and July 7, 2022 for the presence of snakes. Snake cover boards were checked in the morning or late evening to avoid hot mid-day temperatures when snakes may avoid using the boards to thermoregulate. When checking boards, biologists lifted each board slowly to check for snakes underneath, taking care

to replace the board to its original position. All snake species, number of individuals, approximate length, and behaviors were recorded.

3.1.6 Additional Wildlife

All additional observations of mammals, birds, herpetofauna, odonata, and lepidoptera were documented on all field visits. This included actual direct observations of individuals, as well as signs of wildlife presence (e.g. tracks, scats, dens, nests).

4.0 Existing Conditions

4.1 Soil, Terrain and Drainage

The study area is located within the physiographic region described as the Horseshoe Moraines (Chapman and Putnam 1984). Bedrock is characterized as the Guelph Formation, and is comprised primarily of sandstone, shale, dolostone, and siltstone (OGS 2021). The surficial geography of the Horseshoe Moraines is characterized by irregular, stony knobs and ridges, which are composed mostly of till with some sand and gravel deposits and sand and gravel terraces with swampy valley floors (Chapman and Putnam 1984). The study area is underlain by sandy silt to silty sand till over Paleozoic terrain and gravel glaciofluvial deposits (OGS 2021). As noted, there is a history of aggregate extraction on the site and evidence of extensive past disturbances and rock piling from agricultural activities.

The study area lies within the GRCA jurisdiction, within the Mill Creek Subwatershed. The Mill Creek Subwatershed lies within the eastern portion of the Horseshoe Moraines, and is characterized by northeast and southwest trending bands of hummocky terrain. Three distinct moraines are present, two of which (the Paris and Galt Moraines) form a major drainage division for the Mill Creek Subwatershed. There are frequent closed drainage systems, which are characterized by frequent, small ponds and marshy areas, as exemplified by the presence of small wetlands located within the subject property. The watershed is characterized by glacially deposited sands and gravels contained within a valley associated with the Paris and Galt Moraines. The valley receives groundwater inputs from the rainfall infiltrating into the moraines, and forms wetlands throughout.

4.2 Vegetation

4.2.1 Vegetation Communities

A summary of ELC communities characterized within the study area is provided in Table 3 and the location of each community is shown on Map 2. The majority of the subject property is characterized by an agricultural field with a small area of Mineral Cultural Thicket (CUT1). A portion within the southeastern corner is comprised of a Shallow Marsh (MAS) within a Dry-Fresh White Pine-Sugar Maple Mixed Forest (FOM2-2).

Table 3. Vegetation Communities

ELC Code	Community Type	Community Description
Forest		
FOM2-2	Dry-Fresh White Pine Sugar Maple Mixed Forest Type	In the southeastern extent of the site, there is a small woodlot appearing to be composed of a naturalizing plantation. This feature was dominated by White Pine (<i>Pinus strobus</i>), Sugar Maple (<i>Acer saccharum</i>), and Scots Pine (<i>Pinus sylvestris</i>). Dense canopy cover consisted of portions of pure conifers with the remainder consisting of mixed canopy. Smaller abundances of Eastern Hemlock (<i>Tsuga canadensis</i>) and Eastern White Cedar (<i>Thuja occidentalis</i>). American Beech (<i>Fagus grandifolia</i>) and Trembling Aspen (<i>Populus tremuloides</i>) are also present in rare abundance. The shrub layer includes cover of Chokecherry (<i>Prunus virginiana</i>) and Common Buckthorn (<i>Rhamnus cathartica</i>). Ground cover was limited due to the dense canopy of coniferous trees and was dominated by a layer of May-apple (<i>Podophyllum peltatum</i>) with other scattered herbaceous plants.
Wetland		
MAS	Shallow Marsh	A shallow marsh exists in the far southeast extent of the subject property and is present within a natural depression collecting run-off and drainage from the subject property. A shallow open water habitat exists within a fringe of occasional Eastern White Cedar, and Trembling Aspen. Ground cover within the fringe consisted of Field Horsetail (<i>Equisetum arvense</i>) and Marsh Marigold (<i>Caltha palustris</i>). Lesser Duckweed (<i>Lemna minor</i>) is present on the surface of the water.
MAS2-1	Shallow Cattail Marsh (Mineral soil)	This small shallow marsh is present along the southern boundary of the subject property. It is dominated by Common Cattail (<i>Typha latifolia</i>) with Crack Willow (<i>Salix fragilis</i>) along its edges.
Cultural		
CUM1	Mineral Cultural Meadow	The majority of this community was previously identified as CUT1 in 2022. However, it has since been cleared and now represents a graminoid dominant early successional meadow community. Species include Smooth Brome (<i>Bromus inermis</i>), Reed-Canary Grass and Common Dandelion (<i>Taraxicum officinale</i>).
CUT1	Mineral Cultural Thicket Ecosite	The cultural thicket is located along the western edge of the FOM2-2 and is sparsely treed (<25%) with occasional Eastern White Cedar, Black Cherry (<i>Prunus serotina</i>), Crabapple (<i>Malus coronaria</i>) and Trembling Aspen (<i>Populus tremuloides</i>) dominating the canopy. Much of the cover consists of shrubs: Chokecherry, Gray Dogwood (<i>Cornus racemosa</i>), Tartarian Honey Suckle (<i>Lonicera tatarica</i>) and Common Buckthorn. Herbaceous species tolerant of drier conditions have established within the CUT. The vegetation composition is dominated by Goldenrod Species (<i>Solidago sp.</i>), Brome (<i>Bromus sp.</i>), Vetch (<i>Astragalus sp.</i>) and Avens (<i>Geum sp.</i>).

4.2.2 Vascular Flora

In total, 77 plant species (two of which were identified to genus only) were observed by NRSI biologists during the 2022 and 2026 vascular plant inventories. Of the 77 vascular flora species reported from within the study area, 51 (66%) are considered native and 26 (34%) are

considered non-native. The prevalence of non-native species, particularly Common Buckthorn and Tartarian Honeysuckle, is characteristic of sites that are heavily influenced by anthropogenic disturbances such as the previous aggregate extraction activities.

No SAR, SCC, and locally significant vascular flora plants were observed by NRSI biologists during field surveys. A complete list of the vascular plant species observed in the study area during vascular flora inventories and ELC completed by NRSI biologists is provided in Appendix IV.

4.3 Wildlife

4.3.1 Birds

According to the Ontario Breeding Bird Atlas (OBBA) (BSC et al. 2006), 129 bird species are reported from the 10km x 10km square (17NJ61) that overlaps with the study area.

NRSI biologists observed 34 bird species from within the study area during breeding bird surveys and other field surveys. Most species were observed exhibiting possible or probable evidence of breeding, as indicated by singing males, courtship displays, or the presence of the species within a permanent territory. Species that were confirmed as breeding within the study area included Ruffed Grouse (*Bonasa umbellus*), American Robin (*Turdus migratorius*), Brown Thrasher (*Toxostoma rufum*), European Starling (*Sturnus vulgaris*), Field Sparrow (*Spizella pusilla*), Brown-headed Cowbird (*Molothrus ater*), and Common Grackle (*Quiscalus quiscula*).

No SAR, SCC, and locally significant birds were observed by NRSI biologists during field surveys. The full list of all birds observed by NRSI biologists is provided in Appendix IV.

4.3.2 Herpetofauna

According to the Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature 2019), 24 species of herpetofauna are reported from the 10km x 10km square (17NJ61) that overlaps with the study area. The majority of these species are common throughout southern Ontario and considered to have stable populations. Preliminary background screening identified potentially suitable habitat was present within the study area in the vicinity of the Shallow Marsh (MAS) for Jefferson Salamander (*Ambystoma jeffersonianum*); however, further site investigations found that habitat was not suitable.

Appendix IV provides a full list of all herpetofauna species observed and records from within the study area. NRSI observed 7 species of herpetofauna within the subject property; however, no

SAR were observed. The results of the targeted surveys (anuran call surveys, turtle nesting surveys, snake board surveys, visual encounter surveys) carried out during the 2022 field season are described in the following sections.

Anuran Surveys

Anuran call surveys detected two frog species, both of which are ranked common and secure in Ontario. Table 4 below outlines the results of the anuran call surveys. An additional frog species, Wood Frog (*Lithobates sylvaticus*) was incidentally heard during the 2026 spring vegetation surveys.

Table 4. Anuran Call Survey Results

Anuran Call Station ¹	Species ²	Anuran Call Survey ³		
		1	2	3
ANR-001	Green Frog	-	Code 1(1)	
	Gray Treefrog	-	-	Code 1(1)
ANR-002	None	-		

¹See Map 2 for monitoring station locations.

²Gray Treefrog (*Hyla versicolor*), Green Frog (*Lithobates clamitans melanota*).

³Marsh Monitoring Program protocol (BSC 2009b) anuran call code with estimated number of individuals in brackets.

Code 1 = Individuals can be counted; calls not simultaneous. Estimated number of individuals in brackets.

Code 2 = Calls distinguishable; some simultaneous calling. Estimated number of individuals in brackets.

Code 3 = Full chorus; calls continuous and overlapping. Assumes 20 individuals.

Turtle Observations

NRSI staff incidentally observed multiple Midland Painted Turtle (*Chrysemys picta marginata*) basking within the northeastern MAS community in both 2022 and 2026 during other field surveys. Observations in early spring suggest this area is used as an overwintering area by turtles. This is discussed further in the report in the context of SWH in Section 5.3.

No turtle nesting evidence was observed during the surveys completed between May 31 and July 7, 2022.

Snake Coverboard Surveys

Three snake species were observed under artificial snake coverboards by NRSI in 2022. These included Eastern Gartersnake (*Thamnophis sirtalis sirtalis*), Dekay's Brownsnake (*Storeria dekayi*), and Eastern Milksnake (*Lampropeltis triangulum*). The coverboard with the greatest number of snakes observed within the subject property was found at SNK-004 (2 observations) (Map 2). NRSI did not observe multiple snakes under any of the boards.

Snake Emergence Surveys

NRSI staff observed 12 Eastern Gartersnakes, 1 Dekay's Brownsnake in the vicinity of the candidate snake hibernaculum during the snake emergence survey conducted on April 7, 2022. Another 19 Eastern Gartersnakes, including 11 individuals in a mating ball, were observed in the area on April 12, 2022, and one additional Eastern Gartersnake was observed on May 2, 2022. This is discussed further in the report in the context of SWH in Section 5.3.

4.3.3 Mammals

According to the Mammal Atlas of Ontario, 46 mammal species are reported within the 10x10km atlas square that overlaps with the study area (Dobbyn 1994). NRSI biologists observed 4 mammal species all of which are considered common in Ontario with secure populations. A complete list of mammal species is provided in Appendix IV. Suitable trees and habitat for bat roosting are limited to the woodland in the southeast corner of the subject property.

4.3.4 Butterflies

According to the Ontario Butterfly Atlas, 54 butterfly species are reported to occur within the 10x10km atlas square that overlaps with the study area (Macnaughton et al. 2022). NRSI biologists observed 6 butterfly species during surveys completed within the subject property, which included one SCC, the Monarch (*Danaus plexippus*).

Monarch is considered a species of 'Special Concern' (COSSARO 2026) and was up-listed to 'Endangered' federally in 2016, although it has not yet been added to Schedule 1 of the SARA (Government of Canada 2026).

A complete list of butterfly species observed by NRSI biologists is provided in Appendix IV.

5.0 Significance and Sensitivity of Natural Features

The identification of significant and sensitive natural features is required to understand what areas need to be protected and what areas present opportunities for development. Natural features that are sensitive to disturbance are identified based on the rarity or significance of the feature in the context of the natural heritage policies governing their protection.

Some of the natural features in the study area are considered part of the County of Wellington's Natural Heritage System (NHS), which is divided into two parts: Core Greenland Features and Greenland Features. Core Greenland features are identified as Provincially Significant Wetlands (PSWs), other wetlands, habitat of endangered or threatened species, and fish habitat. Greenlands are identified as Significant Wildlife Habitat (SWH), Significant woodlands, streams and valleylands that occur outside of Core Greenlands.

Within the Core Greenlands designation, development and site alteration is not permitted within PSW or in habitat of threatened or endangered species, except in accordance with provincial and federal requirements (Wellington County 2025). Within the Greenlands designation, development and site alteration is not permitted within SWH unless it has been demonstrated that there will be no negative impacts on habitat or its ecological functions. The proposed development requires the EIS to characterize the sensitivity of features potentially impacted by the development.

The following is a summary of the significance and sensitivity of the study area natural features and how the natural heritage policies and legislation described in Section 2.4 inform the identification of constraints for the proposed development. Recommended buffers for the natural features described throughout Section 5.0 are detailed within Section 6.0 of this report.

5.1 Wetlands

Two unevaluated wetlands were documented within the southeast portion of the subject property (Map 2). These wetlands are approximately 0.01ha (MAS2-1) and 0.45ha (MAS) in size, and are fed by surface water from the woodland and adjacent agricultural fields. Both of the wetland features are regulated by the GRCA under Ontario Regulation 41/24, and are identified within the Core Greenlands System in the County of Wellington Official Plan (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). These features were not evaluated in accordance with the Ontario Wetland Evaluation System. A PSW is any wetland that either achieves a total score of 600+ points, or

achieves a score of 200+ points in the Biological component or the Special Features component. In many cases, it is the Special Features component that affords a large point count to a wetland which leads to PSW designation. There are several main criteria to obtaining a high evaluation score and, in general, for wetlands that do not fulfill most or all of these criteria, it is nearly impossible to obtain the required points for PSW designation. These small features were reviewed in the field by an OWES evaluator and it was determined that if evaluated, they would not score near the 600 points required to make them provincially significant. Therefore, they have been retained as unevaluated, but are considered locally significant.

5.2 Significant Woodlands

The Wellington County Official Plan (2025) identifies significant woodlands are over 4 ha within a rural setting and 1 ha within an urban setting. The wooded area within the southeastern corner of the subject property is approximately 3.5 ha in size, and therefore does not meet the criteria for significance. Although there are some notable, large Sugar Maple trees within the woodland, in general the feature has a high proportion of non-native species and history of disturbance.

5.3 Significant Wildlife Habitat

Snake Hibernacula

In 2022, the presence of a snake hibernacula was confirmed by visual observations of Eastern Gartersnake and Dekay's Brownsnake around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls. The feature (previously located in the area labelled 'disturbed/graded area on Map 2) was the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks.

Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. Within the interpreted excavation area, a distinct zone could be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that was thought to provide sufficient void space for the accommodation of snakes. This anomaly formed a linear, channel-like feature that trended east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m.

As the hibernacula was located within the central part of the proposed development area, the County and MNR were consulted about the potential to remove and compensation for this

feature elsewhere on site. The plan to relocate the hibernacula and snakes using the feature is outlined in Appendix V.

Two artificial hibernaculum were created at the south end of the subject property in accordance with the MNR's Best Management Practices (MNRF 2018). NRSI conducted a snake salvage in the fall of 2022 using a combination of artificial cover object surveys, visual encounter surveys, and funnel trap surveys across the subject property. This resulted in 97 snakes, including Eastern Gartersnake, Decay's Brown Snake, Eastern Ribbon Snake and Eastern Milksnake, being relocated to the new hibernaculum. The old hibernaculum was subsequently removed outside the snake active period.

The artificial hibernaculum was monitored for a period of 3 years (2022-2024) but unfortunately, no confirmed snake use was documented. The reasons for this remain unknown, as temperature and water level monitoring indicate that conditions were suitable within the artificial habitats. It is possible that the proximity to highway 401 caused too much vibration to be attractive to snakes. Since the relocation did not appear to be successful, a one-time donation was made by Broccolini to Scales Nature Park, as was agreed with the MNR.

Turtle Overwintering

The shallow marsh in the south east corner of the site (Map 2) was confirmed to provide overwintering habitat for turtles. These types of habitats are important on the local landscape and often used habitually by individual turtles and their offspring.

6.0 Natural Environment Protection

Natural feature buffers (strips of native vegetation or undisturbed land) are critical for protecting habitats from human-related impacts. They filter pollutants from runoff, prevent soil erosion, reduce flood risks, and can enhance habitats for wildlife. Buffers to the identified natural heritage features are shown on Map 3. These recommended buffers reflect the form, function, and sensitivity of these features as identified in the previous sections and include 10m from the woodland dripline and 30m from the edges of wetlands. These buffer widths have been identified as both a mitigation measure to reduce potential indirect impacts as well as to provide enhancement opportunities, where applicable. All natural heritage buffers are currently naturalized but could be enhanced through native tree plantings, as required by the Tree Management Plan (NRSI 2026).

7.0 Impact Analysis

NRSI worked closely with the study team to ensure the proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible.

The following is a description of the types of impacts which will be discussed.

- Direct impacts to the natural features on the subject property associated with disruption or displacement caused by the actual proposed 'footprint' of the undertaking;
- Indirect impacts associated with changes in site conditions such as drainage and water quantity/quality;
- Induced impacts associated with impacts after the development is constructed such as subsequent demand on the resources created by increased habitation/use of the area and vicinity; and

Potential impacts arising from the proposed undertaking were determined by comparing the details of the proposed undertaking, including site layout, grading plans (refer to Figure C2-1 of MTE Consultants Civil Engineering Design Drawings), storm water management (SWM) plans (MTE 2026), and any other components of the development, with the characteristics of the existing natural features and their functions.

The proposed development is overlaid on Map 3. It consists of a large (~34,000m²) building footprint, two associated paved parking areas, and a septic system. This EIS has considered different types of predicted effects (i.e., direct, indirect, and induced) and various mitigation measures that are available and proven to address predicted impacts.

7.1 Direct Impacts

The approach to identifying and delineating the natural features and associated buffers was aimed at avoiding direct impacts from development on important natural features. No direct impacts to identified natural features (woodlands or wetlands identified as designated natural features) will occur based on the proposed Site Plan (Powers Brown Architecture, May 13, 2026). All proposed infrastructure is outside the features and their associated buffers. Direct impacts as a result of the proposed development will be limited to 89 (86 live and 3 dead) isolated tree removals. These are addressed in the Tree Management Plan (NRSI 2026).

Mitigations

- *Vegetation removal is recommended to occur outside of the breeding and nesting season for migratory birds as established by the Canadian Wildlife Service. The peak breeding period for birds in southern Ontario extends from approximately April 1 through August 31 (CWS 2018). Should vegetation removal be required during the nesting season for migratory birds, surveys for nesting birds in “simple habitats” may be undertaken to permit vegetation removal should breeding bird absence be confirmed.*
- *Vegetation removal is recommended to occur outside of the bat roosting period (March 15 to November 30). If vegetation removal is required during the bat roosting period, registration under the Species Conservation Act is recommended to ensure regulatory compliance.*
- *Heavy duty sediment and erosion control/tree protection fencing should be installed at the outer edge of the buffer in accordance with the Erosion and Sediment Control Plan (Figure ES1.1) prepared by MTE Consulting and the TMP (Map 2) prepared by NRSI.*
- *It is recommended that planting of new trees be incorporated into the Detailed Design phase in order to compensate for any tree loss in accordance with the Tree Protection Plan (NRSI 2026).*
- *Suitable regionally-native species should be selected for planting and these should be maintained appropriately.*

7.2 Indirect Impacts

The following are potential sources of indirect impacts associated with the proposed development area:

- Changes to surface flow, groundwater balance and water quality
- Sedimentation and erosion
- Indirect impacts to wildlife

Surface Flow, Groundwater Water Balance and Water Quality

In the existing condition, all surface runoff is infiltrated (MTE 2026). In general, surface water currently drains from the east to the west through a low “channel” located across the center of

the Subject Property that leads to a low area where all runoff is infiltrated. A very small portion of the development area drains to the wetland/woodland area (MTE 2026).

The post-development condition was separated into three catchment areas: the building roof area, the remaining site area, and the area draining to the wetland. To maintain the existing drainage patterns in the post-development scenario, an infiltration pond is proposed to infiltrate runoff up to, and including, the 100-year storm event. Runoff from the paved areas will be directed to one of two oil grit separators located upstream of the proposed infiltration pond (providing >80% removal of total suspended solids) while clean runoff from the rooftop and some landscaped areas will outlet directly into the proposed infiltration pond. Runoff from a portion of the Subject Property (Catchment 301, Figure 1 of MTE Consultants Civil Drawings) will drain to the wetland. Drainage area flowing to the wetland is generally maintained between the pre (0.18 ha) and post-development (0.2 ha) scenarios, therefore impacts to wetland water balance as a result of the development are not anticipated.

Sediment and Erosion

During construction, areas of bare soil will be exposed which have the potential to erode during rainfall events and impact adjacent natural features. In the event of a heavy rain, sediment laden runoff can enter adjacent natural areas by way of overland flow. In order to protect on-site and off-site natural features from potential impacts due to sediment, a sediment and erosion control plan was developed by MTE Consulting.

Mitigations

- *Implement an Erosion and Sediment Control Plan. Siltation control measures such as silt fencing, a mud mat at the construction entrance, and tree protection fencing are recommended.*
- *Disturbed areas should be kept to a minimum and re-vegetated in a reasonable timeframe in order to minimize dust.*
- *Inspection and maintenance of the installed Erosion and Sediment measures throughout the duration of construction, to ensure they are functioning as originally intended.*
- *An environmental monitoring program is recommended and provided in Section 8 to ensure that the sediment and erosion control measures are installed, maintained and functioning as intended.*

Indirect Impacts to Wildlife

The proposed development will maintain and buffer the important natural features within the subject property, thereby maintaining these important areas for wildlife. Potential indirect impacts to wildlife in the retained natural areas may arise from noise and dust associated with construction activities and unnatural lighting resulting from the development. Noise and dust associated with construction is anticipated to be temporary, therefore significant impacts to wildlife from noise and dust are not expected.

Mitigations

- *In order to suppress dust, areas of bare soil should be moistened with water during construction activities to ensure that the amount of dust within the Subject property is reduced. Topsoil stockpile locations should be in areas of lesser wind exposure and away from natural features and their buffers.*
- *Detailed lighting designs will be provided at the detailed design stage. Lighting designs should include directional lighting for developments that are within 30 m of natural features to eliminate lightwash.*
- *A detailed planting plan should be developed for the buffer area, comprised of native species complimentary to the existing vegetation communities.*

7.3 Induced Impacts

Induced impacts are described as those that are not directly related to the construction or operation of the facilities in question, but rather arise from the use of the natural areas as a result of the development. The simplest example is increased use of a natural area by employees or users of the property, unauthorized trail/pathway construction, refuse dumping, etc.

Mitigations

- *Use of the natural areas is difficult to control. Signage should be used to direct recreational users not to trespass into sensitive natural areas.*
- *Fencing should be erected to assist in preventing human induced impacts to natural areas.*

8.0 Monitoring Plan

Pre-, during-, and post-construction monitoring is recommended. The recommended monitoring program is described in more detail below.

8.1.1 Pre-Construction Monitoring

On-site inspections by an environmental inspector, Certified Arborist or qualified biologist of the following to ensure proper installation of:

- Sediment and erosion control measures,
- Tree protection measures, such as fences installed along dripline setbacks and trees to be retained.

8.1.2 During Construction Monitoring

Construction monitoring is the responsibility of the proponent and is tied to the specific undertaking. Generally, construction monitoring must occur to ensure compliance with the conditions of various permits. Often, an environmental inspector is required to carry out construction monitoring during grading, servicing and building construction.

In addition to an environmental inspector, the following are recommended during construction:

- Pruning of any limbs or roots disrupted during construction (of trees to be retained) by a Certified Arborist,
- Maintenance of vegetated setbacks from wetlands and woodlands,
- Fueling of machinery to be done at designated locations away from the Natural Heritage Features,
- Storage of machinery and material, fill, etc. to be done in designated areas away from the Natural Heritage Features,
- Equipment movement through natural areas and associated buffers are controlled,
- Nest searches, if construction during the breeding bird season (April 1 to August 31).
- Registration/compliance with the Species Conservation Act if construction is during the bat active season (March 15 to October 31).

8.1.3 Post-Construction Monitoring

In order to detect any potential negative impacts from development, post-construction monitoring is required. A monitoring program will ensure there are strategic procedures developed to react immediately to any negative effects resulting from the development.

Monitoring efforts should also focus on the following:

- Establishment of buffer plantings, and
- Stabilization of soils.

8.1.4 Restoration and Enhancement Areas

A 2-year warranty is recommended for all proposed planting material throughout the Subject property (shrubs, trees and herbaceous plants). The Tree Management Plan identifies the replacement of 86 live trees at a 2:1 ratio, requiring 172 trees be planted. All plants shall be inspected by an appropriate inspector at the end of the guarantee period. Plants which, at that time, are not in healthy vigorous growing condition, to the inspector's approval, shall be replaced at no extra charge. All tree staking is to be removed just prior to final inspection.

9.0 Summary

NRSI was retained to complete an EIS for a proposed industrial building on McLean Road in Puslinch Township. A biophysical inventory of the site was undertaken to characterize natural features on the site, delineate the boundaries of woodlands and wetlands, and identify areas most suitable for development. The significance and sensitivity of natural features was evaluated in accordance with relevant local and provincial guidelines and appropriate setbacks were identified.

Follow the development of the final Site Plan, grading plans, stormwater management, and sediment and erosion control plans, NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

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Appendix I
Species at Risk and Species of Conservation Concern Screening

#2706 - McLean Road Environmental Impact Study
Species at Risk and Species of Conservation Concern Screening Table

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Vascular Plants										
Smooth Yellow False Foxglove	<i>Aureolaria flava</i>	S2?	THR	T	T	Schedule 1	Species at Risk in Ontario (MECP 2024)	Found in dry, open to semi-open upland oak forests typically with White Oak present, on well-drained soils.	No	No upland oak forests located within the subject property.
Birds										
Redhead	<i>Aythya americana</i>	S2B,S4N					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Live in shallow cattail/bulrush marshes, lakes and ponds and fens; preferred nesting usually close to shallow water (most within 2 m), but can be found as far as 266 m from water's edge.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Ruddy Duck	<i>Oxyura jamaicensis</i>	S3B,S4N,S5M					Cornell Lab of Ornithology 2024	Breeds mostly in the prairie pothole region of North America and winters in wetlands throughout the U.S. and Mexico. In the fall through spring, they inhabit open water, both inland and in protected coastal areas such as harbors and small bays.	No	No open and coastal areas present within the subject property.
Blue-winged Teal	<i>Spatula discors</i>	S3B,S4M					Cornell Lab of Ornithology 2024	Inhabits shallow ponds and wetlands across much of North America. Prefers grasslands bordering small potholes and other freshwater wetlands.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Chimney Swift	<i>Chaetura pelagica</i>	S3B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Commonly found in urban areas near buildings; nests in chimneys, hollow trees, and crevices of rock cliffs. Feeds over open water.	No	No suitable chimneys present.
American Coot	<i>Fulica americana</i>	S3B,S4N		NAR	NS	No schedule	Cornell Lab of Ornithology 2024	Inhabits open water habitats such as lakes, ponds and wetlands.	No	No suitable open water wetlands within the subject property.
Common Gallinule	<i>Gallinula galeata</i>	S3B					Cornell Lab of Ornithology 2024	Freshwater and brackish marshes, ponds, and lakes that have a mix of submerged, floating, and emergent aquatic vegetation and are open water year-round. They also use artificial aquaculture ponds, rice fields, sewage lagoons, and urban stormwater retention ponds.	No	No suitable open water wetlands within the subject property.
Black Tern	<i>Chlidonias niger</i>	S3B,S4M		NAR	NS	No schedule	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Large cattail marshes; marshy edges of rivers, lakes or ponds; wet open fens; wet meadows. Returns to same area to nest each year. Must have areas of shallow water (0.5 to 1m deep) and area of open water near nests. Generally found in marshes >20 ha in size.	No	GRCA regulated wetlands are too small to provide nesting habitat.
Least Bittern	<i>Ixobrychus exilis</i>	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Strongly prefers cattail marshes with a mix of open pools and channels. Also found in swamps and bogs and marshy borders of lakes, ponds, streams and ditches with dense emergent vegetation of cattail, bulrush and sedge. Nests in cattails. Intolerant of loss of habitat and human disturbance.	No	No suitable wetland habitat within the subject property and human disturbance from the adjacent 401 is present.
Black-crowned Night-Heron	<i>Nycticorax nycticorax</i>	S3B,S2N,S4M					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Deciduous woodland swamps, cattail marshes, islands, wooded river and lake banks, coastal wetlands	No	No suitable habitat within the subject property.
Barn Swallow	<i>Hirundo rustica</i>	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Farmlands, rural areas and other open or semi-open areas near body of water. Nests almost exclusively on human-made structures such as open barns, buildings, bridges and culverts.	No	No suitable human-made structures present.
Purple Martin	<i>Progne subis</i>	S3B					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open, trees areas such as farmland, parks, yards, marshes; usually near large bodies of water; colonial; nests in tree cavities, cliff ledges; most common in nest boxes; requires open space for foraging; prefers trees >15 cm dbh.	No	Subject property is not near a large body of water.
Bank Swallow	<i>Riparia riparia</i>	S4B		T	T	Schedule 1	Recovery Strategy for the Bank Swallow in Ontario (Falconer et al. 2016)	Nests in burrows in natural and human-made settings with vertical faces in silt and sand deposits. Usually on banks of river and lakes, but also found in sand and gravel pits.	No	No suitable vertical faces present.
Wood Thrush	<i>Hylocichla mustelina</i>	S4B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Carolinian and Great Lakes-St. Lawrence forest zones. Undisturbed moist mature deciduous or mixed forest with deciduous sapling growth. Near pond or swamp. Must have some trees higher than 12 m.	No	No suitable undisturbed forest habitat present.
Bobolink	<i>Dolichonyx oryzivorus</i>	S4B		SC	T	Schedule 1	Recovery Strategy for the Bobolink and Eastern Meadowlark in Ontario (McCracken et al. 2013)	Large (>10 ha), open expansive grasslands, pastures, hayfields, meadows or fallow fields with dense ground cover. Occasionally nest in large (>50 ha) fields of winter wheat and rye in southwestern Ontario.	No	Some smaller open habitats (cultural meadow and agricultural lands) are present but are not large enough to be considered suitable.

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open pastures, hayfields, grasslands or grassy meadows with elevated singing perches (small trees, shrubs or fence posts). Also weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields or other open areas. Generally prefers larger tracts of habitat >10 ha, but will sometimes use smaller tracts.	No	Some smaller open habitats (cultural meadow and agricultural lands) are present but are not large enough to be considered suitable.
Reptiles and Amphibians										
Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	S2	END	E	E	Schedule 1	Recovery Strategy for the Jefferson Salamander (Linton, J, J. McCarter & H. Fotherby)	Large deciduous or mixed forest containing, or in close proximity to, suitable breeding ponds which include fishless vernal pools or wetlands with suitable hydroperiod for larval development (was present until Aug/Sept). Habitats must contain shelter features including leaf litter, woody debris, rocks, logs, or stumps. Hibernation sites are underground in mammal burrows, root systems, or crevices or fissures in rocks.	No	Surveys completed in 2022 did not detect suitable habitat. The subject property habitat is highly fragmented and has been disturbed, which provides low quality habitat.
Mammals										
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts primarily in cavities, crevices, and exfoliating bark of typically large-diameter trees in forests and occasionally in or on buildings. Forages in forests of any age, along forest edges and in openings in forests. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Red Bat	<i>Lasiurus borealis</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Males occasionally roost in shrubs or saplings. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Hoary Bat	<i>Lasiurus cinereus</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Forages in the open, such as open wetlands, grasslands and fields with patchy tree cover. Primarily overwinters in the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END				Recovery Strategy for the Eastern Small-footed Myotis (<i>Myotis leibii</i>) in Ontario (Humphrey, C. 2017)	Roosts, including maternity roosts, in crevices in open, sunny, rocky habitats and in buildings. Hibernates in caves or mines. Hunts in forests and wetlands.	No	Suitable habitat is not present in the subject property.
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Uses caves, quarries, tunnels, hollow trees or buildings for roosting. Winters in humid caves. Maternity sites in dark warm areas such as attics and barns. Feeds primarily in wetlands and forest edges.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Roosts in houses and man-made structures but prefers hollow trees or under loose bark. Hibernates in mines or caves. Hunts within forest, below the canopy.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Tri-colored Bat	<i>Perimyotis subflavus</i>	S3?	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Roosts and maternity colonies in older forests and occasionally in barns or other structures. Forage over water and along streams in the forest. Hibernates in caves.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
American Badger (Southwestern Ontario population)	<i>Taxidea taxus jacksoni</i>	S1	END	E	E	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open grasslands and oak savannahs; dens in new hole or enlarged existing hole; sometimes makes food caches	No	Suitable grassland and oak savannah habitat is not present.
Butterflies										
Black Dash	<i>Euphyes conspicua</i>	S3					Butterflies and Moths of North America Online (2021)	Boggy marshes, wet meadows, and marshy stream banks with host plants <i>Carex stricta</i> .	No	Suitable marshy habitat is not present.
Tawny Emperor	<i>Asterocampa clyton</i>	S3					Butterflies and Moths of North America Online (2021)	Densely wooded riparian areas, dry woods, open woods. Requires host tree species of the genus <i>Celtis</i> .	No	Suitable riparian habitat is not present.

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Monarch	<i>Danaus plexippus</i>	S4B,S2N		E	E	Schedule 1	Species at Risk in Ontario (MECP 2024)	Adults found in a diversity of habitats with a variety of wildflowers. Caterpillars are confined to meadows and open areas where milkweeds grow (larval food plants).	No	Species was incidentally detected during 2022 surveys; however, the subject property does not provide an abundance of host plant species- Milkweed.
Odonates										
Double-striped Bluet	<i>Enallagma basidens</i>	S3					Wisconsin Odonata Survey (2023)	Found near ponds with little emergent vegetation, as well as lakes in sheltered coves and slow stretches of rivers or streams.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Spatterdock Darner	<i>Rhionaeschna mutata</i>	S3					Wisconsin Odonata Survey (2023)	An eastern species, found in southern Ontario. It is usually found at shallow, fishless ponds, typically with abundant water lilies (including spatterdock).	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Unicorn Clubtail	<i>Arigomphus villosipes</i>	S3					Minnesota Dragonfly (2016)	Muddy-bottomed lakes, ponds and slow moving streams with little vegetation	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Clamp-tipped Emerald	<i>Somatochlora tenebrosa</i>	S3					Wisconsin Odonata Survey (2023)	Found in southeast Canada, this species prefers shady forest waters, from trickles to streams, occasionally boggy and often partly dry.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.

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²Government of Ontario. 2026. Protected Species in Ontario List (O Reg. 60/26) under the Species Conservation Act, 2025. Accessed April 6, 2026. Available: <https://www.ontario.ca/laws/regulation/260060>

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⁵Lotts, K and T. Naberhaus. 2021. Butterflies and Moths of North America Online. Available: <https://www.butterfliesandmoths.org/>; Layberry, R., Hall, P., & Lafontaine, D. (1998). In The Butterflies of Canada. University of Toronto Press.

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⁷COSEWIC. 2012. COSEWIC assessment and status report on the Buff-breasted Sandpiper Tryngites subruficollis in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. x + 44 pp. (www.registrelep-sararegistry.gc.ca/default_e.cfm).

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¹²McCracken, J.D., R.A. Reid, R.B. Renfrew, B. Frei, J.V. Jalava, A. Cowie, and A.R. Couturier. 2013. Recovery Strategy for the Bobolink (Dolichonyx oryzivorus) and Eastern Meadowlark (Sturnella magna) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. viii + 88 pp.

¹³Humphrey, C. 2017. Recovery Strategy for the Eastern Small-footed Myotis (Myotis leibii) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. vii + 76 pp.

¹⁴Linton, J. J. McCarter and H. Fotherby 2018. Recovery Strategy for the Jefferson Salamander (Ambystoma jeffersonianum) and Unisexual Ambystoma (Jefferson Salamander dependent population) (Ambystoma laterale - (2) jeffersonianum) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. vii + 58 pp. <https://www.ontario.ca/page/jefferson-salamander-and-jefferson-dependent-unisexual-ambystoma-recovery-strategy#section-1>

¹⁵Humphrey, C. and H. Fotherby. 2019. Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), Northern Myotis (Myotis septentrionalis) and Tri-colored Bat (Perimyotis subflavus) in Ontario. Ontario Recovery Strategy Series. Prepared by the Ministry of the Environment, Conservation and Parks, Peterborough, Ontario. vii + 35 pp. + Appendix. Adoption of the Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), the Northern Myotis (Myotis septentrionalis), and the Tri-colored Bat (Perimyotis subflavus) in Canada (Environment and Climate Change Canada 2018).

¹⁶Ontario Ministry of Natural Resources (OMNR). 2000. Significant Wildlife Habitat Technical Guide. Appendix G: Wildlife Habitat Matrices and Habitat Descriptions for Rare Vascular Plants. October 2000.

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¹⁹Government of Canada. 2022. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2022-05-11. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

²⁰Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR). 2022. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2022-04-11. Available: <https://www.ontario.ca/page/get-natural->

Appendix II
Significant Wildlife Habitat Screening

Significant Wildlife Habitat Assessment Tables

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Terrestrial)					Not Present	Not Present
<u>Rationale:</u> Habitat important to migrating waterfowl.	American Black Duck Wood Duck Green-winged Teal Blue-winged Teal Mallard Northern Pintail Northern Shoveler American Wigeon Gadwall	CUM1 CUT1 - Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.	Fields with sheet water during Spring (mid March to May). • Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. • Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available ^{cxlviii} . <u>Information Sources</u> • Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. • Reports and other information available from Conservation Authorities (CAs) • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Field Naturalist Clubs • Ducks Unlimited Canada • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” ^{ccxi} • Any mixed species aggregations of 100 or more individuals required. • The area of the flooded field ecosite habitat plus a 100-300m radius buffer dependent on local site conditions and adjacent land use is the significant wildlife habitat ^{cxlviii} . • Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). • SWHMiST ^{cxlix} Index #7 provides development effects and mitigation measures.	Though fields are present within the study area, they do not support adequate flooding and stopover/staging habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Aquatic)					Not Present	Not Present
Rationale: Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.	Canada Goose Cackling Goose Snow Goose American Black Duck Northern Pintail Northern Shoveler American Wigeon Gadwall Green-winged Teal Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long-tailed Duck Surf Scoter White-winged Scoter Black Scoter Ring-necked Duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser Brant Canvasback	MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7	• Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. • These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water). <u>Information Sources</u> • Environment Canada • Naturalist clubs often are aware of staging/stopover areas. • OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Ducks Unlimited projects • Element occurrence specification by Nature Serve: http://www.natureserve.org • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of: • Aggregations of 100ⁱ or more of listed species for 7 daysⁱ, results in > 700 waterfowl use days. • Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH^{cxlix} • The combined area of the ELC ecosites and a 100m radius area is the SWH^{cxlviii} • Wetland area and shorelines associated with sites identified within the SWHTG^{cxlviii} Appendix K^{cxlix} are significant wildlife habitat. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). • SWHMiST^{cxlix} Index #7 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	
Wildlife Habitat: Shorebird Migratory Stopover Area					Not Present	Not Present
Rationale: High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	Greater Yellowlegs Lesser Yellowlegs Marbled Godwit Hudsonian Godwit Black-bellied Plover American Golden-Plover Semipalmated Plover Solitary Sandpiper Spotted Sandpiper Semipalmated Sandpiper Pectoral Sandpiper White-rumped Sandpiper Baird’s Sandpiper Least Sandpiper Purple Sandpiper Stilt Sandpiper Short-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sanderling Dunlin Whimbrel	BBO1 BBO2 BBS1 BBS2 BBT1 BBT2 SDO1 SDS2 SDT1 MAM1 MAM2 MAM3 MAM4 MAM5	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and storm water ponds do not qualify as a SWH. <u>Information Sources</u> • Western hemisphere shorebird reserve network. • Canadian Wildlife Service (CWS) Ontario Shorebird Survey. • Bird Studies Canada • Ontario Nature • Local birders and naturalist clubs • Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area	Studies confirming: • Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) • Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant. • The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area^{cxlviii} • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #8 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Raptor Wintering Area					Not Present	Not Present
<u>Rational:</u> Sites used by multiple species, a high number of individuals and used annually are most significant	Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl <u>Special Concern:</u> Short-eared Owl Bald Eagle	Hawks/Owls: Combination of ELC Community Series; need to have present one Community Series from each land class: Forest: FOD, FOM, FOC Upland: CUM, CUT, CUS, CUW	The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. Raptor wintering sites need to be > 20 ha^{cxlviii, cxlix} with a combination of forest and upland.^{xvi, xvii, xviii, xix, xx, xxi} Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands^{cxlix} Field area of the habitat is to be wind swept with limited snow depth or accumulation. Eagle sites have open water, large trees and snags available for roosting <u>Information Sources</u> • OMNRF Ecologist or Biologist • Field Natural Clubs • Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area • Data from Bird Studies Canada • Reports and other information available from Conservation Authorities CAs.	Studies confirm the use of these habitats by: • One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two listed hawk/owl species • To be significant a site must be used regularly (3 in 5 years)^{cxlix} for a minimum of 20 days by the above number of birds • The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #10 and #11 provides development effects and mitigation measures.	Though fields and woodlands are present within the study area, these habitats are fragmented and disturbed, and do not provide an adequate size.	
Wildlife Habitat: Bat Hibernacula					Not Present	Not Present
<u>Rationale</u> Bat hibernacula are rare habitats in Ontario landscapes.	Big Brown Bat Tri-coloured Bat	Bat Hibernacula may be found in these ecosites: CCR1 CCR2 CCA1 CCA2 (Note: buildings are not considered to be SWH)	• Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. • Active mine sites should not be considered as SWH • The locations of bat hibernacula are relatively poorly known. <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • Natural Heritage Information Center (NHIC) Bat Hibernaculum • Ministry of Northern Development and Mines for location of mine shafts. • Clubs that explore caves (eg. Sierra Club) • University Biology Departments with bat experts.	• All sites with confirmed hibernating bats are SWH. • The habitat area includes a 200m radius around the entrance of the hibernaculum^{cxlviii, ccvii} for most. • Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects”^{ccv} • SWHMiST^{cxlix} Index #1 provides development effects and mitigation measures.	There are no mine shafts, caves, or Karts within the subject property or study area.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bat Maternity Colonies					Possible	Candidate
<u>Rationale:</u> Known locations of forested bat maternity colonies is extremely rare in all Ontario landscapes.	Big Brown Bat Silver-haired Bat	Maternity colonies considered SWH are found in forested Ecosites. All ELC Ecosites in ELC Community Series: FOD FOM SWD SWM	Maternity colonies can be found in tree cavities, vegetation and often in buildings ^{xxii, xxv, xxvi, xxvii, xxxi} (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario ^{xxii} • Maternity colonies located in Mature deciduous or mixed forest stands ^{ccix, ccx} with >10/ha large diameter (>25cm dbh) wildlife trees ^{ccvii} • Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3 ^{ccxiv} or class 1 or 2 ^{ccxii} • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred ^{ccx} <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • University Biology Departments with bat experts.	• Maternity Colonies with confirmed use by: • >10 Big Brown Bats • >5 Adult Female Silver-haired Bats • The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies. • Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for wind Power Projects" ^{ccv} • SWHMiS T ^{cxlix} Index #12 provides development effects and mitigation measures.	Candidate habitat is present in mixed woodland community. Considered low quality due to adjacent 401 highway.	
Wildlife Habitat: Turtle Wintering Area					Candidate	Candidate
<u>Rationale:</u> Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	Midland Painted Turtle <u>Special Concern:</u> Northern Map Turtle Snapping Turtle	Snapping and Midland Painted Turtles - ELC Community Classes: SW, MA, OA and SA; ELC Community Series: FEO and BOO Northern Map Turtle - Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen ^{cix, cx, cxi, cxviii} . • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. <u>Information Sources</u> • EIS studies carried out by Conservation Authorities. • Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. • OMNRF ecologist or biologist • Natural Heritage Information Center (NHIC)	• Presence of 5 over-wintering Midland Painted Turtles is significant. • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant. • The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. • Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – May) ^{cvii} • Congregation of turtles is more common where wintering areas are limited and therefore significant ^{cix, cx, cxi, cxii} . • SWHMiST ^{cxlix} Index #28 provides development effects and mitigation measures for turtle wintering habitat.	8 Midland Painted Turtles were observed basking on September 15, 2022 within the larger GRCA regulated community, suggesting overwintering at this location.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Snake Hibernaculum					Possible	Confirmed
<u>Rationale:</u> Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	<u>Snakes:</u> Eastern Gartersnake Northern Watersnake Northern Red-bellied Snake Northern Brownsnake Smooth Green Snake Northern Ring-necked Snake <u>Special Concern:</u> Milksnake Eastern Ribbonsnake <u>Lizard:</u> <u>Special Concern</u> (Southern Shield population): Five-lined Skink	For all snakes, habitat may be found in any ecosite other than very wet ones. Talus, Rock Barren, Crevice and Cave, and Alvar sites may be directly related to these habitats. Observations of congregations of snakes on sunny warm days in the spring or fall is a good indicator. For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3	• For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural locations. The existence of features that go below the frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line^{xliv, l, li, lii, cxii.} • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. • Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures cciii. Information Sources • In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g. old dug wells). • Reports and other information from CAs. • Local Field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. clubs • Natural Heritage Information Center (NHIC) • OMNRF ecologist or biologist may be aware of locations of wintering skinks	Studies confirming: • Presence of snake hibernacula used by a minimum of five individuals of a snake sp. <u>or</u>; individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. <u>or</u>; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct). • <u>Note:</u> If there are Special Concern Species present, then site is SWH • <u>Note:</u> Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population [i.e. strong hibernation site fidelity]. Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30m buffer is the SWHⁱ • SWHMiST^{cxlix} Index #13 provides development effects and mitigation measures for snake hibernacula. • Presence of any active hibernaculum for skink is significant. • SWHMiST^{cxlix} Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat.	Confirmed snake hibernaculum was documented within the northwestern portion of the subject property in 2022. Following this discovery, new artificial hibernaculum were created on the property outside the proposed development area and monitored for 3 years in accordance with authorization from the Ministry of Natural Resources (MNR). The existing hibernacula was also removed in accordance with authorizations from the MNR so this area would no longer be used by snakes.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)					Not Present	Not Present
<u>Rationale:</u> Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow populations are declining in Ontario.	Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)	Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles Cliff faces, bridge abutments, silos, barns Habitat found in the following ecosites: CUM1 CUT1 CUS1 BLO1 BLS1 BLT1 CLO1 CLS1 CLT1	• Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area. • Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. • Does not include a licensed/permitted Mineral Aggregate Operation. Information Sources • Reports and other information available from CAs • Ontario Breeding Bird Atlas^{ccv} • Bird Studies Canada; <i>NatureCounts</i> http://www.birdscanada.org/birdmon/ • Field Naturalist clubs	Studies confirming: • Presence of 1 or more nesting sites with 8^{cxlvix} or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. • A colony identified as SWH will include a 50m radius habitat area from the peripheral nests^{ccvii} • Field surveys to observe and count swallow nests are to be completed during the breeding season Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #4 provides development effects and mitigation measures	The study area and subject property do not contain suitable banks or cliffs for nesting bird breeding habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)					Not Present	Not Present
<u>Rationale:</u> Large Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Great Blue Heron Black-crowned Night-heron Great Egret Green Heron	SWM2 SWM3 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1	• Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. • Most nests in trees are 11 to 15m from ground, near the top of the tree. <u>Information Sources</u> • Ontario Breeding Bird Atlas^{ccv}, colonial nest records. • Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNR). • NHIC Mixed Wader Nesting Colony • Aerial photographs can help identify large heronries • Reports and other information available from CAs • MNRF District Offices • Local naturalist clubs	<u>Studies confirming:</u> • Presence of 5ⁱ or more active nests of Great Blue Heron or other listed species. • The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH^{cc, ccvii} • Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells • SWHMiST^{cxlix} Index #5 provides development effects and mitigation measures.	The study area or subject property do not contain suitable habtiat for nesting bird breeding habitat.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Ground)					Not Present	Not Present
<u>Rationale:</u> Colonies are important to local bird populations, typically sites are only known colony in area and are used annually.	Herring Gull Great Black-backed Gull Little Gull Ring-billed Gull Common Tern Caspian Tern Brewer's Blackbird	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1:50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird) MAM1 – 6 MAS1 – 3 CUM CUT CUS	• Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas. • Brewers Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands. <u>Information Sources</u> • Ontario Breeding Bird Atlas^{ccv}, rare/colonial species records. • Canadian Wildlife Service • Reports and other information available from CAs • Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area • MNRF District Offices • Field naturalist clubs	<u>Studies confirming:</u> • Presence of >25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Ternⁱ. • Presence of 5 or more pairs for Brewer's Blackbird. • Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. • The edge of the colony and a minimum 150m area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH^{cc, ccvii} • Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"^{ccxi} • SWHMiST^{cxlix} Index #6 provides development effects and mitigation measures.	The study are and subject property do not contain islands or peninsulas in open water or marshy areas.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Migratory Butterfly Stopover Areas					Not Present	Not Present
<u>Rationale:</u> Butterfly stopovers areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.	Painted Lady Red Admiral <u>Special Concern:</u> Monarch	Combination of ELC Community Series: Need to have present one Community Series from each landclass: <u>Field:</u> CUM CUS CUT <u>Forest:</u> FOC FOM FOD CUP Anecdotally, a candidate sight for butterfly stopover will have a history of butterflies being observed.	A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario^{cxlix}. • The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south^{xxxii, xxxiii, xxxiv, xxxv, xxxvi}. • The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat cxlviii, cxlix. • Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes^{xxxvii, xxxviii, xxxix, xl, xli}. <u>Information Sources</u> • OMNRF (NHIC) • Agriculture Canada in Ottawa may have list of butterfly experts. • Field Naturalist Clubs • Toronto Entomologists Association • Conservation Authorities	Studies confirm: • The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct)^{xliii}. MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day^{xxxvii}, significant variation can occur between years and multiple years of sampling should occur^{xl, xlii}. • Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD • MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant. • SWHMiST^{cxlix} Index #16 provides development effects and mitigation measures.	The study area or subject property is not within 5km of Lake Ontario.	
Wildlife Habitat: Landbird Migratory Stopover Areas					Not Present	Not Present
<u>Rationale:</u> Sites with a high diversity of species as well as high number are most significant	All migratory songbirds. Canadian Wildlife Service Ontario website: http://www.on.ec.gc.ca/wildlife_e.html All migrant raptors species: Ontario Ministry of Natural Resources: Fish and Wildlife Conservation Act, 1997. Schedule 7: Specially Protected Birds (Raptors)	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	Woodlots need to be >10 haⁱ in size and within 5km^{iv, v, vi, vii, viii, ix, x, xi, xii, xiii, xiv, xv} of Lake Ontario. • If multiple woodlands are located along the shoreline, those woodlands <2km from Lake Ontario are more significant^{cxlix} • Sites have a variety of habitats; forest, grassland and wetland complexes^{cxlix}. • The largest sites are more significant^{cxlix} • Woodlots and forest fragments are important habitats to migrating birds^{ccxviii}, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH^{cxlviii}. <u>Information Sources</u> • Bird Studies Canada • Ontario Nature • Local birders and naturalist club • Ontario Important Bird Areas (IBA) Program	Studies confirm: • Use of the woodlot by >200 birds/day and with >35 spp. with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant. • Studies should be completed during spring (Apr/May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"^{ccxi} • SWHMiST^{cxlix} Index #9 provides development effects and mitigation measures.	The study area and subject property is not within 5km of Lake Ontario.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Deer Yarding Areas					Possible	Possible
<u>Rationale:</u> Winter habitat for deer is considered to be the main factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions. Deer yards typically have a long history of annual use by deer, yards typically represent 10-15% of an areas summer range.	White-tailed Deer	Note: OMNRF to determine this habitat. ELC Community Series providing a thermal cover component for a deer yard would include: FOM, FOC, SWM and SWC. Or these ELC Ecosites: CUP2 CUP3 FOD3 CUT	• Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. • The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%^{cxciiv}. • OMNRF determines deer yards following methods outlined in “Selected Wildlife and Habitat Features: Inventory Manual”^{cxcv} • Woodlots with high densities of deer due to artificial feeding are not significant.	No Studies Required: • Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH^{lvi, lvii, lviii, lix, lx, l}. • Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNRF offices or via Land Information Ontario (LIO). • Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNRF will complete these field investigations^{cxcv}. • If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST^{cxlix} Index #2 provides development effects and mitigation measures.	Suitable deer yarding or winter concentration areas are not present within the study area or subject property.	
Wildlife Habitat: Deer Winter Congregation Areas					Not Present	Not Present
<u>Rationale:</u> Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions^{exlviii}	White-tailed Deer	All Forested Ecosites with these ELC Community Series: FOC FOM FOD SWC SWM SWD Conifer plantations much smaller than 50ha may also be used.	• Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment. • Deer movement during winter in the southern areas of Eco-region 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands^{cxlviii}. • If deer are constrained by snow depth refer to the Deer Yarding Area habitat within Table 1.1 of this Schedule. • Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha^{ccxxiv}. • Woodlots with high densities of deer due to artificial feeding are not significant. <u>Information Sources</u> • MNRF District Offices • LIO/NRVIS	Studies confirm: • Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF^{cxlviii}. • Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRⁱ. • Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques^{ccxxiv}, ground or road surveys, or a pellet count deer density survey^{ccxxv}. • If a SWH is determined for Deer Wintering Area of if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST^{cxlix} Index #2 provides development effects and mitigation measures.	No woodlots >100ha are present within the study area.	

Significant Wildlife Habitat Assessment Tables

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Cliff and Talus Slopes					Not Present	Not Present
<u>Rationale:</u> Cliffs and Talus Slopes are extremely rare habitats in Ontario.	Any ELC Ecosite within Community Series: TAO CLO TAS CLS TAT CLT	A Cliff is vertical to near vertical bedrock >3m in height. A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Most cliff and talus slopes occur along the Niagara Escarpment. <u>Information Sources</u> • The Niagara Escarpment Commission has detailed information on location of these habitats. • OMNRF District • Natural Heritage Information Center (NHIC) has location information on their website • Local naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Cliffs or Talus Slopes ^{lxviii} • SWHMiST ^{cxlix} Index #21 provides development effects and mitigation measures.	The study area or subject proerty do not contain cliff and talus slopes.	
Sand Barrens					Not Present	Not Present
<u>Rationale:</u> Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry.	ELC Ecosites: SBO1 SBS1 SBT1 Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always <60%.	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.	Any sand barren area, >0.5ha in size. <u>Information Sources</u> • OMNRF Districts. • Natural Heritage Information Center (NHIC) has location information on their website • Field naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Sand Barrens ^{lxviii} • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics) ^l . • SWHMiST ^{cxlix} Index #20 provides development effects and mitigation measures.	The study area or subject property do not contain sand barren type habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Alvar					Not Present	Not Present
<u>Rationale:</u> Alvars are extremely rare habitats in Ecoregion 6E. Most alvars in Ontario are in Ecoregion 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact.	ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2 Five Alvar Indicator Species: 1) Carex crawei 2) Panicum philadelphicum 3) Eleocharis compressa 4) Scutellaria parvula 5) Trichostema branchiatum These indicator species are very specific to Alvars within Ecoregion 6E	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoo geographically diverse, supporting many uncommon or are relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover ^{lxxviii} .	An Alvar site > 0.5 ha in size ^{lxxv} . <u>Information Sources</u> • Alvars of Ontario (2000), Federation of Ontario Naturalists ^{lxxvi} . • Ontario Nature – Conserving Great Lakes Alvars ^{ccviii} . • Natural Heritage Information Center (NHIC) has location information on their website • Field Naturalist clubs • Conservation Authorities	Field studies identify four of the five Alvar indicator species ^{lxxv, cxlix} at a Candidate Alvar site is Significant. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotics sp.). • The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses ^{lxxv} . • SWHMiST ^{cxlix} Index #17 provides development effects and mitigation measures.	The study area or subject property do not contain alvar habitat.	
Old Growth Forest					Not Present	Not Present
<u>Rationale:</u> Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.	Forest Community Series: FOD FOC FOM SWD SWC SWM	Old Growth forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Woodland Stands areas 30ha or greater in size or with at least 10 ha interior habitat assuming 100m buffer at edge of forest Í. <u>Information Sources</u> • OMNRF Forest Resource Inventory mapping • OMNRF Forester, Ecologist or Biologist • Field Local naturalist clubs • Conservation Authorities • Sustainable Forestry License (SFL) companies will possibly know locations through field operations. • Municipal forestry departments	Field Studies will determine: • If dominant trees species of the ecosite are >140 years old, then stand is Significant Wildlife Habitat ^{cxlviii} • The stand will have experienced no recognizable forestry activities ^{cxlviii} • The area of Forest Ecosites combined to make up the stand is the SWH. • Determine ELC Vegetation Type for forest stand ^{lxxviii} • SWHDSS ^{cxlix} Index #23 provides development effects and mitigation measures.	The study area or subject property do not contain old growth forest habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Savannah					Not Present	Not Present
<u>Rationale:</u> Savannahs are extremely rare habitats in Ontario.	TPS1 TPS2 TPW1 TPW2 CUS2	A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60%.	• No minimum size to site • Site must be restored or a natural site. • Remnant sites such as railway right of ways are not considered to be SWH. <u>Information Sources</u> • Natural Heritage Information Center (NHIC) has location information on their website • OMNRF Ecologists • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Savannah indicator species listed in ^{bxv} Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used ^{cxlviii} . • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics sp.). • SWHMiST^{cxlix} Index #18 provides development effects and mitigation measures.	The study area or subject property does not contain savannah habitat.	
Tallgrass Prairie					Not Present	Not Present
<u>Rationale:</u> Tallgrass Prairies are extremely rare habitats in Ontario.	TPO1 TPO2	A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover.	• No minimum size to site • Site must be restored or a natural site. • Remnant sites such as railway right of ways are not considered to be SWH. <u>Information Sources</u> • OMNR Districts • Natural Heritage Information Center (NHIC) has location information available on their website • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Prairie indicator species listed in ^{bxv} Appendix N should be present. Note: Prairie plant spp. list from Ecoregion 6E should be used ^{cxlviii} . • Area of the ELC Ecosite is the SWH • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics). • SWHMiST^{cxlix} Index #19 provides development effects and mitigation measures.	The study area and subject property does not contain tallgrass prairie.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Other Rare Vegetation Communities					Not Present	Not Present
Rationale: Plant communities that often contain rare species which depend on the habitat for survival.	Provincially Rare S1, S2 and S3 vegetation communities are listed in Appendix M of the SWHTG ^{cxlviii} . Any ELC Ecosite Code that has a possible ELC Vegetation Type that is Provincially Rare is Candidate SWH.	Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in appendix M ^{cxlviii} The OMNR/NHIC will have up to date listing for rare vegetation communities. <u>Information Sources</u> • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field naturalists clubs • Conservation Authorities	Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of SWHTG ^{cxlviii} . • Area of the ELC Vegetation Type polygon is the SWH. • SWHMiST ^{cxlix} Index #37 provides development effects and mitigation measures.	There are no other rare vegetation communities present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH				Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources		Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Nesting Area						Not Present	Not Present
<u>Rationale:</u> Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.	American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SWT1 SWT2 SWD1 SWD2 SWD3 SWD4 Note: includes adjacency to Provincially Significant Wetlands	A waterfowl nesting area extends 120m ^{cxlix} from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120m of each individual wetland where waterfowl nesting is known to occur ^{cxlix} . • Upland areas should be at least 120m wide so that predators such as raccoons, skunks, and foxes have difficulty finding nests. • Wood Ducks and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites. <u>Information Sources</u> • Ducks Unlimited staff may know the locations of particularly productive nesting sites. • OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. • Reports and other information available from CAs		Studies confirmed: • Presence of 3 or more nesting pairs for listed species excluding Mallards, or • Presence of 10 or more nesting pairs for listed species including Mallards. • Any active nesting site of an American Black Duck is considered significant. • Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” ^{ccxi} • A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120m ^{cxlviii} from the wetland and will provide enough habitat for waterfowl to successfully nest. • SWHMiST ^{cxlix} Index #25 provides development effects and mitigation measures.	Suitable wetland habitats are not present within the study area or subject property.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bald Eagle and Osprey Nesting, Foraging and Perching Habitat					Not Present	Not Present
<u>Rationale:</u> Nest sites are fairly uncommon in Eco-region 6E are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.	Osprey <u>Special Concern:</u> Bald Eagle	ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands	• Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. • Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree’s canopy. • Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms). <u>Information Sources</u> • Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. • MNRF values information (LIO/NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat. • Nature Counts, Ontario Nest Records Scheme data. • OMNRF Districts • Sustainable Forestry License (SFL) companies will identify additional nesting locations through field operations. • Check the Ontario Breeding Bird Atlas^{ccv} or Rare Breeding Birds in Ontario for species documented • Reports and other information available from CAs. • Field naturalists clubs	Studies confirm the use of these nests by: • One or more active Osprey or Bald Eagle nests in an area^{cxlviii}. • Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. • For an Osprey, the active nest and a 300m radius around the nest or the contiguous woodland stand is the SWH^{ccvii}, maintaining undisturbed shorelines with large trees within this area is important^{cxlviii}. • For a Bald Eagle the active nest and a 400-800m radius around the nest is the SWH^{cv}, ^{ccvii}. Area of the habitat from 400-800m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat^{cv}. • To be significant a site must be used annually. When found inactive, the site must be known to be inactive for >3 years or suspected of not being used for >5 years before being considered not significant^{ccvii} • Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #26 provides development effects and mitigation measures	Suitable aquatic habitats are not present within the study area. No nests were observed during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Woodland Raptor Nesting Habitat					Not Present	Not Present
<u>Rationale:</u> Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species.	Northern Goshawk Cooper's Hawk Sharp-shinned Hawk Red-shouldered Hawk Barred Owl Broad-winged Hawk	May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3.	All natural or conifer plantation woodland/forest stands >30ha with >10ha of interior habitat ^{lxxxviii, lxxxix, xc, xci, xciii, xciv, xcv, xcvi, cxxxiii} . Interior habitat determined with a 200m buffer ^{cxlviii} . • Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Cooper's hawk nest along forest edges sometimes on peninsulas or small off-shore islands. • In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest. <u>Information Sources</u> • OMNRF • Check the Ontario Breeding Bird Atlas ^{ccv} or Rare Breeding Birds in Ontario for species documented. • Check data from Bird Studies Canada • Reports and other information available from CAs	Studies confirm: • Presence of 1 or more active nests from species list is considered significant ^{cxlviii} . • Red-shouldered Hawk and Northern Goshawk – a 400m radius around the nest or 28ha area of habitat is the SWH ^{ccvii} . • Barred Owl – a 200m radius around the nest is the SWH ^{ccvii} . • Broad-winged Hawk and Coopers Hawk – a 100m radius around the nest is the SWH ^{ccvii} . • Sharp-shinned Hawk – a 50m radius around the nest is the SWH ^{ccvii} . • Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. • SWHMiST ^{cxlix} Index #27 provides development effects and mitigation measures.	No interior habitat or woodland of adequate size is present within the study area or subject property.	
Wildlife Habitat: Turtle Nesting Area					Not Present	Not Present
<u>Rationale:</u> These habitats are rare and when identified will often be the only breeding site for local populations of turtles	Midland Painted Turtle <u>Special Concern:</u> Northern Map Turtle Snapping Turtle	Exposed mineral soil (sand or gravel) areas adjacent (<100m) ^{cxlviii} or within the following ELC Ecosites: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 BOO1 FEO1	• Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. • For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. • Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. <u>Information Sources</u> • Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). • Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. • Natural Heritage Information Center (NHIC) • Field Naturalist clubs and landowners	Studies confirm: • Presence of 5 or more nesting Midland Painted Turtles • One or more Northern Map Turtle or Snapping Turtle nesting is a SWH ^l • The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH ^{cxlviii} . • Travel routes from wetland to nesting area are to be considered within the SWH ^{cxlix} . • Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method. • SWHMiST ^{cxlix} Index #28 provides development effects and mitigation measures for turtle nesting habitat.	Due to the presence of potential turtle over-wintering within the larger GRCA regulated wetland, turtle nesting was thought to be candidate. However, targeted surveys complted in 2022 did not observe any evidence of nesting.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Seeps and Springs					Not Present	Not Present
<u>Rationale:</u> Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.	Wild Turkey Ruffed Grouse Spruce Grouse White-tailed Deer Salamander spp.	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system ^{cxvii, cxlix} . • Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species ^{cxix, cxx, cxxi, cxxii, cxiii, cxiv} <u>Information Sources</u> • Topographical Map • Thermography • Hydrological surveys conducted by CAs and MOE • Field naturalists clubs and landowners • Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped.	Field Studies confirm: • Presence of a site with 2 or more seeps/springs should be considered SWH. • The area of a ELC forest ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat ^{cxlviii} • SWHMiST ^{cxlix} Index #30 provides development effects and mitigation measures	Study area is not within the headwaters of any systems, no seeps or springs were observed within the subject property.	
Wildlife Habitat: Amphibian Breeding Habitat (Woodland)					Not Present	Not Present
<u>Rationale:</u> These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.	• Presence of a wetland, pond or woodland pool (including vernal pools) >500m ² (about 25m diameter) within or adjacent (within 120m) to a woodland (no minimum size) ^{cbxxxii, lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx} Some small wetlands may not be mapped and may be important breeding pools for amphibians. • Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat ^{cxlviii} <u>Information Sources</u> • Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records • Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. • OMNRF District • OMNRF wetland evaluations • Field naturalist clubs • Canadian Wildlife Service Amphibian Road Call Survey • Ontario Vernal Pool Association: http://www.ontariovernalpools.org	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses) ^{lxxi} or 2 or more of the listed frog species with Call Level Codes of 3. • A combination of observational study and call count surveys ^{cviii} will be required during the spring March-June when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. • The habitat is the woodland area plus a 230m radius of woodland area ^{lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx, lxxi} if a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is the be included in the habitat. • SWHMiST ^{cxlix} Index #14 provides development effects and mitigation measures.	No evidence of salamander breeding or adequate populations of calling frogs were documented from the subject property during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Amphibian Breeding Habitat (Wetland)					Not Present	Not Present
<u>Rationale:</u> These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations	Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Tree frog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	ELC Community Classes SW, MA, FE, BO, OA and SA. Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bull Frog) may be adjacent to woodlands.	- Wetlands >500m² (about 25m diameter)^{ccvii} supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats^{clxxxiv}. - Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. - Bullfrogs require permanent water bodies with abundant emergent vegetation. <u>Information Sources</u> - Ontario Herpetofaunal Summary Atlas (or other similar atlases) - Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. - OMNRF Districts and wetland evaluations - Reports and other information available from CAs.	Studies confirm: - Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species and with at least 20 - individuals (adults or eggs masses)^{lxxi, lxxiii}, or 2 or more of the listed frog/toad species with Call Level Codes of 3. or; Wetland with confirmed breeding Bullfrogs are significant. - The ELC ecosite wetland area and the shoreline are the SWH. - A combination of observational study and call count surveys^{cviii} will be required during spring March to June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. - If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. - SWHMiST^{cxlix} Index #15 provides development effects and mitigation measures.	The GRCA regulated wetland does not provide adequate breeding habitat, or is it of adequate size.	
Woodland Area-Sensitive Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.	Yellow-Bellied Sapsucker Red-breasted Nuthatch Veery Blue-headed Vireo Northern Parula Black-throated Green Warbler Blackburnian Warbler Black-throated Blue Warbler Ovenbird Scarlet Tanager Winter Wren Special Concern: Cerulean Warbler Canada Warbler	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	- Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha.^{cv, cxxxi, cxxxii, cxxxiii, cxxxiv, cxxv, cxxvi, cxxxvii, cxxxviii, cxxxix, cxi, cxli, cxlii, cxliii, cxliv, cxlv, cxlvi, cli, clii, cliii, cliv, clv, clvii, clviii, clix} - Interior forest habitats are at least 200m from forest edge habitat. <u>Information Sources</u> - Local bird clubs - Canadian Wildlife Service (CWS) for the location of forest bird monitoring. - Bird studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to greatest value to interior species - Reports and other information available from CAs.	- Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. - Note: any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH. - Conduct field investigations in spring and early summer when birds are singing and defending their territories. - Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} - SWHMiST^{cxlix} Index #34 provides development effects and mitigation measures.	Interior habitat, mature forests, and woodlands of adequate size are not present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Marsh Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.	American Bittern Virginia Rail Sora Common Gallinule American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan <u>Special Concern:</u> Black Tern Yellow Rail	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SAS1 SAM1 SAF1 FEO1 BOO1 For Green Heron: All SW, MA and CUM1 sites.	• Nesting occurs in wetlands • All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present^{ccxiv}. • For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water. <u>Information Sources</u> • Contact OMNRF, wetland evaluations are a good source of information. • Field naturalist clubs • Natural Heritage Information Center (NHIC) Records • Reports and other information available from CAs. • Ontario Breeding Bird Atlas^{ccv}	Studies confirm: • Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; or breeding by any combination of 5 or more of the listed speciesⁱ. • Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWHⁱ. • Area of the ELC ecosite is the SWH • Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi}. • SWHMiST^{cxlix} Index #35 provides development effects and mitigation measures	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Open Country Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow <u>Special Concern:</u> Short-eared Owl	CUM1 CUM2	Large grassland areas (includes natural and cultural fields and meadows) >30 ha^{clx, clxi, clxii, clxiii, clxiv, clxv, clxvi, clxvii, clxviii, clxix}. Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years)ⁱ. Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. <u>Information Sources</u> • Agricultural land classification maps, Ministry of Agriculture. • Ask local birders • Ontario Breeding Bird Atlas^{ccv} • Reports and other information available from CAs.	Field Studies confirm: • Presence of nesting or breeding of 2 or more of the listed species. • A field with 1 or more breeding Short-eared Owl is to be considered SWH. • The area of SWH is the contiguous ELC ecosite field areas. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi}. • SWHMiST^{cxlix} Index #32 provides development effects and mitigation measures.	Suitable grassland habitats are not present within the study area or subject property, and are not of adequate size.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Shrub/Early Successional Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records cxcix.	<u>Indicator spp.:</u> Brown Thrasher Clay-coloured Sparrow <u>Common spp.:</u> Field Sparrow Black-billed Cuckoo Eastern Towhee Willow Flycatcher <u>Special Concern:</u> Yellow-breasted Chat Golden-winged Warbler	CUT1 CUT2 CUS1 CUS2 CUW1 CUW2 Patches of shrub ecosites can be complexed into a larger habitat for some bird species.	Large field areas succeeding to shrub and thicket habitats>10ha^{clxiv} in size. • Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years)ⁱ. Shrub thicket habitats (>10 ha) are most likely to support and sustain a diversity of these species^{clxxiii}. Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands. <u>Information Sources</u> • Agricultural land classification maps Ministry of Agriculture Local bird clubs • Ontario Breeding Bird Atlas^{ccv} • Reports and other information available from CAs	Field Studies confirm: • Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common speciesⁱ. • A field with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat. • The area of the SWH is the contiguous ELC ecosite field/thicket area. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #33 provides development effects and mitigation measures.	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Terrestrial Crayfish					Not Present	Not Present
<u>Rationale:</u> Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare. ^{ccii}	Chimney or Digger Crayfish: (<i>Fallicambarus fodiens</i>) Devil Crawfish or Meadow Crayfish: (<i>Cambarus Diogenes</i>)	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 MAS1 MAS2 MAS3 SWD SWT SWM	Wet meadow and edges of shallow marshes (no minimum size) identified should be surveyed for terrestrial crayfish. • Constructs burrows in marshes, mudflats, meadows, the ground can’t be too moist. Can often be found far from water. • Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed. <u>Information Sources</u> • Information sources from “Conservation Status of Freshwater Crayfishes” by Dr. Premek Hamr for the WWF and CNF March 1998	Studies Confirm: • Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable marsh meadow or terrestrial sites^{cci} • Area of ELC Ecosite or an ecoelement area of meadow marsh or swamp within the larger ecosite area is the SWH • Surveys should be done April to August during in temporary or permanent water Note the presence of burrows or chemistry are often the only indicator of presence, observance or collection of individuals is very difficult^{cci} • SWHMiST^{cxlix} Index #36 provides development effects and mitigation measures.	Though wetlands are present within the study area and subject property, no crayfish chimneys were observed during the 2022 field surveys.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Special Concern and Rare Wildlife Species					Possible	Not Present
Rationale: These species are quite rare or have experienced significant population declines in Ontario.	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre.	All plant and animal element occurrences (EO) within a 1 or 10km grid. Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites ^{lxxviii} . <u>Information Sources</u> • Natural Heritage Information Centre (NHIC) will have the Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. • NHIC Website: "Get Information": http://nhic.mnr.gov.on.ca • Ontario Breeding Bird Atlas ^{ccv} • Expert advice should be sought as many of the rare spp. have little information available about their requirements.	Studies Confirm: • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. • The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs to be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat. • SWHMiST ^{cxlix} Index #37 provides development effects and mitigation measures.	Provincially Rare (S1-S3, SH) plant and animal species may occur within the study area (refer to the SAR and SCC screening table). No provincially rare plant and animal species were observed during the 2022 field surveys.	

Significant Wildlife Habitat Assessment Tables

Table 5. Characteristics of Animal Movement Corridors for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Amphibian Movement Corridors					Not Present	Not Present
Rationale: Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	Corridors may be found in all ecosites associated with water. • Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1.	Movement corridors between breeding habitat and summer habitat ^{clxxiv, clxxv, clxxvi, clxxvii, clxxviii, clxxix, clxxx, clxxxi} . Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (Amphibian Breeding Habitat – Wetland) of this Schedule ⁱ . <u>Information Sources</u> • MNRF District Office • Natural Heritage Information Center NHIC • Reports and other information available from CAs • Field Naturalist Clubs	• Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. • Corridors should consist of native vegetation, with several layers of vegetation. Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant ^{cxlix} . • Corridors should have at least 15m of vegetation on both sides of waterway ^{cxlix} or be up to 200m wide ^{cxlix} of woodland habitat and with gaps <20m ^{cxlix} . • Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat ^{cxlix} . • SWHMiST ^{cxlix} Index #40 provides development effects and mitigation measures.	Amphibian breeding habitat (wetland) was not confirmed during the 2022 field surveys.	
Wildlife Habitat: Deer Movement Corridors					Not Present	Not Present
Rationale: Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.	White-tailed Deer	Corridors may be found in all forested ecosites. A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridors.	Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH from Table 1.1 of this schedule ⁱ . • A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion ^{clxxxii, clxxxiii, cxlix, cxliv} . • Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). <u>Information Sources</u> • MNRF District Office • Natural Heritage Information Center (NHIC) • Reports and other information available from CAs • Field Naturalist Clubs	• Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas. • Corridors that lead to a deer wintering yard should be unbroken by roads and residential areas. • Corridors should be at least 200m wide ^{cxlix} with gaps <20m ^{cxlix} and if following riparian area with at least 15m of vegetation on both sides of waterway ^{cxlix} . Shorter corridors are more significant than longer corridors ^{cxlix} . • SWHMiST ^{cxlix} Index #39 provides development effects and mitigation measures.	Deer wintering habitat is not present within the study area.	

Appendix III
Terms of Reference



April 16, 2026

Project No. 2706

Monika Farncombe, Township of Puslinch
Cheryl Anne Ross, Aboud and Associates

Dear Ms. Farncombe, and Ms. Ross,

**RE: McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference**

Natural Resource Solutions Inc. (NRSI) has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for the proposed industrial development located on McLean Road in the township of Puslinch, Ontario (see Map 1).

The southeast portion of the subject property contains designated natural heritage features including Core Greenlands as per the County of Wellington's Official Plan (2025) and two wetlands that are regulated by the Grand River Conservation Authority (GRCA). Due to the presence of these features, an EIS is required to characterize the natural features within the subject property and assess potential impacts.

The attached Terms of Reference (TOR) outlines our approach to complete the EIS for the proposed development, which has been prepared in accordance with the pre-consultation comments provided by agency staff and their peer reviewers (February 2026). In particular, Aboud & Associates provided additional comments, which were refined during a virtual meeting on April 1, 2026, on the suggested surveys to be completed as part of an EIS for this application, which included the following:

- *Ecological Land Classification*
- *Spring season botanical survey*
- *Wetland Delineation and confirmation with the GRCA*
- *Woodland significance assessment*
- *Woodland delineation and confirmation with the Township's representative ecological consultant (Aboud & Associates).*

All of these recommended survey types, except for a wetland delineation and confirmation, have been included as part of the scope of this EIS, as described below. I trust the information within the TOR provides an adequate description of our proposed studies necessary to complete the EIS.

Sincerely,
Natural Resource Solutions Inc.

Meghan Douglas B.Sc. Certified Arborist
Terrestrial and Wetland Biologist

**McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference
April 15, 2026**

Introduction

An industrial development is proposed at the subject property located off McLean Road West within the Township of Puslinch (Map 1). The majority of the subject property has a history of disturbance including aggregate extraction. Currently, the western two thirds of the property are characterized by an agricultural field. The southeastern corner of the property has a variety of vegetated communities, including cultural meadow, mixed forest, and marsh. There are two GRCA regulated wetland areas located partially within the southeastern corner of the subject property (Map 1). Designated natural features within and adjacent to the subject property include Core Greenlands as per the County of Wellington's Official Plan (2025). Due to the presence of these features, an EIS is required to demonstrate that no negative impacts to significant natural heritage features will occur as a result of the proposed undertaking. The limit of development will be determined by the necessary wetland and woodland buffers established through this EIS.

On April 16, 2026, the Broccolini team had a brief discussion with GRCA staff, Brandon Henderson, regarding the regulated wetlands located within the subject property. It was confirmed that, provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to delineate the wetland features and associated buffers.

It was also confirmed that the GRCA does not require the Terms of Reference for this study to be circulated to their office. Refer to Appendix I for a copy of the email correspondence summarizing this discussion, including confirmation that a Wetland Impact Study is no longer required as part of the development application.

Background

In 2022, NRSI was retained to complete a Scoped EIS and various ecological surveys to support a previous industrial development proposal that is no longer active. As part of this study, NRSI completed:

- *Confirmation of Ecological Land Classification mapping*
- *Fall vegetation surveys*
- *Breeding bird surveys*
- *Snake emergence and coverboard surveys*
- *Amphibian call surveys*
- *Bat habitat assessment and acoustic monitoring (related to proposed area of tree removals)*
- *Turtle nesting surveys*

During snake emergence surveys an active snake hibernacula was documented within the northern portion of the site where development was proposed. Previous aggregate extraction resulted in buried rubble that provided adequate conditions for local snake overwintering.

Following this discovery, two new artificial hibernaculum were created in 2022 in the southeastern area of the property outside the proposed development area and the existing hibernacula was removed in accordance with approvals from the Ministry of Natural Resources (MNR). The artificial hibernacula features were subsequently monitored for 3 years (2023-2025) in accordance with authorization from the MNR and will remain protected from development.

Project Approach

The following identifies the scope of work required to complete the EIS for the proposed development.

1. Updated background information collection and review;
2. Additional field surveys, as well as use of previous NRSI data (2022) to characterize existing natural heritage features and functions within the subject property; and
3. Reporting which includes
 - a. Characterization of natural heritage features within the subject property;
 - b. Identification of appropriate setbacks in relation to existing natural heritage features; and
 - c. Impact analysis, including the identification of potential impacts from the proposed development and recommendation of mitigative measures.

For the purposes of this TOR, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding area for which additional information was collected and reviewed, as could be gathered without direct access to these areas. The limits of the study area are defined based on available background information and the province’s natural heritage policies pertaining to lands adjacent to natural heritage features. All lands within 1-10km of the property boundary where legacy data has been collected by agencies and wildlife atlases were included in the study area. All natural heritage features within 120m of the subject property boundary are also included in the study area in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features 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 feature or its ecological functions (MMAH 2024).

Phase 1: Background Information Collection and Review

Background information has been collected for the study area that includes the subject property as well as the adjacent lands within 120m of the subject property boundary. This area is considered sufficient to characterize the neighboring natural features that may be influenced by the proposed severance and development.

The following background information sources will be reviewed in the preparation of the EIS:

- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources and Forestry, Guelph District (MNRG)
- County of Wellington Official Plan
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)

- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online
- Ontario Odonate Atlas
- Research-grade observations from community-based wildlife databases including eBird (2025) and iNaturalist (2025).

Screening for Protected Species and Significant Wildlife Habitat

A preliminary screening for potential Protected Species and Species of Conservation Concern (SCC) that may be present on-site has been completed using background information collected. Protected Species and SCC with occurrence records in the vicinity were screened based on comparing their habitat preferences against habitat conditions reported from the subject property and adjacent lands. See Appendix I for the initial Protected Species and SCC screening of species that have the potential to occur within the subject property¹.

Potential Significant Wildlife Habitat (SWH) types were also screened based on air photo interpretation, previous NRSI 2022 survey data and using discrete significance criteria established by the MNR (MNRF 2015). See Appendix II for the complete SWH screening table for habitats that have the potential to occur within the subject property.

Phase 2: Field Studies and Characterization Map

The following additional field surveys are proposed to be included in the EIS:

Vegetation Community Mapping

NRSI biologists will update the vegetation community mapping on and adjacent to the subject property using the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.* 1998).

Vegetation Inventory

In conjunction with the ELC mapping described above, NRSI biologists will complete a spring vegetation inventory within the subject property. An emphasis of this inventory will be on the identification, description and mapping of any federally, provincially, or regionally significant species in the Core Natural Area.

Woodland Boundary Delineation

NRSI biologists completed a preliminary delineation of the woodland dripline boundary in 2022 within the subject property. This boundary will be confirmed during the 2026 spring tree inventory using a GPS unit that is accurate to 30cm. A site visit will be arranged with the township's peer reviewer to review and confirm the updated dripline boundary. This boundary will be used in the woodland significance assessment.

Wildlife Habitat Assessment

¹ Please note: The Species Conservation Act (SCA) came into force on March 30, 2026, repealing the Endangered Species Act and its regulations. This has resulted in significant changes to species protections in Ontario and full guidance from the Ministry of Environment Conservation and Parks (MECP) with regards to its implementation are still pending. Information on Protected Species and SCC may be refined through the EIS.

Each site visit will include an assessment of the presence of wildlife habitat within the study area. This will include an assessment of potential habitat for Protected Species and SWH presence based on the results of the screening exercise described above. Any potentially significant habitat will be documented, photographed, and GPS-georeferenced.

Incidental Wildlife Observations

Observations of all wildlife will be recorded during the site visit, including birds, herpetofauna, mammals, butterflies and odonates (dragonflies and damselflies). In addition to direct observations, any evidence such as dens, tracks, and scat will be documented.

Tree Inventory

A detailed tree inventory and assessment will be completed by a Certified Arborist of all trees $\geq 10\text{cm}$ Diameter at Breast Height (DBH) that are anticipated to be removed or impacted through the development activities. Each tree will be tagged with a pre-numbered aluminum forestry tag or assigned a unique identifier if identified as a boundary tree or off-property tree.

The following information will be collected for individually assessed trees:

- Tree tag number/unique identifier;
- Species;
- DBH (cm);
- Number of stems;
- Crown radius (m);
- General health (excellent, good, fair, poor, very poor);
- Potential for structural failure (improbable, possible, probable, imminent);
- General comments (i.e., disease, aesthetic quality, development constraints, sensitivity to development);
- Management recommendations where appropriate (i.e., prune, relocate, remove, retain, etc.) and;
- Reasons for removal, or relocation, if proposed.

Following the completion of field surveys, a characterization map will be prepared to identify the natural heritage features and development constraints on the subject property based on the background review and field surveys.

Phase 3: Impact Assessment and Reporting

Environmental Impact Study Reporting

The EIS report will be prepared in accordance with the County of Wellington Official Plan and will characterize natural features present within the subject property and evaluate their significance. An impact assessment will be completed based on details of the proposed development plan. The analysis will consider potential direct (e.g., habitat removal), indirect (e.g., construction related impacts, hydrological), and induced (e.g., post-construction human use) impacts on the existing natural features and species habitats. The impact analysis will also include an assessment of any temporary impacts such as those resulting from site grading, construction, and/or dewatering, as they pertain to groundwater and surface flow to the wetlands and Core Greenlands. Necessary mitigation measures will be recommended as required.

Recommendations for avoiding impacts to natural heritage features will be provided, including buffers. In addition to identifying opportunities for enhancement and restoration, the EIS may

include recommended conditions of development approval and can be tied to the development process. An EIS report will be prepared that includes maps and appendices including taxonomic species lists and a photolog if applicable.

Tree Management Plan

The Tree Management Plan report will be prepared according to County of Wellington Official Plan requirements and will provide a summary of tree inventory results and recommendations for tree management, mitigation, and compensation if required. A map will be prepared based on the site plan and grading plan and will identify proposed action for individual trees to be retained, removed or relocated, including their dripline, location and type of tree protection fencing.



February 18, 2026
Via email

Monika Farncombe
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Pre-Consultation Mclean Road and Highway 401
Macleon Road & Highway 401 (230100000611760)
Broccolini Real Estate Group Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted pre-consultation application which proposes to sever the 20.87 ha lot into a 12.08 ha (Lot A) lot and an 8.79 ha (Lot B) lot. An industrial building with outdoor parking, a private sewage treatment system, and three (3) entrances along Mclean Road are proposed on Lot A. An industrial building with outdoor parking, outdoor storage and three (3) entrances along Mclean Road are proposed on Lot B.

Recommendation

GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. Please see our comments below that detail our submission requirements, should the proposed development be located within GRCA's regulated area

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover Letter prepared by WSP Global Inc. (February 6, 2026)
- Conceptual Site Plan prepared by Ware Malcomb (January 19, 2026)
- Township of Puslinch D13/BRO Notice of Decision (April 12, 2022)

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject land contains wetlands. Due to the presence of these features and their associated regulated allowances, portions of the subject land are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). A copy of GRCA's resource mapping is attached.

GRCA staff have completed a desktop review of the subject property and the proposed development activities. From the aerial imagery the wetlands appear to be mapped correctly and can be used as a reference on the site plan and in the construction details. This information may be downloaded from our website: <https://data.grandriver.ca/downloads-geospatial.html>.

In support of a future site plan application, we would request the following:

1. Site Plan showing proposed development area and appropriately setback from the wetlands.

If any development activity including construction, site alteration, and grading, is proposed within GRCA's regulated area, we would request that the following also be submitted:

2. Engineering Design Drawings, including a grading and drainage Plan, showing existing and proposed grades informed by a survey.
3. Functional Servicing and Stormwater Management Report, including confirmation if any storm-water management facilities will be required.
 - a. site and feature based (wetland) water balance (pre and post development) including annual and monthly feature water balance assessments.
 - b. Existing drainage patterns must be maintained.
 - c. For all site outlets, control post-development peak flows to pre-development levels for all storms up to and including the 100-year storm (i.e., 2, 5, 10, 25, 50 and 100-year storms) and ensure there are no additional impacts during the regulatory storm.
 - d. Regulatory storm must be safely conveyed through the development to the outlet.
 - e. Provide extended detention for the 25 mm event with a minimum drawdown time of 24 to 48 hours.
4. Wetland Impact Study (WIS to address any potential hydrologic impacts to the wetlands).
 - a. A draft terms of reference should be circulated to the GRCA (and other regulatory agencies) for review and approval.

The wetlands and GRCA's 30-metre regulation limit should be included on all plans. All development activities including construction, site alteration, and grading should be located outside of the wetlands.

Consistent with the GRCA's approved 2023–2025 fee schedule, this application will be considered either a 'minor' Site Plan application (GRCA review fee of \$465) or a 'major' site plan application (GRCA review fee of \$3,515). Upon receipt of a formal application, and confirmation of the proposed scope of the development, the applicant will be invoiced in the appropriate amount for the GRCA's review of the application.

In addition, if any portion of the development encroaches into the regulated area, a GRCA permit will also be required. In support of a GRCA permit application, in addition to the requirements identified above, we would request

- Erosion and Sediment Control plans for construction works, stamped and signed by a qualified Professional Engineer.
- Outlet details, confirming that there is adequate erosion protection at the site outlet(s) to protect against erosion to the wetland(s).

A separate GRCA permit application fee will be calculated at the time of application.

Should you have any questions, please contact Brandon Henderson at 519-621-2763 ext. 2327 or bhenderson@grandriver.ca.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Supervisor of Planning and Regulations
Grand River Conservation Authority

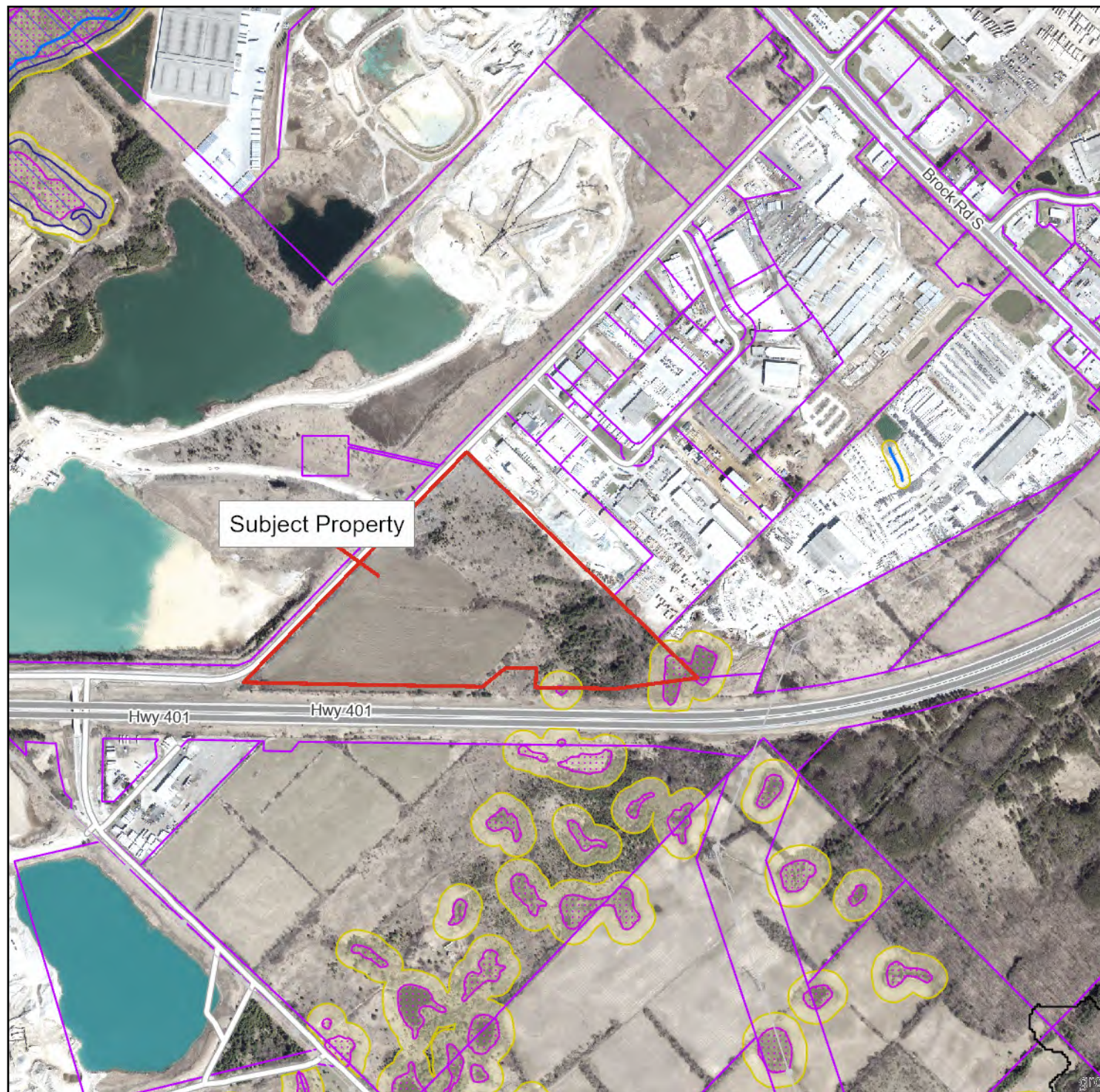
Enclosed: GRCA Mapping
Copy: WSP Global Inc. (agent), Broccolini Real Estate Group Inc. (owner)



Mclean Road West and Highway 401

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:11,100

NAD83 UTM zone 17 (EPSG:26917)





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ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
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STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
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GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

May 4, 2026

Our Project #: AA21-049A-031A

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

**Re: McLean Road West Industrial Site
Township of Puslinch
Peer Review, EIS Terms of Reference Submission**

About & Associates Inc. (AA) has been retained by the Township of Puslinch to complete a Peer Review of the Terms of Reference (TOR) document (dated: April 16, 2026) for an Environmental Impact Study (EIS) associated with the proposed industrial development located on McLean Road, in the Township of Puslinch.

Designated features within and adjacent to the subject property include Core Greenlands per the County of Wellington Official Plan (2025), woodlands, and unevaluated wetland features. The Wellington County Draft Natural Heritage System Mapping identifies the presence of existing natural heritage components, enhancement woodlands and enhancement linkages within the subject property.

Per correspondence included within the TOR, GRCA identified that a wetland staking was not required for the subject property, and that NRSI may proceed with using the existing limits available on the GRCA's Web-map application.

Due to the presence of existing natural heritage features an EIS is required by the County of Wellington and Township of Puslinch.

We have reviewed the following documents are part of our assessment:

- McLean Road West Industrial Site, Puslinch, Ontario Environmental Impact Study, Terms of Reference (NRSI, April 2026)
- McLean Road W & Highway 401, Township of Puslinch Ecological Constraint Review (AA, February 2026).
- Aerial photography of the subject property and study area, Google satellite imagery, SWOOP 2015, First Base Solutions Wellington County 2025.
- Wellington County Draft Natural Heritage System Mapping, accessed May 4, 2026,
- GRCA Web-map application, accessed May 4, 2026.
- Natural Heritage Information Center, Make-a-Map, accessed May 4, 2026.
- Ontario Reptile & Amphibian Atlas, accessed May 4, 2026.
- County of Wellington Official Plan (December 2025)
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (April 2025 consolidation)

The Ecological Constraint Review provided by AA (dated: February 17, 2026) has determined that the TOR identifies an appropriate level of studies to be completed to determine compliance of the proposed development with applicable policies; however, it should be noted that since the completion of the Ecological Constraint Review, the *Endangered Species Act* (2007) has been repealed and the *Species Conservation Act* (2025) is now in effect. As such, the EIS must demonstrate compliance with the *Species Conservation Act* (2025), along with all other applicable federal, provincial and municipal legislation.

Based on the information provided, the TOR is consistent with a scoped EIS for a development of this nature; however, Phase 3: Impact Assessment and Reporting should also include an assessment of policy compliance which will be informed by the impact assessment and considered in the recommendation of appropriate mitigation measures. The submission of an updated TOR is not required provided all comments are addressed in the scoped EIS.

Please contact the undersigned should you require additional information.

Yours truly,

ABOUD & ASSOCIATES INC.



Shannon Davison B. Env., Eco. Rest. Cert., CERP
Terrestrial & Wetland Ecologist
MNRF Certified ELC & OWES

&



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



RE: Puslinch - McLean Rd West (proj2706)

From Brandon Henderson <bhenderson@grandriver.ca>

Date Thu 2026-04-16 11:34 AM

To Meghan Douglas <mdouglas@nrsi.on.ca>

Cc Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>

 1 attachment (2 MB)

pre-submission-Mclean-Rd-West-and-Hwy-401-GRCA-Comments-20260218.pdf;

Good morning all,

I have attached the GRCA's comments for this pre-consultation to this e-mail. The comments essentially say that if the work remains outside of the GRCA's regulated area no further studies are required from the GRCA. Our ecologists have reviewed the wetland mapping and are satisfied that is generally accurate and we would request that the wetland mapping and regulated area are included on all relevant plans.

GRCA staff have not requested a wetland staking for the property; but, if you are required to stake the wetland by another public agency, I could talk to our ecologists about verifying them (but again, its not a request the GRCA has made). If any development activity is re-located inside the GRCA's regulated area then a Permit will be required and we would request additional information (wetland assessment, topographic survey, SWM report); however, as long as the development remains outside of our regulated area those studies are not required.

Best regards,

Brandon

From: Meghan Douglas <mdouglas@nrsi.on.ca>

Sent: April 16, 2026 11:22 AM

To: Brandon Henderson <bhenderson@grandriver.ca>

Cc: Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>

Subject: Puslinch - McLean Rd West (proj2706)

Good Morning Brandon,

NRSI has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in the Township of Puslinch, Ontario (see attached Map 1).

The subject property contains two wetlands regulated by the Grand River Conservation Authority (GRCA) (refer to Map 1). As part of the planning application review, the Town's peer reviewer, Aboud and Associates, recommended that a wetland delineation and confirmation site visit be completed in consultation with GRCA staff.

It is our understanding, based on your recent discussion with the Broccolini team, that provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify the wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to identify the wetland features and associated buffers. We further understand that the GRCA does not require the Terms of Reference for this study to be circulated to their office.

Given that the proposed development is located well outside of the regulated limits of the identified wetlands and does not trigger the need for a GRCA permit, the project team is seeking confirmation on whether a Wetland Impact Study is still required as part of the development application submission.

Please let me know what you think on this matter.

Thanks,



Meghan Douglas B.Sc. ERPG Certified Arborist
Terrestrial and Wetland Biologist

Natural Resource Solutions Inc.
Proudly Indigenous-owned

415 Phillip Street, Unit C
Waterloo, ON N2L 3X2

(p) 519-725-2227 Ext. 460 (f) 519-725-2575

(w) www.nrsi.on.ca (e) mdouglas@nrsi.on.ca

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Appendix IV
Species Lists Reported from the Study Area

Plant Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	NHIC Data*	NRSI Observed	FOM2-2	MAS	MAS2-1 inclusion	CUT1	CUM1
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	MNR 2024	NRSI Results From 2021/2022/2026					
Pteridophytes	Ferns & Allies													
Dennstaedtiaceae	Bracken Fern Family													
<i>Pteridium aquilinum</i>	Bracken Fern	S5							X	X			X	
Dryopteridaceae	Wood Fern Family													
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	S5							X	X				
Gymnosperms	Conifers													
Cupressaceae	Cypress Family													
<i>Juniperus virginiana</i>	Eastern Red Cedar	S5							X				X	
<i>Thuja occidentalis</i>	Eastern White Cedar	S5							X				X	
Pinaceae	Pine Family													
<i>Picea abies</i>	Norway Spruce	SE3							X					
<i>Picea glauca</i>	White Spruce	S5							X	X			X	
<i>Pinus resinosa</i>	Red Pine	S5							X				X	
<i>Pinus strobus</i>	Eastern White Pine	S5							X	X			X	
<i>Pinus sylvestris</i>	Scots Pine	SE5							X	X			X	
Dicotyledons	Dicots													
Aceraceae	Maple Family													
<i>Acer platanoides</i>	Norway Maple	SE5							X				X	
<i>Acer saccharum</i>	Sugar Maple	S5							X	X				
Anacardiaceae	Sumac or Cashew Family													
<i>Rhus typhina</i>	Staghorn Sumac	S5							X				X	X
Apiaceae	Carrot or Parsley Family													
<i>Daucus carota</i>	Wild Carrot	SE5							X				X	X
Asteraceae	Composite or Aster Family													
<i>Achillea millefolium</i>	Common Yarrow	SE5?							X				X	
<i>Antennaria neglecta</i>	Field Pussytoes	S5							X				X	
<i>Arctium minus</i>	Common Burdock	SE5							X	X				
<i>Centaurea stoebe</i>	Spotted Knapweed	SE5							X				X	
<i>Cirsium vulgare</i>	Bull Thistle	SE5							X				X	
<i>Erigeron pulchellus</i>	Robin's-plantain Fleabane	S5							X				X	
<i>Pilosella caespitosa</i>	Meadow Hawkweed	SE5							X				X	
<i>Solidago canadensis</i>	Canada Goldenrod	S5							X				X	X
<i>Solidago nemoralis</i>	Gray-stemmed Goldenrod	S5							X				X	
<i>Symphotrichum ericoides</i>	White Heath Aster	S5							X				X	
<i>Symphotrichum novae-angliae</i>	New England Aster	S5							X				X	
<i>Symphotrichum urophyllum</i>	Arrow-leaved Aster	S4							X	X			X	
<i>Taraxacum officinale</i>	Common Dandelion	SE5							X				X	X
Betulaceae	Birch Family													
<i>Betula papyrifera</i>	Paper Birch	S5							X				X	
<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	S5							X	X				
Boraginaceae	Borage Family													
<i>Echium plantagineum</i>	Purple Viper's Bugloss	SEH							X				X	X
Brassicaceae	Mustard Family													
<i>Cardamine concatenata</i>	Cut-leaved Toothwort	S5							X	X				
<i>Hesperis matronalis</i>	Dame's Rocket	SE5							X					X
Caprifoliaceae	Honeysuckle Family													
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	SE5							X				X	X
<i>Viburnum opulus var. opulus</i>	Cranberry Viburnum	SE4?							X	X				
Cornaceae	Dogwood Family													
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	S5							X	X				
<i>Cornus racemosa</i>	Gray Dogwood	S5							X				X	
<i>Cornus sericea</i>	Red-osier Dogwood	S5							X				X	X
Elaeagnaceae	Oleaster Family													
<i>Elaeagnus umbellata</i>	Autumn Olive	SE3							X				X	
Fabaceae	Pea Family													
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	SE5							X				X	
<i>Trifolium pratense</i>	Red Clover	SE5							X				X	
<i>Vicia cracca</i>	Tufted Vetch	SE5							X				X	

Fagaceae	Beech Family													
Fagus grandifolia	American Beech	S4							X	X				
Quercus alba	White Oak	S5							X	X				
Geraniaceae	Geranium Family													
Geranium robertianum	Herb-Robert	S5							X		X			
Oleaceae	Olive Family													
Fraxinus americana	White Ash	S4							X	X				
Fraxinus pennsylvanica	Green Ash	S4							X				X	
Syringa vulgaris	Common Lilac	SE5							X				X	
Papaveraceae	Poppy Family													
Sanguinaria canadensis	Bloodroot	S5							X	X			X	
Plantaginaceae	Plantain Family													
Plantago lanceolata	English Plantain	SE5							X				X	
Ranunculaceae	Buttercup Family													
Anemone virginiana	Tall Anemone	S5							x				x	
Ranunculus acris	Tall Buttercup	SE5							X				X	
Rhamnaceae	Buckthorn Family													
Rhamnus cathartica	Common Buckthorn	SE5							X	X			X	
Rosaceae	Rose Family													
Crataegus sp.	Hawthorn sp.								X					
Fragaria virginiana	Wild Strawberry	S5							X				X	
Geum sp.	Avens sp.								X		X	X		
Malus coronaria	Sweet Crabapple	S4							X				X	
Physocarpus opulifolius	Eastern Ninebark	S5							X				X	
Prunus serotina	Black Cherry	S5							X	X				
Prunus virginiana	Choke Cherry	S5							X				X	
Rubus idaeus	Common Red Raspberry	S5							X				X	
Sorbus aucuparia	European Mountain-ash	SE4							X	X				
Salicaceae	Willow Family													
Populus tremuloides	Trembling Aspen	S5							X	X			X	
Salix x fragilis	(Salix alba X Salix euxina)	SNA							X		X	X		
Tiliaceae	Linden Family													
Tilia americana	American Basswood	S5							X	X				
Ulmaceae	Elm Family													
Ulmus americana	American Elm	S5							X	X			X	
Vitaceae	Grape Family													
Parthenocissus quinquefolia	Virginia Creeper	S4?							X	X				
Parthenocissus vitacea	Thicket Creeper	S5							X				X	
Vitis riparia	Riverbank Grape	S5							X	X			X	
Monocotyledons	Monocots													
Cyperaceae	Sedge Family													
Carex pensylvanica	Pennsylvania Sedge	S5							X	X				
Iridaceae	Iris Family													
Sisyrinchium angustifolium	Narrow-leaved Blue-eyed-grass	S4							X				X	
Lemnaceae	Duckweed Family													
Lemna minor	Lesser Duckweed	S5							X		X			
Liliaceae	Lily Family													
Erythronium americanum	Yellow Trout-lily	S5							X	X			X	
Maianthemum canadense	Wild Lily-of-the-valley	S5							X	X				
Poaceae	Grass Family													
Bromus inermis	Smooth Brome	SE5							X				X	
Dactylis glomerata	Orchard Grass	SE5							X				X	
Phalaris arundinacea var. arundinacea	Reed Canary Grass	S5							X				X	
Poa pratensis	Kentucky Bluegrass	S5							X				X	
Typhaceae	Cattail Family													
Typha latifolia	Broad-leaved Cattail	S5							X		X	X		
Total								0	77	27	5	3	51	15

*NHIC Atlas Squares: 17NJ6911, 17NJ6811

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Bird Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	PSO	OBBA*	NHIC Data**	NRSI Observed: Highest Level of Breeding Evidence	BMB-001	BMB-002	BMB-003	Other Observations
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	BSC et al. 2006	MNR 2024	NRSI Results from 2021, 2022, 2026				
Anatidae	Ducks, Geese & Swans													
<i>Aix sponsa</i>	Wood Duck	S5B,S3N						CO		0				
<i>Anas acuta</i>	Northern Pintail	S5B,S4N						CO						
<i>Anas platyrhynchos</i>	Mallard	S5						CO		OB	OB	OB		OB
<i>Anas rubripes</i>	American Black Duck	S4						PO						
<i>Aythya americana</i>	Redhead	S2B,S4N						PR						
<i>Branta canadensis</i>	Canada Goose	S5						CO		OB		OB		
<i>Cygnus olor</i>	Mute Swan	SNA						CO						
<i>Lophodytes cucullatus</i>	Hooded Merganser	S5						CO						
<i>Mareca americana</i>	American Wigeon	S4B,S4N,S5M						CO						
<i>Mareca strepera</i>	Gadwall	S4B,S4N,S5M						CO						
<i>Oxyura jamaicensis</i>	Ruddy Duck	S3B,S4N,S5M						CO						
<i>Spatula clypeata</i>	Northern Shoveler	S4B,S4N,S5M						PO						
<i>Spatula discors</i>	Blue-winged Teal	S3B,S4M						CO						
Phasianidae	Partridges, Grouse & Turkeys													
<i>Bonasa umbellus</i>	Ruffed Grouse	S5						CO		CO				CO
Podicipediformes	Grebes													
<i>Podilymbus podiceps</i>	Pied-billed Grebe	S4B,S2N						CO						
Columbidae	Pigeons & Doves													
<i>Columba livia</i>	Rock Pigeon	SNA						PR						
<i>Zenaidura macroura</i>	Mourning Dove	S5						CO		PR		PR		
Cuculiformes	Cuckoos & Anis													
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S4B						PR						
<i>Coccyzus erythrophthalmus</i>	Black-billed Cuckoo	S4S5B						PR						
Apodidae	Swifts													
<i>Chaetura pelagica</i>	Chimney Swift	S3B	THR	T	T	Schedule 1		PO						
Trochilidae	Hummingbirds													
<i>Archilochus colubris</i>	Ruby-throated Hummingbird	S5B						CO						
Rallidae	Rails, Gallinules & Coots													
<i>Fulica americana</i>	American Coot	S3B,S4N		NAR	NS	No schedule		CO						
<i>Gallinula galeata</i>	Common Gallinule	S3B						CO						
<i>Porzana carolina</i>	Sora	S5B						PR						
<i>Rallus limicola</i>	Virginia Rail	S4S5B						CO						
Charadriidae	Plovers & Lapwings													
<i>Charadrius vociferus</i>	Killdeer	S4B						CO		PO	OB	PO		
Scolopacidae	Sandpipers & Allies													
<i>Actitis macularius</i>	Spotted Sandpiper	S5B						PR						
<i>Gallinago delicata</i>	Wilson's Snipe	S5B						PR						
<i>Scolopax minor</i>	American Woodcock	S4B						PR						
Laridae	Gulls, Terns & Skimmers													
<i>Chlidonias niger</i>	Black Tern	S3B,S4M	SC	NAR	NS	No schedule		PO						
<i>Larus delawarensis</i>	Ring-billed Gull	S5						OB		OB		OB		
Ardeidae	Heron & Bitterns													
<i>Ardea herodias</i>	Great Blue Heron	S4						PO						
<i>Butorides virescens</i>	Green Heron	S4B						PR						
<i>Ixobrychus exilis</i>	Least Bittern	S4B	THR	SC	T	Schedule 1		PO						
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	S3B,S2N,S4M						PO						
Cathartidae	Vultures													
<i>Cathartes aura</i>	Turkey Vulture	S5B,S3N						PO						
Pandionidae	Osprey													
<i>Pandion haliaetus</i>	Osprey	S5B						CO		OB		OB		
Accipitridae	Hawks, Kites, Eagles & Allies													
<i>Accipiter cooperii</i>	Cooper's Hawk	S4		NAR	NS	No schedule		CO						
<i>Accipiter striatus</i>	Sharp-shinned Hawk	S5		NAR	NS	No schedule		CO						
<i>Buteo jamaicensis</i>	Red-tailed Hawk	S5		NAR	NS	No schedule		PR						

<i>Buteo platypterus</i>	Broad-winged Hawk	S5B						PR					
<i>Circus hudsonius</i>	Northern Harrier	S5B,S4N		NAR	NS	No schedule		PR					
Strigidae	Typical Owls												
<i>Bubo virginianus</i>	Great Horned Owl	S4						PR					
<i>Megascops asio</i>	Eastern Screech-Owl	S4		NAR	NS	No schedule		PR					
Alcedinidae	Kingfishers												
<i>Megasceryle alcyon</i>	Belted Kingfisher	S5B,S4N						CO					
Picidae	Woodpeckers												
<i>Colaptes auratus</i>	Northern Flicker	S5						CO		OB			OB
<i>Dryobates pubescens</i>	Downy Woodpecker	S5						CO		OB			OB
<i>Dryobates villosus</i>	Hairy Woodpecker	S5						CO					
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S5						PR		OB			OB
Tyrannidae	Tyrant Flycatchers												
<i>Cortopus virens</i>	Eastern Wood-Pewee	S4B	SC	SC	SC	Schedule 1		PR					
<i>Empidonax alnorum</i>	Alder Flycatcher	S5B						PR					
<i>Empidonax minimus</i>	Least Flycatcher	S5B						PR					
<i>Empidonax traillii</i>	Willow Flycatcher	S4B						PR					
<i>Myiarchus crinitus</i>	Great Crested Flycatcher	S5B						CO					
<i>Sayornis phoebe</i>	Eastern Phoebe	S5B						CO		PO		PO	
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S4B						CO		PO		PO	
Vireonidae	Vireos												
<i>Vireo flavifrons</i>	Yellow-throated Vireo	S4B						PR					
<i>Vireo gilvus</i>	Warbling Vireo	S5B						PR		PO		PO	
<i>Vireo olivaceus</i>	Red-eyed Vireo	S5B						CO		PR		PO	PR
<i>Vireo solitarius</i>	Blue-headed Vireo	S5B						PR					
Corvidae	Crows & Jays												
<i>Corvus brachyrhynchos</i>	American Crow	S5						CO					
<i>Cyanocitta cristata</i>	Blue Jay	S5						CO		PO	PO		
Alaudidae	Larks												
<i>Eremophila alpestris</i>	Horned Lark	S4						PR					
Hirundinidae	Swallows												
<i>Hirundo rustica</i>	Barn Swallow	S4B	SC	SC	T	Schedule 1		CO		OB		OB	
<i>Petrochelidon pyrrhonota</i>	Cliff Swallow	S4S5B						CO					
<i>Progne subis</i>	Purple Martin	S3B						CO					
<i>Riparia riparia</i>	Bank Swallow	S4B	THR	T	T	Schedule 1		PO					
<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow	S4B						PR					
<i>Tachycineta bicolor</i>	Tree Swallow	S4S5B						CO		OB	OB		
Paridae	Chickadees & Titmice												
<i>Poecile atricapillus</i>	Black-capped Chickadee	S5						CO		PO			PO
Sittidae	Nuthatches												
<i>Sitta canadensis</i>	Red-breasted Nuthatch	S5						PR					
<i>Sitta carolinensis</i>	White-breasted Nuthatch	S5						CO					
Certhiidae	Creepers												
<i>Certhia americana</i>	Brown Creeper	S5						PR					
Troglodytidae	Wrens												
<i>Cistothorus palustris</i>	Marsh Wren	S4B,S3N						PR					
<i>Cistothorus stellaris</i>	Sedge Wren	S4B		NAR	NS	No schedule		PO					
<i>Troglodytes aedon</i>	House Wren	S5B						CO					
<i>Troglodytes hiemalis</i>	Winter Wren	S5B,S4N						PR					
Polioptilidae	Gnatcatchers												
<i>Polioptila caerulea</i>	Blue-gray Gnatcatcher	S4B						PR					
Regulidae	Kinglets												
<i>Regulus satrapa</i>	Golden-crowned Kinglet	S5						CO					
Turdidae	Thrushes												
<i>Catharus fuscescens</i>	Veery	S5B						PR					
<i>Hylocichla mustelina</i>	Wood Thrush	S4B	SC	T	T	Schedule 1		PR					
<i>Sialia sialis</i>	Eastern Bluebird	S5B,S4N		NAR	NS	No schedule		PR					
<i>Turdus migratorius</i>	American Robin	S5						CO		PR		PR	
Mimidae	Mockingbirds, Thrashers & Allies												
<i>Dumetella carolinensis</i>	Gray Catbird	S5B,S3N						CO		PR		PR	
<i>Toxostoma rufum</i>	Brown Thrasher	S4B						CO		CO		CO	
Sturnidae	Starlings												
<i>Sturnus vulgaris</i>	European Starling	SNA						CO		CO	PO	CO	PO
Bombycillidae	Waxwings												
<i>Bombycilla cedrorum</i>	Cedar Waxwing	S5						CO		PR		PR	
Passeridae	Old World Sparrows												

<i>Passer domesticus</i>	House Sparrow	SNA						CO						
Fringillidae	Finches & Allies													
<i>Haemorhous mexicanus</i>	House Finch	SNA						CO						
<i>Haemorhous purpureus</i>	Purple Finch	S5						CO						
<i>Spinus tristis</i>	American Goldfinch	S5						CO		PR	OB	PR		
Passerellidae	New World Sparrows & Allies													
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	S4B	SC	SC	SC	Schedule 1		PO	X					
<i>Melospiza georgiana</i>	Swamp Sparrow	S5B,S4N						CO						
<i>Melospiza melodia</i>	Song Sparrow	S5						CO		PO	PO	PO	PO	
<i>Passerculus sandwichensis</i>	Savannah Sparrow	S5B,S3N						CO		PO	PO			
<i>Pipilo erythrophthalmus</i>	Eastern Towhee	S4B,S3N						CO						
<i>Poocetes gramineus</i>	Vesper Sparrow	S4B						PR						
<i>Spizella passerina</i>	Chipping Sparrow	S5B,S3N						CO						
<i>Spizella pusilla</i>	Field Sparrow	S4B,S3N						PR		CO	PO	PO		CO
<i>Zonotrichia albicollis</i>	White-throated Sparrow	S5						PR						
Icteridae	Troupials & Allies													
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	S5						CO		PR	PR	PR	PO	
<i>Dolichonyx oryzivorus</i>	Bobolink	S4B	THR	SC	T	Schedule 1		CO	X					
<i>Icterus galbula</i>	Baltimore Oriole	S4B						CO		PO			PO	
<i>Molothrus ater</i>	Brown-headed Cowbird	S5						CO		CO		PO		CO
<i>Quiscalus quiscula</i>	Common Grackle	S5						CO		CO	PO	PO		CO
<i>Sturnella magna</i>	Eastern Meadowlark	S4B,S3N	THR	T	T	Schedule 1		CO	X					
Parulidae	Wood Warblers													
<i>Geothlypis philadelphia</i>	Mourning Warbler	S5B						CO						
<i>Geothlypis trichas</i>	Common Yellowthroat	S5B,S3N						CO						
<i>Leiostyris albidilla</i>	Nashville Warbler	S5B						CO						
<i>Mniotilta varia</i>	Black-and-white Warbler	S5B						PR						
<i>Parkesia noveboracensis</i>	Northern Waterthrush	S5B						PR						
<i>Seiurus aurocapilla</i>	Ovenbird	S5B						CO						
<i>Setophaga coronata</i>	Yellow-rumped Warbler	S5B,S4N						PO						
<i>Setophaga fusca</i>	Blackburnian Warbler	S5B						PO						
<i>Setophaga magnolia</i>	Magnolia Warbler	S5B						PR						
<i>Setophaga pensylvanica</i>	Chestnut-sided Warbler	S5B						PR						
<i>Setophaga petechia</i>	Yellow Warbler	S5B						CO		PR	PR	PR		
<i>Setophaga pinus</i>	Pine Warbler	S5B,S3N						PR		PO				PO
<i>Setophaga ruticilla</i>	American Redstart	S5B						CO		PR			PR	
<i>Setophaga virens</i>	Black-throated Green Warbler	S5B						PR						
<i>Vermivora cyanopectera</i>	Blue-winged Warbler	S4B						CO						
Cardinalidae	Cardinals, Grosbeaks & Allies													
<i>Cardinalis cardinalis</i>	Northern Cardinal	S5						CO		PO				PO
<i>Passerina cyanea</i>	Indigo Bunting	S5B						CO						
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	S5B						CO						
<i>Piranga olivacea</i>	Scarlet Tanager	S5B						PR						
Total								129	3	34	12	20	10	11

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Reptile and Amphibian Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	ORAA*	NHIC Data**	NRSI Observed	Anuran Call Survey	Snake Cover Board Survey
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Ontario Nature 2019	MNR 2024	NRSI Results from 2021, 2022, 2026	2022	2022
Turtles												
<i>Chelydra serpentina</i>	Snapping Turtle	S4	SC	SC	SC	Schedule 1		X	X			
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	S4		SC	SC	Schedule 1		X	X	X		
<i>Graptemys geographica</i>	Northern Map Turtle	S3	SC	SC	SC	Schedule 1		X				
Snakes												
<i>Lampropeltis triangulum</i>	Eastern Milksnake	S4	NAR	SC	SC	Schedule 1		X	X	X		X
<i>Nerodia sipedon sipedon</i>	Northern Watersnake	S5	NAR	NAR	NS	No schedule		X				
<i>Storeria dekayi</i>	Dekay's Brownsnake	S5	NAR	NAR	NS	No schedule		X		X		X
<i>Storeria occipitomaculata</i>	Red-bellied Snake	S5						X				
<i>Thamnophis saurita septentrionalis</i>	Northern Ribbonsnake	S4	SC	SC	SC	Schedule 1		X				
<i>Thamnophis sirtalis sirtalis</i>	Eastern Gartersnake	S5						X		X		X
Salamanders												
<i>Ambystoma jeffersonianum</i>	Jefferson Salamander	S2	END	E	E	Schedule 1		X				
<i>Ambystoma laterale</i>	Blue-spotted Salamander	S4						X				
<i>Ambystoma maculatum</i>	Spotted Salamander	S4						X				
<i>Hemidactylium scutatum</i>	Four-toed Salamander	S4	NAR	NAR	NS	No schedule		X				
<i>Notophthalmus viridescens viridescens</i>	Red-spotted Newt	S5						X				
<i>Plethodon cinereus</i>	Eastern Red-backed Salamander	S5						X				
Frogs and Toads												
<i>Anaxyrus americanus</i>	American Toad	S5						X				
<i>Dryophytes versicolor</i>	Gray Treefrog	S5						X		X	X	
<i>Pseudacris crucifer</i>	Spring Peeper	S5						X				
<i>Lithobates catesbeianus</i>	American Bullfrog	S4						X				
<i>Lithobates clamitans</i>	Green Frog	S5						X		X	X	
<i>Lithobates palustris</i>	Pickereel Frog	S4	NAR	NAR	NS	No schedule		X				
<i>Lithobates pipiens</i>	Northern Leopard Frog	S5	NAR	NAR	NS	No schedule		X				
<i>Lithobates septentrionalis</i>	Mink Frog	S5						X				
<i>Lithobates sylvaticus</i>	Wood Frog	S5						X		X		
Total								24	3	7	2	3

*ORAA Atlas Square: 17NJ61

**NHIC Atlas Squares: 17NJ6811, 17NJ6911

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Mammal Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Mammal Atlas	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Dobbyn 1994	MNR 2024	NRSI Results from 2021, 2022, 2026
Didelphimorphia	Opossums									
<i>Didelphis virginiana</i>	Virginia Opossum	S4						X		
Eulipotyphla	Shrews, Moles, Hedgehogs, and Allies									
<i>Blarina brevicauda</i>	Northern Short-tailed Shrew	S5						X		
<i>Condylura cristata</i>	Star-nosed Mole	S5						X		
<i>Parascalops breweri</i>	Hairy-tailed Mole	S4						X		
<i>Sorex cinereus</i>	Masked Shrew	S5						X		
<i>Sorex fumeus</i>	Smoky Shrew	S5						X		
<i>Sorex palustris</i>	Water Shrew	S5						X		
Chiroptera	Bats									
<i>Eptesicus fuscus</i>	Big Brown Bat	S4						X		
<i>Lasiorycteris noctivagans</i>	Silver-haired Bat	S3	END	E	NS	No schedule	END	X		
<i>Lasiurus borealis</i>	Eastern Red Bat	S3	END	E	NS	No schedule	END	X		
<i>Lasiurus cinereus</i>	Hoary Bat	S3	END	E	NS	No schedule	END	X		
<i>Myotis leibii</i>	Eastern Small-footed Myotis	S2S3	END				END	X		
<i>Myotis lucifugus</i>	Little Brown Myotis	S3	END	E	E	Schedule 1	END	X		
<i>Myotis septentrionalis</i>	Northern Myotis	S3	END	E	E	Schedule 1	END	X		
<i>Perimyotis subflavus</i>	Tri-colored Bat	S3?	END	E	E	Schedule 1	END	X		
Lagomorpha	Rabbits and Hares									
<i>Lepus americanus</i>	Snowshoe Hare	S5						X		
<i>Lepus europaeus</i>	European Hare	SNA						X		
<i>Sylvilagus floridanus</i>	Eastern Cottontail	S5						X		X
Rodentia	Rodents									
<i>Castor canadensis</i>	Beaver	S5						X		
<i>Erethizon dorsatum</i>	Porcupine	S5						X		
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S5						X		
<i>Marmota monax</i>	Woodchuck	S5						X		
<i>Microtus pennsylvanicus</i>	Meadow Vole	S5						X		
<i>Microtus pinetorum</i>	Woodland Vole	S3?	SC	SC	SC	Schedule 1		X		
<i>Mus musculus</i>	House Mouse	SNA						X		
<i>Napaeozapus insignis</i>	Woodland Jumping Mouse	S5						X		
<i>Ondatra zibethicus</i>	Muskrat	S4						X		
<i>Peromyscus leucopus</i>	White-footed Mouse	S5						X		
<i>Peromyscus maniculatus</i>	Deer Mouse	S5						X		
<i>Rattus norvegicus</i>	Norway Rat	SNA						X		
<i>Sciurus carolinensis</i>	Eastern Gray Squirrel	S5						X		
<i>Synaptomys cooperi</i>	Southern Bog Lemming	S4						X		
<i>Tamias striatus</i>	Eastern Chipmunk	S5						X		X
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5						X		
<i>Zapus hudsonius</i>	Meadow Jumping Mouse	S5						X		
Canidae	Canines									
<i>Canis latrans</i>	Coyote	S5						X		X
<i>Vulpes vulpes</i>	Red Fox	S5						X		
Felidae	Felines									
<i>Lynx rufus</i>	Bobcat	S4						X		
Mephitidae	Skunks and Stink Badgers									
<i>Mephitis mephitis</i>	Striped Skunk	S5						X		
Mustelidae	Weasels and Allies									
<i>Mustela nivalis</i>	Least Weasel	SU						X		
<i>Neogale frenata</i>	Long-tailed Weasel	S4						X		
<i>Neogale vison</i>	American Mink	S4						X		
<i>Taxidea taxus jacksoni</i>	American Badger (Southwestern Ontario)	S1	END	E	E	Schedule 1	END	X		
Procyonidae	Raccoons and Allies									
<i>Procyon lotor</i>	Northern Raccoon	S5						X		
Ursidae	Bears									
<i>Ursus americanus</i>	American Black Bear	S5	NAR	NAR	NS	No schedule		X		
Artiodactyla	Deer and Bison									
<i>Odocoileus virginianus</i>	White-tailed Deer	S5						X		X
Total								46	0	4

*Mammal Atlas Square Number: NU61

**NHIC Atlas Squares: 17NJ6811, 17NJ6911

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Butterfly Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Butterfly Atlas*	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Macnaughton et al. 2023	MNR 2024	NRSI Results from 2021, 2022, 2026
Hesperiidae	Skippers									
<i>Anatrytone logan</i>	Delaware Skipper	S4						X		
<i>Ancyloxypha numitor</i>	Least Skipper	S5						X		X
<i>Carterocephalus mandan</i>	Arctic Skipper	S5						X		
<i>Ephargyreus clarus</i>	Silver-spotted Skipper	S4						X		
<i>Erynnis baptisiae</i>	Wild Indigo Duskywing	S4						X		
<i>Erynnis juvenalis</i>	Juvenal's Duskywing	S5						X		
<i>Euphyes conspicua</i>	Black Dash	S3						X		
<i>Euphyes vestris</i>	Dun Skipper	S5						X		
<i>Pholisora catullus</i>	Common Sootywing	S4						X		
<i>Poanes viator</i>	Broad-winged Skipper	S4						X		
<i>Polites mystic</i>	Long Dash Skipper	S5						X		
<i>Polites origenes</i>	Crossline Skipper	S4						X		
<i>Polites themistocles</i>	Tawny-edged Skipper	S5						X		
<i>Thymelicus lineola</i>	European Skipper	SNA						X		
Papilionidae	Swallowtails									
<i>Heracles cressphontes</i>	Giant Swallowtail	S4						X		
<i>Papilio polyxenes</i>	Black Swallowtail	S5						X		
Pieridae	Whites and Sulphurs									
<i>Colias eurytheme</i>	Orange Sulphur	S5						X		
<i>Colias philodice</i>	Clouded Sulphur	S5						X		X
<i>Pieris oleracea</i>	Mustard White	S4						X		
<i>Pieris rapae</i>	Cabbage White	SNA						X		X
Lycaenidae	Harvesters, Coppers, Hairstreaks, Blues									
<i>Callophrys augustinus</i>	Brown Elfin	S5						X		
<i>Callophrys niphon</i>	Eastern Pine Elfin	S5						X		
<i>Celastrina lucia</i>	Northern Spring Azure	S5						X		
<i>Celastrina neglecta</i>	Summer Azure	S5						X		
<i>Celastrina sp.</i>	Azure species	SNA						X		
<i>Cupido comyntas</i>	Eastern Tailed Blue	S5						X		
<i>Penisea tarquinius</i>	Harvester	S4						X		
<i>Glaucopsyche lygdamus</i>	Silvery Blue	S5						X		X
<i>Satyrnum acadica</i>	Acadian Hairstreak	S4						X		
<i>Satyrnum calanus</i>	Banded Hairstreak	S4						X		
Nymphalidae	Brush-footed Butterflies									
<i>Aglaia milberti</i>	Milbert's Tortoiseshell	S5						X		
<i>Asterocampa clyton</i>	Tawny Emperor	S3						X		
<i>Boloria bellona</i>	Meadow Fritillary	S5						X		
<i>Cercyonis pegala</i>	Common Wood-Nymph	S5						X		
<i>Coenonympha californica</i>	Common Ringlet	S5						X		
<i>Danaus plexippus</i>	Monarch	S4B, S2N	SC	E	E	Schedule 1		X		X
<i>Euphydryas phaeton</i>	Baltimore Checkerspot	S4						X		
<i>Lethe anthedon</i>	Northern Pearly-Eye	S5						X		
<i>Lethe appalachia</i>	Appalachian Brown	S4						X		
<i>Lethe eurydice</i>	Eyed Brown	S5						X		
<i>Limenitis archippus</i>	Viceroy	S5						X		
<i>Limenitis arthemis arthemis</i>	White Admiral	S5						X		
<i>Limenitis arthemis astyanax</i>	Red-spotted Purple	S5						X		
<i>Megisto cymela</i>	Little Wood-Satyr	S5						X		
<i>Nymphalis antiopa</i>	Mourning Cloak	S5						X		X
<i>Nymphalis l-album</i>	Compton Tortoiseshell	S5						X		
<i>Phyciodes cocyta</i>	Northern Crescent	S5						X		
<i>Phyciodes tharos</i>	Pearl Crescent	S4						X		
<i>Polygonia comma</i>	Eastern Comma	S5						X		
<i>Polygonia interrogationis</i>	Question Mark	S5						X		
<i>Polygonia progne</i>	Gray Comma	S5						X		
<i>Vanessa atalanta</i>	Red Admiral	S5B						X		
<i>Vanessa cardui</i>	Painted Lady	S5B						X		
<i>Vanessa virginiensis</i>	American Lady	S5						X		
Total								54	0	6

*TEA Atlas Square: Square # 17NJ61

**NHIC Atlas Square: Square # 17NJ6811, 17NJ6911

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Appendix V
Snake Hibernacula Relocation Plan

April 29, 2022

Project #2706A

To: A.J. Taylor, Broccolini Real Estate Group

From: Jessica Linton, Natural Resource Solutions Inc.

**Re: McLean Road West, Puslinch, Ontario – Industrial Development
Snake Hibernacula Relocation Plan**

Introduction

In Ontario, snakes spend the winter in underground hibernacula. These areas are usually south-facing and allow access to areas below the frost line (to avoid freezing) (OMNR 2018). Snakes generally require access to the water table to avoid drying out (desiccation) during hibernation (Costanzo 1986, 1989, Todd et al. 2009, Shoemaker et al 2009, Smith 2009, Yagi and Planck 2012), therefore the depth to the water table is often an important characteristic driving the selection of hibernation sites. Due to the very specific habitat conditions that are necessary for overwintering, hibernacula are often limited on the landscape and snakes will return year after year to the same sites, often using them communally (Porchuk 1996, Blouin-Demers et al. 2000, King 2003, Lawson 2005, Harvey and Weatherhead 2006a, WEIS unpublished data). The identification of snake hibernacula generally requires confirmation of use by the species, typically through targeted habitat surveys (OMNR 2018).

In fall 2021, Natural Resource Solutions Inc. (NRSI), was retained to complete a Natural Heritage Overview for a proposed industrial development site on McLead Road in Puslinch, Ontario. As part of an earlier Zone Change Application, an Environmental Impact Study (EIS) and associated addenda were completed by R.J. Burnside and Associates in 2013. The EIS identified several rock piles as candidate snake hibernacula. NRSI confirmed site conditions in 2021 and agreed that several areas looked suitable for snake overwintering and recommended targeted spring emergence surveys be completed.

In spring 2022, staff of NRSI conducted spring reptile surveys and confirmed one hibernacula on the property. Surveys were conducted in accordance with recommended protocols (MNRF 2016) and involved 4 visits to conduct area searches between April 7 and May 31. The presence of the hibernacula was confirmed by visual observations of Eastern Gartersnake (*Thamnophis sirtalis sirtalis*) and Dekay's Brownsnake (*Storeria dekayi*) around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls.

Eastern Gartersnake and Dekay's Brownsnake are common species in Ontario and no species at risk were observed during spring emergence surveys. The presence of numerous (>5) snakes and multiple species, however, qualifies the site as Significant Wildlife Habitat (SWH) (OMNR 2015). The form and function of SWH is afforded consideration for protection within the Provincial Policy Statement, which provides direction for the County of Wellington's Official Plan and the Township of Puslinch's Zoning By-law.

Existing Site Conditions

The subject site is bound by McLead Road and a quarry to the northwest, an existing industrial operation to the northeast and the 401 Highway to the south (Figure 1). The southwestern half

of the property is currently under agricultural row crop production (corn in 2021) and the balance of the lands are primarily comprised of culturally influenced vegetation communities associated with an old gravel extraction area. A woodland and wetland are located in the southeast corner of the property which are identified as Greenlands in the County of Wellington's Official Plan. The wetlands are regulated by the Grand River Conservation Authority (GRCA). A geotechnical investigation revealed the southeastern portion of the property is underlain by well-drained gravel soil material while the north and western portions of the property are underlain by well-drained stony sandy loam.



Figure 1. Subject Property and Hibernacula Location

The hibernacula is the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks (Figure 2). It is a south/southwest facing area with significant topographic variation, with the top of the slope being at an elevation of 323m and the bottom of the slope being at an elevation of 317m. The general habitat around the hibernacula is culturally influenced shrub thicket dominated by Eastern White Cedar (*Thuja occidentalis*), Eastern Red Cedar (*Thuja plicata*), Common Buckthorn (*Rhamnus cathartica*), Trembling Aspen (*Populus tremuloides*), Choke Cherry (*Prunus virginiana*), Eastern White Pine (*Pinus strobus*), and Gray Dogwood (*Cornus racemosa*). The ground cover is a mix of forbs and grasses dominated by Heath Aster (*Symphotrichum ericoides*), Gray Goldenrod (*Solidago nemoralis*), Brown Knapweed (*Centaurea jacea*), Wild Carrot (*Daucus carota*), New England Aster (*Symphotrichum novae-angliae*), and Canada Goldenrod (*Solidago canadensis*).

In general, groundwater was 7-17 mbgs (meters below ground surface) across the site between October 2021 and March 2022 (MTE 2022). A groundwater monitoring well adjacent to the hibernacula indicated that the depth to groundwater during the snake overwintering period, between October 2021 and March 2022, was between 9.72 and 10.19 mbgs.



Figure 2. Surface-level Photo of Existing Hibernacula

Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. A Geophysical Survey Systems, Inc. (GSSI) SIR-3000 ground-penetrating radar system with 270 MHz and 400 MHz antennae were used to conduct the survey on May 4, 2022. The antennae used for this investigation are rated for 6 m and 4 m of ground penetration, respectively, although the actual depth of penetration achieved is highly dependent on site conditions. Conditions for penetration at this site were generally favourable, due to relatively dry soil and low clay content.

Within the interpreted excavation area, a distinct zone can be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that may provide sufficient void space for the accommodation of snakes. This anomaly forms a linear, channel-like feature that trends east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m (Figure 3). This region of greatest thickness and depth of the distinct zone may represent the most promising target for potential hibernacula.

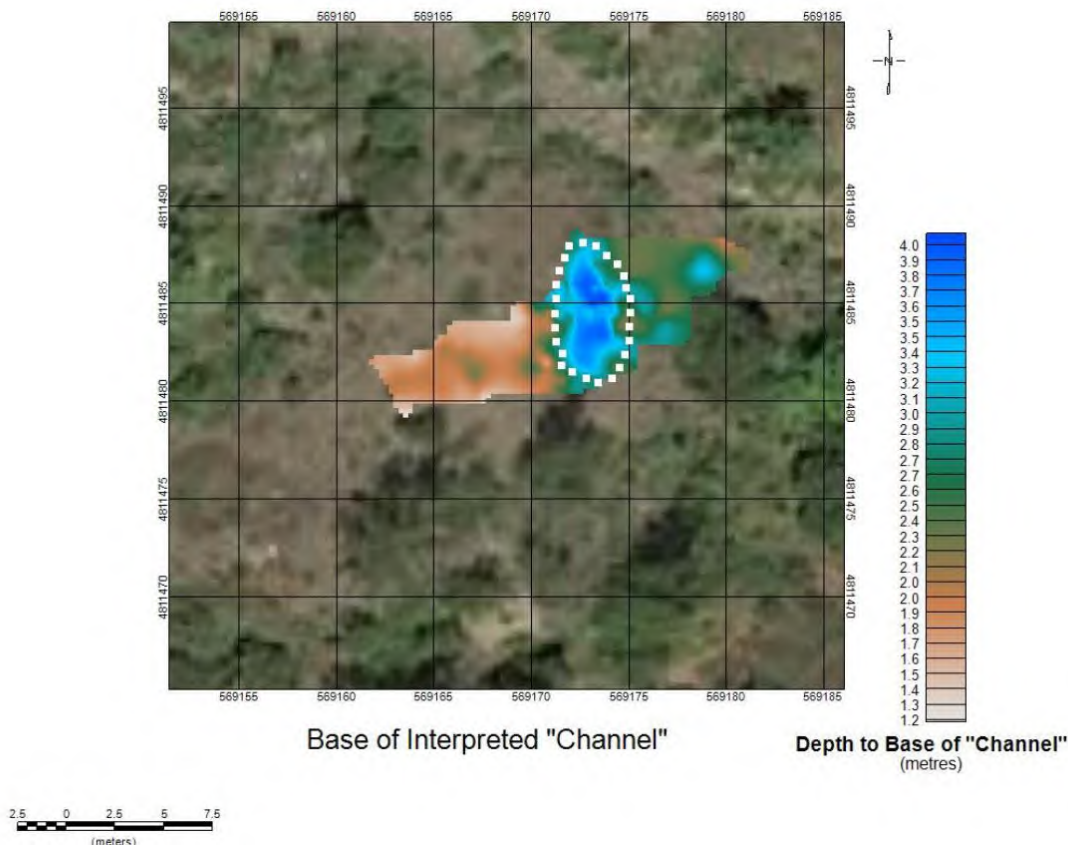


Figure 4. Results of Ground Penetrating Radar (interpreted hibernacula in dashed area)

Proposed Site Conditions

The proposed site is currently preparing to submit a Site Plan Application for a Proposed industrial development (consistent with the current zoning). The woodlands and wetlands in the southeast corner of the site will be retained, however site grading and the required footprint of the development will require the removal of the hibernacula.

Hibernacula and Snake Relocation Plan

To compensate for the loss of the existing hibernacula, the creation of a new hibernacula is proposed adjacent to the woodland and wetland habitat to be retained on the site (Figure 4). To reduce threats from vehicle activity on the site, wildlife fencing is proposed to prohibit movement of snakes outside the natural area. Habitat will be further enhanced for snakes to include brush piles and basking rocks to provide adequate cover and opportunities for thermoregulation. The snakes on site will be salvaged and relocated to this area.

Although there is limited published literature on the effectiveness of snake habitat management, sometimes these activities are necessary to offset adverse effects in cases where it is not possible to avoid the damage or destruction of the existing habitat (OMNR 2018). The creation, restoration and maintenance of habitat is identified as an important recovery action for most species at risk snakes in Ontario and these activities are being undertaken regularly throughout Ontario to contribute to the recovery of these species (OMNR 2018). Given that the existing hibernacula is the result of human activities and that the species on site are common snake

species with a somewhat higher tolerance to disturbance, a habitat creation and relocation plan is considered an appropriate mitigation measure.



Figure 4. Proposed Hibernacula Creation Site

Hibernaculum Creation

The site for the new hibernacula will be selected based on the following criteria (OMNR 2018):

- South-facing exposure with protection from the wind.
- Well-drained soils.
- Adequate groundwater depth to ensure the snakes have access to water while not flooding the hibernacula.

To determine the size of the existing hibernacula (to inform the size of the compensation area), the interpretations from the ground penetrating radar was used. The results indicate that the area the snakes are likely using is 5m long by 3m wide, therefore the created hibernacula will be a minimum of 15m².

Because multiple years of groundwater and frost line monitoring is not be available, siting the new hibernacula is primarily based on existing available habitat for snakes and existing data on groundwater conditions. Sources that will be considered to estimate groundwater levels by a qualified hydrogeological will include:

- Water monitoring well data for the balance of the site.
- Presence of nearby surface water features – lakes, streams, ponds which are usually the surface expression of the water table.
- Topographic maps – to assess elevation of the site in relation to the surface water features – rough estimate of unsaturated zone.
- Quaternary geology maps to assess shallow sediments – till or clay suggests shallow water table, likely deeper if sand and gravel.
- Water well records.
- Primary depths wells are completed at.
- Aquifer type – bedrock or overburden.
- Depth of static water levels which indicates regional water table.

To create the hibernaculum the following steps will be implemented (OMNR 2018):

- A large bowl-shaped pit will be excavated with a minimum depth of 1m below the estimated winter water.
- The sides of the pit will have tapering sides to avoid cold air reaching the inner chambers of the hibernacula.
- To ensure the hibernacula will not flood, overflow drainage features, consisting of drainage tile or cobble stone will be installed approximately 1m above the bottom of the pit (but below the frost line).
- The pit will be lined with a 0.25 m-deep layer of Granular 'A' gravel or a sand/gravel mix.
- Segments of unperforated 0.1 m diameter "Big O" plastic piping will be positioned such that one end is at the bottom of the pit and the other extends up the side of the pit to the top. To increase air circulation and facilitate snake movement, holes roughly 6cm in diameter will be drilled into the piping at 45cm intervals.
- The piping will be positioned so that there is at least one gentle "up" bend in the pipe with no holes before it descends fully to the bottom of the excavation. This bend in the pipe creates a simple "trap" for cold air flow.
- The majority of the material for the hibernacula will be salvaged from the existing feature and relocated. If additional material is needed irregularly shaped concrete blocks, concrete slabs, rock, and a small amount of woody material will also be sourced and will be placed into the pit at contrasting angles to create chambers.
- A layer of landscape fabric will be placed over the centre of the hibernaculum at the surface (ensuring not to block the entrances) and covered with a low mound of cobblestones, topsoil, brush or other organic material to provide insulation.
- Additional materials, such as river rock, fieldstone and brush piles will be placed near the hibernaculum to provide cover and basking sites for snakes.
- The entrances of the "Big O" pipe will be surrounded with fieldstone, rock, or small construction rubble.
- The remaining soil will be graded away from the openings to avoid flooding of the hibernaculum.

A qualified contractor should be retained to construct the hibernacula with on-site assistance from a qualified biologist. For further detail on constructing a hibernaculum including photos, refer to *Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes* (OMNR 2018).

Wildlife exclusion fencing, suitable for snakes, will be erected around the natural area to be retained, including the newly created hibernacula site.

Snake Relocation

Two common, non-venomous species of snake are known to occur in the area of the proposed snake salvage: Eastern Gartersnake and Dekay's Brownsnake. NRSI has obtained the required permitting to capture and relocate snakes from the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). At the recommendation of the MNDMNRF, construction silt fencing was erected around the general area of the hibernacula to prevent snakes from dispersing too far from the site.

The relocation of snakes will be in accordance with the Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders (MNRF n.d.). All snakes will be relocated to the new hibernaculum site on the day of capture in accordance with an approved Wildlife Scientific Collector's Permit (enclosed). The wildlife exclusion fencing around the natural area to be retained should be in place prior to the relocation of any snakes.

Both Dekay's Brownsnake and Eastern Gartersnakes mate during the spring after emergence from their hibernation sites and give birth in late summer. Snakes should be relocated to the new site by September 15, at the latest.

To ensure maximum capture and relocation, multiple visits are required by a team of qualified biologists using a combination of active searches and cover boards. The general area around the hibernacula will be surrounded with construction silt fence to prevent snakes from dispersing far from the area. Cover boards are constructed using a 4ft x 4ft sheet of ½" plywood, with the upper surface painted black to absorb heat. Cover boards need to be used in combination with intensive area searches- this will involve flipping over logs and rocks which provide a similar function as the board. Capture and relocation surveys will continue for a minimum of 5 consecutive days until no snakes are found on 2 consecutive surveys.

Prior to September 15, the existing hibernaculum site should be carefully dismantled under the supervision of a biologist to capture and relocate any remaining snakes.

In addition to the initial relocation, the site should be surveyed again prior to construction starting, after sediment and erosion fencing (which also functions as exclusion fencing) has been erected.

Monitoring

There is very little information on the effectiveness of various habitat creation techniques for snakes (OMNR 2018). Effectiveness and habitat condition monitoring are recommended to measure the success of the habitat creation and population relocation efforts. This should include:

- Installation of a groundwater monitoring well at the created hibernaculum to monitor weekly groundwater levels between October and April.
- Installation of temperature data loggers (hourly) at various depths within the hibernacula between October and April.
- Spring emergence surveys to determine the number of snakes using the created habitat. This will involve setting up a perimeter fence and funnel traps at the entrance/exit points of the hibernaculum. An assessment of the survival of the snakes that use the hibernaculum over several years will be compared to known overwintering survival rates for the species.

It is recommended that monitoring program occur for a minimum of 3 years.

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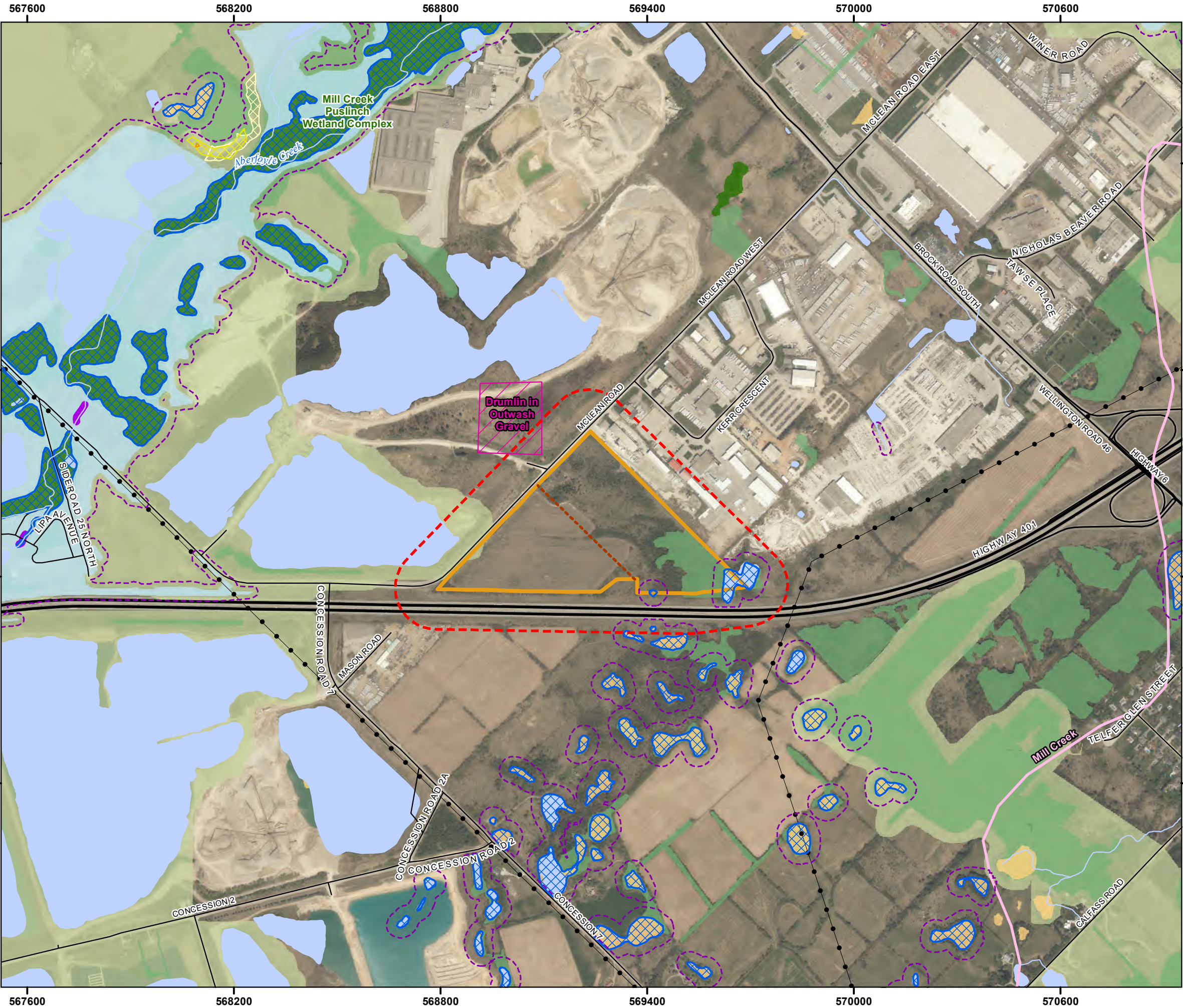
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Wood Environment & Infrastructure Solutions (WEIF), formerly Amec Foster Wheeler.
Unpublished data collected by the Parkway SAR Monitoring Team as part of the Ministry of Transportation of Ontario Herb Gray Parkway project in Windsor, Ontario.

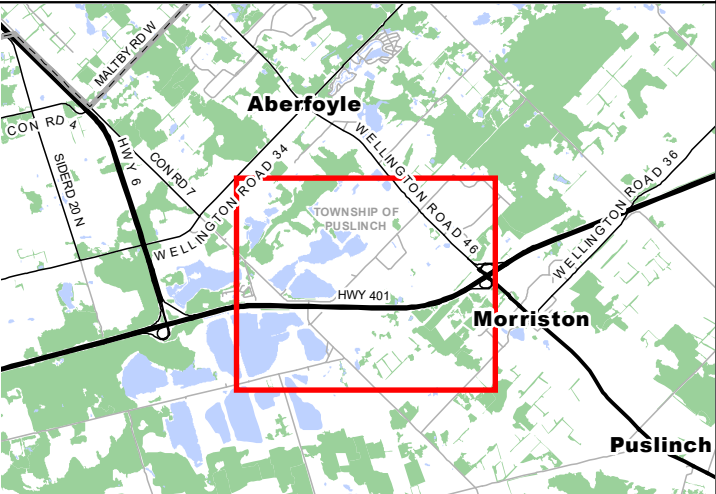
Yagi, A.R., and R.J. Planck. 2012. Identification, characterization and subterranean delineation of critical massasauga hibernation habitat in a partially mined peatland for the purposes of species recovery. In: Ontario Wetlands Conference, Ontario Nature, Toronto, February 2, 2012.

Maps



Path: X:\2706_McLeadRoadIndustrialSite\NRSI_2706_Map1_StudyAreaNaturalFeatures_11K_2026_05_26_DNH.mxd

McLean Road West Industrial Development Study Area and Natural Features



Legend

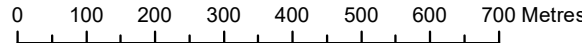
- Study Area (120m)
- Subject Property
- Line of Phase 1 Development
- Utility Line
- Highway
- Primary Road
- Secondary Road
- Permanent Watercourse
- Waterbody
- Provincially Significant Wetland (PSW)
- Unevaluated Wetland
- Wetland (GRCA)
- Regulation Limit (GRCA)
- Regulatory Floodplain (GRCA)
- Wooded Area
- Natural Heritage System (NHS)
- ANSI, Earth Science
- Brown Trout Spawning Area
- Subcatchment Basin
- River Valley Slopes (GRCA)**
 - Oversteep
 - Steep
- River Slope Erosion Allowance (GRCA)**
 - Steep

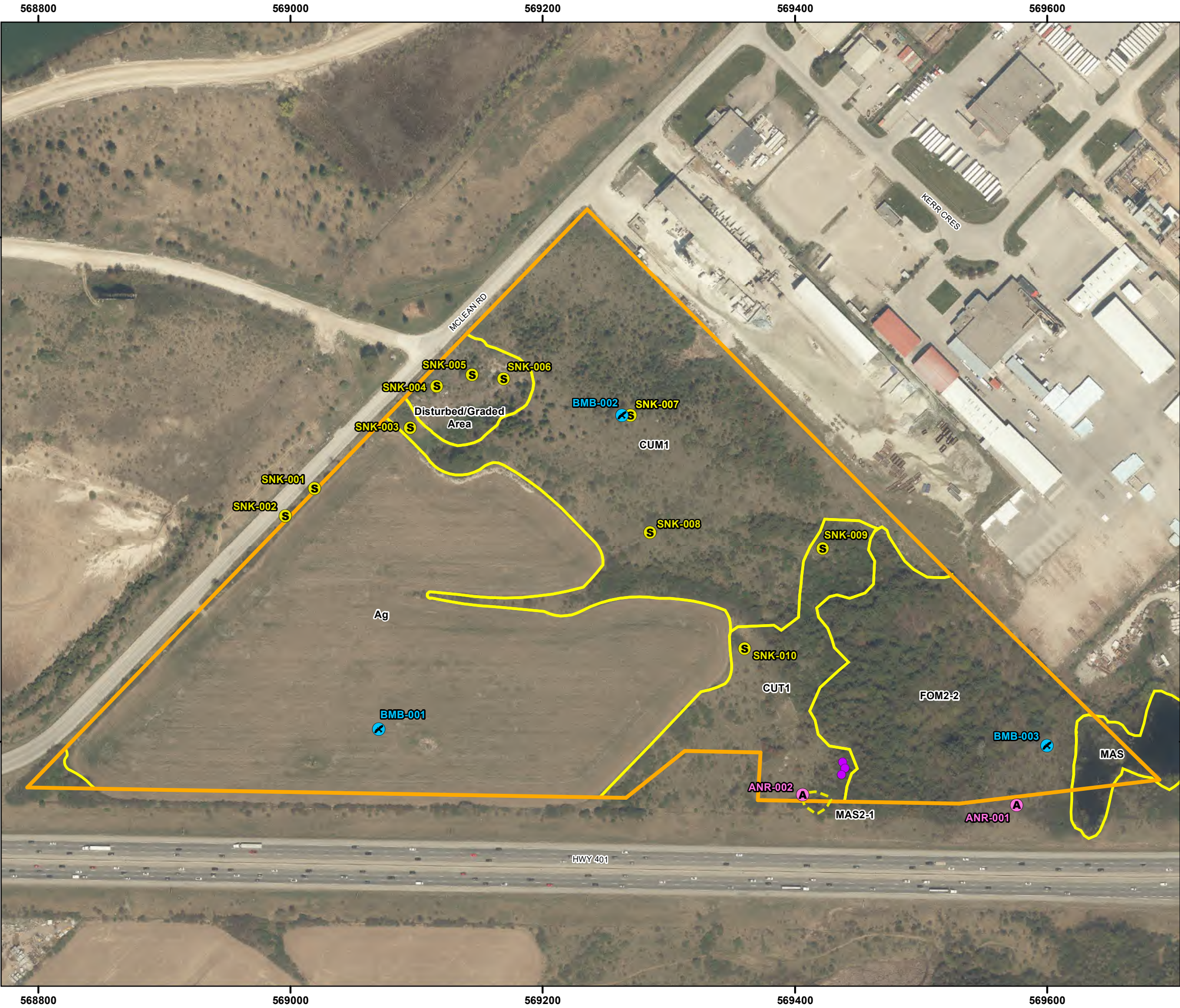


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Project: 2706
Date: May 26, 2026

NAD83 - UTM Zone 17
Size: 11x17"
1:11,000

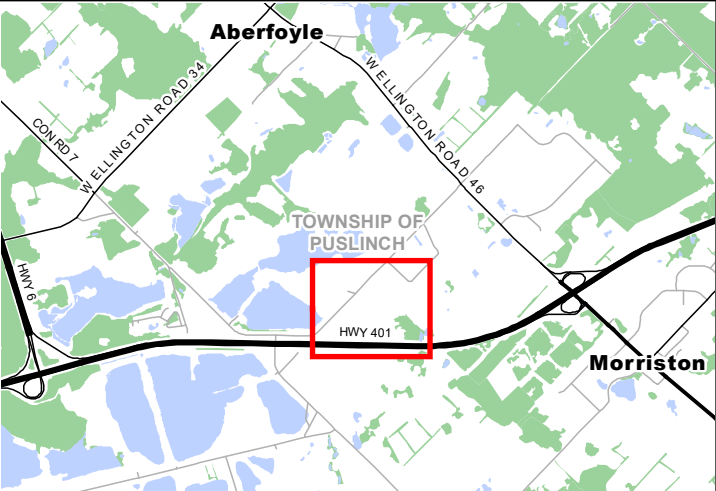




Path: X:\2706_McLeadRoadIndustrialSite\NRSI_2706_Map2_ELC_MonitoringStations_3K_2026_05_26_DNH.mxd

McLean Road West Industrial Development

Vegetation Communities and Monitoring Stations



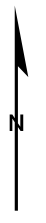
Legend

- | | |
|---|--|
| Subject Property | Vernal Pool |
| Ecological Land Classification (ELC) | NRSI Monitoring Stations - 2022 |
| (Ag) Agricultural | Anuran Station (ANR) |
| (CUM) Cultural Meadow | Breeding Bird Monitoring Station (BMB) |
| (CUT) Cultural Thicket | Snake Board (SNK) |
| (FOM2-2) Dry - Fresh White Pine - Sugar Maple Mixed Forest Type | |
| (MAS) Shallow Marsh | |
| (MAS2-1) Cattail Mineral Shallow Marsh Type | |
| ELC Inclusion | |



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Project: 2706 Date: May 26, 2026	NAD83 - UTM Zone 17 Size: 11x17" 1:3,000





Map 3

McLean Road West Industrial Development Development Constraints

Aberfoyle
Morriston
Puslinch

Legend

- Subject Property
- Utility Line
- Proposed Site Plan
- Natural Environment Zoning (Township of Puslinch 2024)
- Natural Environment Zoning Buffer (30m)
- Woodland Dripline - Reviewed with Aboud and Associates on May 1, 2026
- Woodland Buffer (10m)
- Unevaluated Wetland
- Wetland (GRCA)
- Wetland Buffer (30m)

NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

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Project: 2706 Date: May 14, 2026	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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Metres

N

D14-PPL – McLean Rd W & 401 – Deem Complete Comment Summary

Consultant	Comments
GEI Engineering	See attached letter
NPG Planning	See attached letter
Source Water	From a Source Water Perspective, there is no Notice requirement for this application, so it can be deemed complete.
GRCA	GRCA staff are satisfied that the application is complete. Further GRCA staff review will occur at the technical circulation stage.
Township Traffic Consultant	A Transportation Study sealed by a PEng has been received so the application is considered complete from a transportation perspective.
Harden Environmental	Can be deemed complete
Aboud & Associates – Ecology	Application can be deemed complete at this time, additional technical comments and requirements may arise following the technical EIS review. It should be noted at this time that the EIS figures do not include the current conceptual site plan provided in the submission and should be revised to include the full site plan.
County Planning	Application can be deemed complete. Formal comments will be provided at the first technical review.
Township Public Works	No comments
Township Bylaw	No comments
Township Fire	Based on current information, can be deemed complete.
Township Building	No comments

June 29, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-PPL

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

Re: ZBA 1st Submission
McLean Road W and Highway 401 (Broccolini/Puslinch Park LP)
Puslinch, ON

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning Bylaw Amendment application received on June 26, 2026, in support of a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development is a 20.9-hectare site as a whole, with the southern 9.0-hectare portion the subject of this application. A development on the northern 11.9-hectare portion of the site is currently under review as part of site plan approval application D11-PPL.

The purpose of the zoning bylaw amendment application for the southern portion of the subject lands is to broaden permissions for outdoor storage. Outdoor storage was previously addressed through a minor variance application in 2022, but greater flexibility is sought. The proposed development includes a 2838 m² industrial warehouse building with supporting office space and accessory retail, 33 car parking spaces, 12 loading docks, and 418 trailer parking spaces.

The site is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses. The Site is subject to Holding Provision 7(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West and removal of the holding provision for both portions of the site.

1. Documents Received

All plans and studies required from an engineering perspective have been submitted.

The following documents were received as part of this submission and will be reviewed by GEI at a later date:

- Zoning Bylaw Amendment Application Cover Letter, prepared by WSP, dated June 24, 2026.
- Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026.

The following documents were received as part of this submission and will be reviewed by Township staff and other consultants at a later date:

- Planning Justification Report, prepared by WSP, dated June 24, 2026.
- Draft Zoning Bylaw Amendment.
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated June 2026.
- Transportation Study, prepared by R.J. Burnside and Associates Ltd., dated June 2026.
- East Driveway Operations Analysis Memo, prepared by R.J. Burnside and Associates Limited, dated June 17, 2026.

2. Additional Documents Required

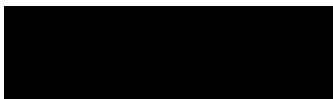
All plans and studies required from an engineering perspective have been submitted and additional documents are not required at this time to support the zoning bylaw amendment application. We are in support of this application being deemed complete at this time.

Technical review of the submitted documents will be completed at a later date.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Senior Project Engineer



July 3, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment D14-PPL – Determination if
Required Information and Materials Have Been Provided

NPG Planning Solutions Inc. (NPG) has been retained to provide comments on whether required information and materials have been provided regarding a Zoning By-law Amendment application on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The applicant is proposing to develop an industrial building of approximately 2,838.19 m² in floor area, 12 loading spaces, 33 vehicle parking spaces, 6 bicycle parking spaces, and an outdoor storage area comprised of 439 trailer parking spaces in the southern portion of the Subject Lands.

The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed building and outdoor storage area appear to be located outside of the features and outside of the GRCA's regulation limit.

It is noted that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

In addition, it is noted that the applicant has filed the following Planning Act applications pertaining to the Subject Lands:



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

- A Zoning By-law Amendment application to remove the holding provision (h7) currently applied to the Subject Lands.
- A Site Plan Control application D11-PPL to permit the development of an industrial building of approximately 35,000 m² in floor area, 16 loading spaces, 72 van parking spaces, 11 trailer parking spaces, 283 vehicle parking spaces, and 68 bicycle parking spaces in the northern portion of the Subject Lands.

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

- Conceptual Site Plan prepared by Broccolini, dated June 16, 2026;
- Cover Letter prepared by WSP, dated June 24, 2026;
- Draft Zoning By-law prepared by WSP, dated June 24, 2026;
- Planning Justification Report prepared by WSP, dated June 24, 2026;
- Environmental Impact Study prepared by NRSI, dated June 2026;
- Transportation Study prepared by R.J Burnside & Associates Limited, dated June 2026; and
- East Driveway Operation Analysis prepared by R.J Burnside & Associates Limited, dated June 17, 2026.

Comments

1. Determination of Completeness:

- a. We have no issues with the Township deeming the Zoning By-law Amendment application complete, once the Township receives the updated Planning Justification Report signed by a Registered Professional Planner.

2. Additional Requirements:

- a. A Planning Justification Report signed by a Registered Professional Planner.

3. Technical Comments:

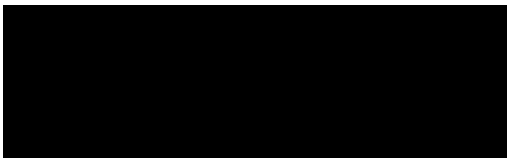
- a. With respect to the Site Plan, we offer the following comments:
 - i. The zoning matrix should be updated to include the setbacks demonstrated on the Site Plan;
 - ii. The dimensions of all lot lines should be shown on the Site Plan;
 - iii. The extent of the outdoor storage area, shipping containers (if proposed) and setbacks from all lot lines should be provided on the Site Plan;
 - iv. Please include the legal name of the Subject Lands on the Site Plan;

- v. Please revise the zoning matrix to include all applicable provisions of the Puslinch Zoning By-law, this includes the general provisions section;
 - vi. Please confirm if net floor area has been provided to confirm parking requirements; and
 - vii. We note that the parking requirement for “Industrial Use” has been applied to the proposed building while the intended use is noted as “warehouse”. Please ensure the parking requirement is calculated based on the intended use.
- b. With respect to the draft Zoning By-law, we offer the following comments:
- i. The draft by-law request to permit outdoor storage uses within the rear yard and exterior side yard. As previously confirmed, the lot line abutting Highway 401 is considered interior side lot line. The proposed outdoor storage area appears to be located within the interior side yard and rear yard. Please update the draft Zoning By-law as necessary.
 - ii. Consistent with our comments dated February 25, 2026, we highly recommend the applicant to consider rezoning the entire Subject Lands to a new Industrial Site-Specific Zone (IND(spXX)) to provide site-specific regulations for the entire property and to avoid ambiguity in how regulations are meant to be interpreted.
 - iii. The requested zoning amendment that outdoor storage area may exceed 25% of the total lot area should be revised to request for a maximum extent of this use.
- c. With respect to the Planning Justification Report (PJR), we offer the following high-level comments:
- i. Please update the report to include a signature from a Registered Professional Planner; and
 - ii. With respect to policy 6.5.5 of the County Official Plan, the PJR needs to evaluate the proposed development on the entire site to justify that the extent of commercial and industrial uses on the lands is small-scale.
- d. We noted that the submitted Transportation Study (June 2026) only evaluates the proposed development on the northern portion of the property. We defer to the Township’s traffic consultant to determine if the submitted study is appropriate for the Zoning By-law Amendment application.
- e. The submitted Environmental Impact Study does not appear to discuss the proposed rezoning nor the proposed development in the southern portion of the Subject Lands. We require the Environmental Impact Study to be updated to provide an assessment of the proposed rezoning and development activity against

the relevant policies of the Provincial Planning Statement and the County Official Plan. The Township's ecologist may provide further comments related to the Environmental Impact Study.

- f. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- g. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



Jeremy Tran, MCIP, RPP

Manager, Urban Design & Development Planning

NPG Planning Solutions Inc.

Jtran@npgsolutions.ca

COMMITTEE MEMORANDUM PDAC-2026-023

TO: Planning & Development Advisory Committee

FROM: Monika Farncombe, Planning and Corporate Services Coordinator
Chris Pickard, Planning and Development Advisory Committee Member

MEETING DATE: October 13, 2026

SUBJECT: Summary Report, Attendance at Ontario Association of Committees of Adjustment & Consent Authorities 2026 Conference, Ottawa, Ontario

RECOMMENDATIONS

That the Committee receive Committee Memorandum PDAC-2026-023 entitled Summary Report, Attendance at Ontario Association of Committees of Adjustment & Consent Authorities (OACA) 2026 Conference, Ottawa, Ontario be received for information; and

That the Committee request Council continue to support member and/or staff attendance at OACA conferences as this event provided significant education;

That the Committee recommend staff review the Committee of Adjustment decision template to ensure the written decisions align with staff's planning recommendation report; and,

That the Committee recommend staff review how conditions are drafted when recommended to the Committee of adjustment to ensure applicants understand what steps must be taken to clear conditions imposed by the Committee; and,

That the Committee consider making changes to its work processes and reporting format to more fully discuss and document the analysis of information received and the demonstrate that in the report, responding to the trend of applications for judicial review.

Purpose

The purpose of this memo is to provide the Committee with a report on the *Ontario Association of Committees of Adjustment & Consent Authorities* Annual Conference workshop sessions we attended on behalf of the Committee on Monday May 11 and Tuesday May 12, 2026; some sessions we both attended, and some sessions only one of us attended.

This report consists of notes from sessions as well as the digital slide decks provided by presenters, if available. The intent is that these notes supplement the digital slide decks.

Report

There were 202 attendees at the conference, representing 120 municipalities, and seemed to include representation from across Ontario, and ranged from smaller municipalities like Puslinch to larger centres. Attendance included planning staff as well as Committee members. Presenters included lawyers, planners, technical staff and Committee members. There were four (4) blocks of presentations each day, with each block usually having three (3) concurrent presentations; attendees could attend any one of the 75 minute long sessions.

We each attended four (4) sessions on each day.

On Monday, the sessions attended were:

1. Keynote Presentation: Find the Funny Because Success is a Laughing Matter (Chris & Monika, no slide deck);
2. Minor Variance Conditions: Limits and Best Practices (Chris & Monika, digital slide deck attached);
3. What Happens After the Decision: Development Agreements for Severances and Minor Variances (Monika, digital slide deck attached)
4. Source Water Protection and Source Protection Plans – Key Considerations for Committee Members (Chris, digital slide deck attached);
5. How to Address Public Concerns: What Is and Isn't Relevant (Chris and Monika, slide deck attached).

On Tuesday the sessions attended were:

1. Committee of Adjustment Decision Writing in Ontario (Chris, digital slide deck attached);
2. To Prepare for the Future We Need to Understand the Past (Monika, no slide deck available)
3. Privacy and Committee of Adjustment Information (Monika, slide deck attached)
4. Ask an Expert: Lawyer Edition (Chris, no slide deck);
5. Ask an Expert: Secretary Treasurers Edition (Monika, slide deck attached)
6. When do Municipalities Owe Developers a Duty of Care? (Chris, digital slide deck attached);
7. Legal Non-Conforming Uses (Chris & Monika, digital slide deck attached).

These sessions address matters that seem to be of significant value and interest to the Committee of Adjustment community and compress some significant learning into the two (2) day conference. A number of presenters talked about the rapid rate of change in Ontario planning legislation, and a reasonable conclusion is that the Township should support attendance at future conferences.

Conclusion: The Township should plan for attendance at the 2027 conference, intended for Niagara Falls, Ontario.

In addition to the sessions, the conference organizers polled attendees on the question “Does your organization have procedures on how and when committee members conduct site visits?” the ‘screen shot’ of the responses in Appendix A (on the day Chris completed the poll, near the end of the poll period) shows that 75% do not have procedures in place, but one interpretation of the poll is that written procedures may be appropriate.

Conclusion: the Committee and Township consider if written procedures for site visits are appropriate and then act accordingly.

Keynote (Chris & Monika)

The presenter, Jen Grant, a comedienne, discussed the need for humour as stress relief in a stressful world, noting laughter can reduce blood pressure, extend lifespan and reduce cortisol levels (the body’s primary stress hormone). She recommended:

1. Be authentic – self deprecation can help connect people;
2. Look for humor in hard situations;
3. Be kind, and pay it forward.

Her recommended reading is *The Book of Joy: Lasting Happiness in a Changing World*, by Archbishop Desmond Tutu, Dalai Lama, and Douglas Carlton Abrams.

Minor Variance Conditions: Limits and Best Practices (Chris & Monika)

The presenter, Lee English, a lawyer with BLG, discussed S. 45(9) of the *Planning Act*, which relates to minor variances, and S. 53(12) relating to consent applications.

With respect to minor variances, the presentation noted that S. 45(9) has broad terms and the presenter believes those conditions can include time limits. Best practice is that the decision

documentation explicitly include any conditions; simply referencing a staff report is not sufficient, for example.

When setting conditions, the condition must be reasonably related to the requested variance. He noted examples, including one where a municipality wanted a three (3) metre road widening, for free, as a condition of approval for a minor variance but the Ontario Land Tribunal disallowed that condition on appeal as not reasonably related to the application. In short, there needs to be evidence that the conditions relate to the request. Best practice would be to explain the reasons for the conditions with a direct connection to the application; simply saying something like 'standard practice' is insufficient. The slide deck provides more details in this regard.

Another key take away is that conditions shall be written in a format that clear instruction is given to the applicant on how to obtain approval/release of their condition and by whom they should obtain such approval from. An example of a recent condition is in D13-MCC reviewed at the Committee of Adjustment on June 9, 2026; a condition was given "that the asphalt encroaching on the neighbouring property be removed to the satisfaction of the Township. The condition may likely not be legally justifiable as there is no reasonable connection to the application for reduced lot size and reduced frontage of the lot. Secondly, the condition should be rewritten to include whom at the Township is reasonable for clearing this condition, i.e.: the Chief Building Official or the Director of Public Works etc.

Conclusion: The Committee should adjust their written decisions to include clear connections to the application as well as instruction on how to obtain approval/release of conditions and from whom.

In a consent application, however, the municipality could obtain land, subject to the conditions in the *Planning Act*.

In a post presentation discussion with the presenter, I asked if the Township's approach of putting cost recovery into conditions could withstand challenge, as his point in the presentation was that cost recovery needs be identified in a fees by-law (per S. 69 of the *Planning Act*) and that a financial condition should be avoided (see slide 21/24). While not providing legal advice to the Township, he suggested that condition would probably not withstand a legal challenge. He recognized that the Township is trying to only obtain cost recovery and the wide range of applications and staff/consultant involvement may make it difficult to change the way the Township approaches this issue, but that there may be administrative measures the Township could use under its bylaw to achieve the same result - perhaps allowing the Committee of

Adjustment to reduce/waive fees (see answer to related question in the presentation *Ask an Expert: Lawyer Edition* below). The Township may wish to seek legal advice in that matter.

Conclusion: Staff have recommended that a fee be established for review of Consent applications for Council's consideration as part of the 2027 User Fees and Charges By-law.

Source Water Protection and Source Protection Plans – Key Considerations for Committee Members (Chris)

The presenters were from Conservation Ontario. Their website says "Conservation Ontario represents [Ontario's 36 Conservation Authorities](#), which are local watershed management agencies, mandated to ensure the conservation, restoration and responsible management of Ontario's water, land and natural habitats through programs that balance human, environmental and economic needs." ([Conservation Ontario // Conservation Ontario](#))

Source water protection processes arose after the Walkerton water tragedy. The presenters noted that at the time municipalities could not regulate uses based on proximity to water sources, but now do via the *Clean Water Act*. An online resource, "SIA", or the **Source Protection Information Atlas** is an interactive, provincial-scale map developed by the Ontario Ministry of the Environment, Conservation and Parks. It allows homeowners, developers, and municipalities to search specific addresses to determine if they lie within vulnerable zones surrounding municipal drinking water sources. By law, Committees of Adjustment must consider source protection; a source protection plan is the equivalent of the Provincial Planning Statement (PPS), and a source protection plan prevails in the event of a conflict with the PPS. A municipality must therefore have Source Water Protection review before a municipality can process a minor variance or a severance request; that is, before a Committee of Adjustment can decide on an application.

Conclusion: Based on the information provided, no change is needed in Puslinch's processes; the Committee always has a review in hand before a decision is made.

What Happens After the Decision: Development Agreements for Severances and Minor Variances (Monika)

The presenter, Jenna Morley, a City Solicitor for the City of Kingston, discussed all aspects of development agreements from the drafting stage through to registration on title and enforcement.

She noted that Section 45(9.1) of the *Planning Act* Section authorizes the Committee to impose terms and conditions on a minor variance approval, which can be secured via a binding legal agreement registered on the property's title. These conditions can come in the form of a development agreement as it is a tool to implement such conditions.

A sample condition was provided:

The Owner must enter into a development agreement with the City on the City's standard form. The development agreement must be registered on title to the Owner's Lands in accordance with the Planning Act. The Owner must pay the City's standard administrative fee for the development agreement, as set out in the Fees & Charges By-law. The development agreement will address the following matters: [list]

A development agreement could be warranted if:

1. The condition in the Notice of Decision needs to bind to future owners.
2. If enforcement tools are needed to ensure that work/studies are completed in a satisfactory manner.
3. As a warning to future owners about a condition that affects their land.

Township staff are assigned with drafting development agreements and registering them on title.

Conclusion: Committee of Adjustment may consider incorporating development agreements into our conditions where there is a need to bind to or warn future owners of a condition or where work/studies need to be undertaken and enforcement tools are necessary.

How to Address Public Concerns: What Is and Isn't Relevant

The presenter, Denitza Koev, a lawyer with Thomson Rogers LLP, discussed the aspects that can be considered when assessing minor variance applications.

She noted that under S. 45.6 of the *Planning Act* that Committees of Adjustment must hear all parties. Ontario's Bill 23, limiting appeal rights to the Ontario Land Tribunal, means that the Committee of Adjustment is their only chance to provide input/object to a minor variance, and parties may take this opportunity very seriously.

She noted that an applicant for a minor variance must meet all 4 tests – failing on one test means the application should fail.

Obviously minor and desirable applications relative to the for (4) tests in the *Planning Act* are the easiest to argue/decide.

She noted that the law allows other criteria to be considered in deciding an application, but the criteria need to be in a by-law. For example, aesthetics can only be considered if they are included in the Official Plan or municipal by-laws. The Official Plan may have other criteria to be considered in minor variance applications. However, decisions must be consistent with the PPS and with 'matters of provincial interest' per S. 2 of the *Planning Act*.

Applications that are for adjustments that are too large or too important are not minor; she mentioned the 'DeGasperis'¹ decision in making this point; the criteria for determining minor variances are based on the impact and in that regard context matters.

Ms. Koev noted that minor variances are adjustments to the local Zoning By-law and that minor variances cannot alter the Official Plan. A Committee decision to amend the Official Plan would be subject to challenge. Further, Committees have no ability to allow an explicitly prohibited use in a minor variance, but if the Zoning By-law is silent on prohibited uses, a minor variance may be used to permit the use.

Where there is an existing unlawful development, Ms. Koev noted Committees cannot consider the fact of the existing non-compliance, but should assess the application as if the unlawful situation did not exist. The assessment should be on the impacts of the illegal build.

Other aspects that Committees should clearly not consider are sympathy for the applicant, or the applicant's (past) behaviour. In addition, impacts on property values and concerns on setting precedents are not relevant and should not be part of a Committee's considerations. Similarly, concerns regarding business competition issues (*Dow vs. Nova Chemicals in Sarnia*) are not legitimate aspects for Committee consideration.

¹ From the presentation slide deck for *Committee of Adjustment Decision Writing in Ontario*: "The CofA must demonstrate it has applied the statutory tests: It is incumbent on a committee of adjustment, or the Board in the event of an appeal, to consider each of these requirements and, in its reasons, **set out whatever may be reasonably necessary to demonstrate that it did so and that, before any application for a variance is granted, it satisfied all of the requirements.**" *DeGasperis v. Toronto (City) Committee of Adjustment*, 2005 CanLII 24263 at para. 11

Applicant's mitigation efforts can help support approval; efforts such as noise studies, noise barriers, ongoing or follow up studies and potential future mitigations are legitimate aspects for Committees to consider.

Ms. Koev also noted the requirements of S. 45(8.1) of the *Planning Act* requiring clear documentation of the analysis and reasons for a decision; this is further discussed in the presentation "Committee of Adjustment Decision Writing in Ontario". The *Planning Act* text says

"(8.1) The decision of the committee, whether granting or refusing an application, shall be in writing, shall be signed by the members who concur in the decision and shall,
(a) set out the reasons for the decision; and
(b) contain a brief explanation of the effect, if any, that the written and oral submissions mentioned in subsection (8.2) had on the decision. 2015, c. 26, s. 29 (3).

Written and oral submissions

(8.2) Clause (8.1) (b) applies to,
(a) any written submissions relating to the application that were made to the committee before its decision; and
(b) any oral submissions relating to the application that were made at a hearing. 2015, c. 26, s. 29 (3)." (reference: [Planning Act, R.S.O. 1990, c. P.13 | ontario.ca](http://www.ontario.ca))

These requirements, especially (8.1(a) and (b) may affect how the Township of Puslinch Committee of Adjustment prepares its decision documentation. To not address these requirements may leave Committee decisions open to judicial review and result in Township costs.

Committee of Adjustment Decision Writing in Ontario

Laura Dean, a lawyer with Aird Berlis, discussed the requirements for documenting Committee decisions.

Ms. Dean noted that the recent changes in Ontario law limit the rights to appeal a Committee of Adjustment decision to the Ontario Land Tribunal. As a result, they are seeing more applications for judicial review of Committee decisions. The distinction is that a judicial review, reviews the reasonableness or procedural fairness of a decision, while an Ontario Land Tribunal appeal is a rehearing of the matter (see slide 5). For clarity, the judicial review process does not assess the correctness of the Committee's decision – it is purely concerning the

reasonableness or fairness of the process. Objectors can seek a judicial review even if they have no Ontario Land Tribunal appeal rights. Objectors need to have a reasonably direct relationship to the matter; that is, their interests are directly affected by the decision. There is no right for a judicial review based on general or public interest. The judicial review therefore relies on clear documentation of the evidence, the analysis and the decision to determine if the Committee followed the appropriate process.

Ms. Dean noted that this documentation does not have to meet the standard for a judicial decision, but needs to clearly outline the aspects/evidence considered and the role they played in the decision. This requirement warrants documenting the submissions and evidence considered, and the discussions taken in arriving at the decision. Refer to slides 18 and 19 for practical tips in this regard. Ms. Dean noted it is important to document all submissions to an application, even those who say 'no comment'. She also noted it is not sufficient to rely on meeting recordings or a reference to them in the decision.

She noted that at a bare minimum, the decision should note/list the considered evidence.

Ms. Dean noted a decision is open to judicial review even if the matter is well documented, but the court may more readily support the reasonableness of the process.

She noted that judicial reviews, like Ontario Land Tribunal hearings, are expensive. The losing side in a judicial review will typically be required to pay 40% to 60% of the successful appellant's costs, so the Township has an interest in ensuring that the Committee documentation meets requirements and will prevail in any judicial review, recovering its costs to the extent possible and avoiding paying the appellant's costs. Ms. Dean's presentation noted that this is rarely the case in an Ontario Land Tribunal hearing (see slide 7).

Ms. Dean noted that it is particularly important for clear documentation of evidence and analysis where a Committee decision varies from staff recommendations relevant to the four (4) tests in the Planning Act or other relevant legislation.

Committees may wish to consider including text in their decisions as to who can appeal to the Ontario Land Tribunal.

Conclusion: following this advice will require a change in Committee processes, as the evidence and analysis will need to be documented after a decision, and this could take several days depending on complexity and staff workload. The meeting format may need to change to invite more explicit analysis/discussion from each member relative to the request, after each

member concludes questioning applicants/objectors/supporters and reviewing the submitted evidence.

Ask an Expert: Lawyer Edition

The following questions asked of the lawyer, Laura Dean, were retrieved from the AOCA website; answers are not recorded in the website. Answers recorded by Chris in the session are noted in red text; not all answers were recorded as they may not be relevant to Puslinch or may be so site specific that the answer did not seem useful to record. Note that some questions are more appropriate for a Land Division Committee or the County of Wellington regarding the Official Plan.

1. There doesn't seem to be an appeal option for a Certificate of Cancellation. Any appeal appears to need to be through judicial review in Divisional Court. Should a municipality have a Standard Operating Procedure for review of appropriateness for cancellation certificates in order to establish consistent processes and defend the position should a request come in that is not supported?
2. What level of flexibility is available to planning/municipal departments in clearing conditions in cases where alternatives means may be used to accomplish the same end? e.g., a ZBLA is required to rezone the property to account for lot area vs a Minor Variance; OR a ZBLA/MV is required to address a setback reduction, but the province has since permitted a 10% allowance.
3. What's the criteria through which a deviation from a Zoning By-Law will be considered under Minor Variance application? In case of USES that are not specifically defined in the zoning by-law In other words, when should minor variance be applied to instead of zoning by-law amendment? **See comments in other presentations.**
4. How should situations be handled when Council members intervene in, or are perceived to overstep their authority in, Committee of Adjustment applications? **Council members seeking to provide a position on a Committee matter should appear as a delegation to the Committee. Informal contacts and discussions are discouraged and should be disclosed in the Committee meeting.**
5. If a resident requests a cancellation certificate which would result in a lot no longer meeting a provision of the zoning bylaw (for example, two houses one lot, lot area too

big in a rural area) is there the ability to put conditions on the approval of the cancellation certificate such as a minor variance, removal of secondary entrance, demolition of an additional dwelling?

6. Can an applicant appeal a "no decision" to the OLT if the committee keeps deferring an application on either a minor variance or consent? **Yes, recognizing the statutory requirement for a decision within 30 days.**
7. With the new provincial 90% (10% variance) rule for reducing setbacks, in your legal opinion, to what extent can this be applied (the grey areas)? In these "grey areas," when should municipalities stand their ground and not grant automatic 10% reductions, and require a variance application. **I am not aware of the particulars of the 90% rule and suggest the Committee ask staff to explain this matter and how it may affect the Committee's work.**
8. For a Lot Line Adjustment, can the municipality compel the applicant to merge the PIN for severed parcel with the PIN for the abutting parcel after the severed parcel is transferred? Would this be one of the conditions of Consent approval?
9. I would like confirmation that with Bill 98, we don't have to implement the new OP format and schedules as long as we adopt our new OP before Jan 1, 2029 (we are not one of the fast growing municipalities). I would just like clarity that I'm reading the legislation correctly.
10. Can the committee impose a condition that is greater than what the bylaw minimum is? e.g., the bylaw states 1.5 metre side yard, the applicant asks for a variance to 1.3 metres, and the committee wants to impose a condition that the side yard should be 3 metres. **A condition would need to be related to the request with defensible reasons; perhaps the applicant wants a taller shed than allowed under the bylaw, so it is reasonable to require an offsetting increase in setback.**
11. If a municipality's zoning by-law includes provisions related to legal non-conforming uses that are inconsistent with Section 45(2) of the Planning Act, which provision would take precedence? **The Planning Act takes precedence.**
12. A consent application was brought forward to Land Division where a motion to Deny was defeated. The Motion to Approve was not Seconded. So where does that leave the

Motion/Application? Is the Motion defeated as it was not seconded or is the motion still on the floor as it was not voted on?

13. If staff were to recommend a deferral of a variance so that a study be completed, and the Committee approve the application without this requirement - is there potential liability on the municipality or the current owner?
14. If someone is requesting a Cancellation Certificate for a lot that contains easements, is there a best practice for noting on the Cancellation Certificate that the cancellation is for the lot only and not the easements?
15. Does the committee have the ability to refund, modify or cancel fees that the municipality has set if the members feel during the course hearing an applicant deserves it? **S. 69(1) of the Planning Act offers guidance in this matter:**
“Tariff of fees
69 (1) The council of a municipality, by by-law, and a planning board, by resolution, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the municipality or to a committee of adjustment or land division committee constituted by the council of the municipality or to the planning board in respect of the processing of each type of application provided for in the tariff. R.S.O. 1990, c. P.13, s. 69 (1); 1996, c. 4, s. 35 (1).
Reduction or waiver of fees
(2) Despite a tariff of fees established under subsection (1), the council of a municipality, a planning board, a committee of adjustment or a land division committee in processing an application may reduce the amount of or waive the requirement for the payment of a fee in respect of the application where the council, planning board or committee is satisfied that it would be unreasonable to require payment in accordance with the tariff. R.S.O. 1990, c. P.13, s. 69 (2); 1996, c. 4, s. 35 (2).
16. Can the committee defer an application even if the applicant demands that a decision be made? **An applicant cannot demand a decision, and a Committee can defer with reasons, but the decision is open to Ontario Land Tribunal appeal if the variance is not decided within 30 days.**
17. If a property originally had a legal non-conforming single-detached dwelling, was later rezoned and used for institutional purposes, and a new owner now wants to return the property to the former residential use, could that be done through Section 45(2) of the

Planning Act? More generally, does the Committee of Adjustment have the authority to re-establish a former use? **Refer to answer in other presentation regarding uses.**

18. Could you alter a legal non-conforming structure/building that encroaches into the City's Right-of-way? **Likely yes, but...complex situation.**
19. How is legal non-conforming status established? **See legal non-conforming presentation.**
20. Could a legal non-conforming lot be severed and keep its LNC status?
21. During Committee of Adjustment meetings, is it appropriate for the members to address themselves as Mayor, Deputy Mayor, Councillor etc. or should they be addressed as Chair, member etc. or, does it matter? **Committee members should be referred to by their Committee roles, such as Chair, not by their titles in any other entity.**
22. Can the Consent be perfected by registering the Certificate on title in a Notice under S. 71 of the LTA?
23. Can a Section 45(2) application be used to expand a legal non-conforming use for a completely separate Second Home on a property where there is currently one home a property (legally established) but the current zoning has Future Development which prohibit new uses, buildings and structures?
24. Upon a deferred application's return, the municipality notified only those individuals who originally submitted comments or registered concerns at the public hearing two years ago. Anyone who has moved into the area since that time has no way of knowing the application is back before the Committee and therefore no opportunity to participate, even if they are directly affected. **While this may be technically legal, best practice is likely to recirculate.**
25. Can the members of the committee step out behind closed doors to make a decision on an application which does not have anything confidential during the hearing?
26. Where a property contains a legal non-conforming carwash in one detached building and a separate detached dwelling on the same lot, can the Committee permit part of the dwelling to be converted into office space accessory to the carwash through an

extension of the legal non-conforming use? At what point does this become an impermissible expansion of the use?

27. There doesn't seem to be an appeal option for a Certificate of Cancellation. Any appeal appears to need to be through judicial review in Divisional Court. Should a municipality have a Standard Operating Procedure for review of appropriateness for cancellation certificates in order to establish consistent processes and defend the position should a request come in that is not supported?
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When do Municipalities Owe Developers a Duty of Care?

This presentation, by Anne Tardif, a lawyer with Gowling WLG dealt with purely economic loss related to a municipality's duty of care to a developer, a matter she emphasized several times. She noted that property damage and personal injury issues more readily give rise to liability, like an injury at a driveway for a severed lot if the Committee ignored advice that warned of concerns before the severance was granted.

The question of liability rests on the question of whether a duty of care is owed to a party. Refer to the slides for more information.

In general, matters of ‘public good’ are generally not a liability issue. Where a municipality goes beyond that aspect, and acts like an advisor, as happened in the Lakefield case, can result in liability. She indicated that ‘advising’ means helping a developer clear a condition or hurdle.

In providing advice, a municipality must be clear about the reasons it is providing any information – that it is for the municipality’s purposes, not the developers. The question of liability often turns on the purpose of the authorities’ actions – was it for the public good or for private benefit, such as the developer’s profit? If it is for private benefit rather than public good, a liability may arise.

Legal Non-Conforming Uses

Eric Davis, a lawyer with SV Law outlined matters relating to legal non-conforming uses.

S. 34(9) of the Planning Act sets out the basis for legal non-conforming uses (see slide 4), while S. 34(10) outlines the ability to allow expansion of the non-conforming use, and S. 45(1) and (2) empower the Committee of Adjustment to approve applications for expansion.

Mr. Davis emphasized that it is the owner’s obligation to prove the use existed at the time the by-law was passed that created the legal non-conformance, that it continued essentially uninterrupted during that time, and that evidence is required of these circumstances. He noted that simply because an operation has existed for 40 years (for example) does not mean it is legal non-conforming – it may not have been permitted at the time.

Mr. Davis indicated that a temporary interruption in use such as occurs after a fire, does not constitute cessation and an owner can rebuild a non-complying building. He notes the distinction between a non-complying building and a non-conforming use (see slide 13).

Mr. Davis noted that reconstructing a non-conforming use is not subject to the four (4) part test for minor variances; that is subject to a two (2) part test: is it desirable and is there undue impact? (see slide 16). Committee review and approval is required only for an expansion application.

He noted that a municipality should never confirm legal non-conforming status; the onus is on the owner to prove the status. He recognizes that this can be difficult as record-keeping may be faulty, and Committees will need to exercise some judgement as to what constitutes

evidence. He stated that an affidavit is not sufficient in his opinion to prove the status – the interested party has too much at stake to put much value on the affidavit. Photographs and the like can help substantiate a claim for non-complying status.

Appendix A: Poll Image

