

September 22, 2026

34431-25

Chris.Corosky@vanharten.com

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

Attention: Planning Department

**Re: Planning Opinion Letter
Zoning By-law Amendment D14-REI for Severances B27-25 & B28-25
6852 Laird Road West
Part of Lots 13 & 14, Concession 5
PIN 71214-0181; 71214-0182 & 71214-0183
Township of Puslinch**

The Township's planning consultant (NPG) May 29, 2026 letter requested the following additional information with respect to the above noted applications:

- *Planning Opinion prepared by a Registered Professional Planner*
- *Conceptual Site Plan for the Merged Parcel of file B28-25, illustrating proposed dwelling, septic, well etc.*
- *Additional information on plan to verify zoning compliance for the three affected parcels: Retained Parcel, Merged Parcel of B27-25 and Merged Parcel of B28-25 (setbacks, zoning matrix, etc.)*

The zone change application stems from two previously approved (January 2026) consent applications (lot line adjustments B27-25 & B28-25), subject to various approval conditions, including Condition 8:

- *Obtaining zoning compliance for the merged and retained parcels to prohibit a kennel*

In addition to the above referenced NPG letter, a June 9, 2026 review letter from the GRCA indicated no objection to the proposed zoning by-law amendment, subject to the following recommendation:

- *that the portion of land within the GRCA's regulation limit be re-zoned to Environmental Protection Overlay.*

The 'planning opinion' letter follows which includes consideration of applicable planning policy, additional property details, a zoning matrix applicable to each property, and an illustrative site plan for the B28-25 'merged parcel'. A draft Zoning By-law Amendment is also attached (Appendix A).

Zoning Overview and Updates:

Retained Parcel of B27-25 & B28-25 (#6852 Laird Road West):

- Rezone the parcel to Agricultural (A) and remove the A-sp1 zone that permits a kennel
- The existing carport that was straddling the new lot line has been demolished

- The existing dwelling, shop/shed, septic and well will remain on the parcel
- The existing accessory building (shed/shop) is used as a standard residential accessory building.
- A new driveway is being constructed within the Retained Parcel for access
- The standard Agricultural zoning requirements are met as shown in the zoning matrix below
- The Parcel is shown as Green on Figure 1 (below).

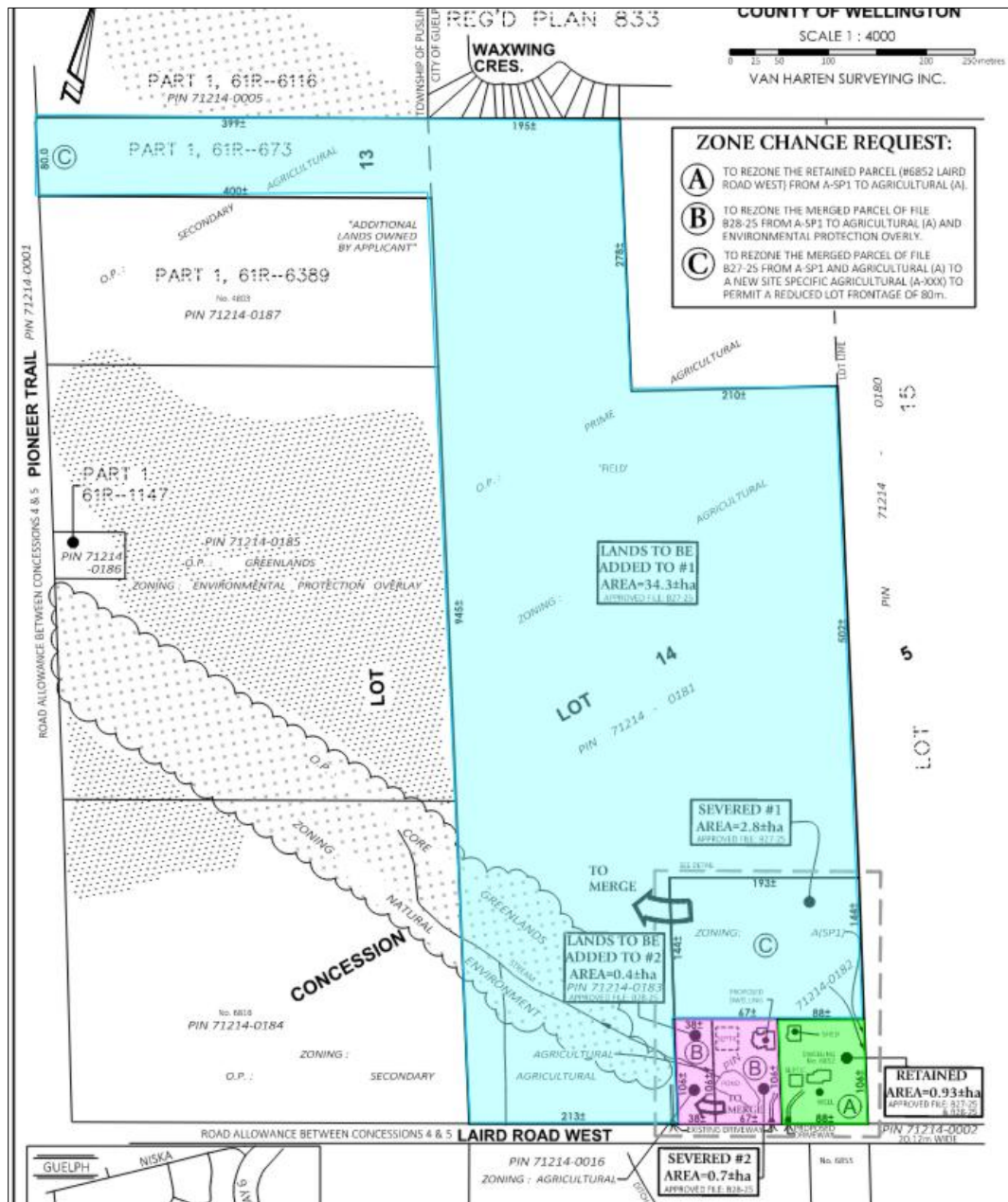


Figure 1 – Proposed Zone Change and Parcels

Merged Parcel of B28-25:

- Rezone the parcel to Agricultural (A) and remove the A-sp1 zone that permits a kennel
- Rezone the regulation limit area to Environmental Protection Overlay
- Conceptual Site Plan has been prepared showing the existing driveway and the proposed conceptual dwelling, septic and well, along with the pond and regulation limit
- The zoning setbacks are identified on the site plan and in the zoning matrix below and zoning is met
- As requested in the GRCA's letter, the GRCA regulation limit surrounding the pond is being rezoned to Environmental Protection Overlay
- The Parcel is shown as Pink on Figure 1.

Merged Parcel of B27-25:

- Rezone the parcel to a new Site Specific Agricultural (A-xxx) to permit an existing minimum lot frontage of 80m and remove the A-sp1 zone that permits a kennel
- The Merged Parcel has an existing lot frontage of 80m along Pioneer Trail which we would consider to be legal non-conforming, however a special zoning provision is being requested to acknowledge the reduced frontage of 80m vs 120m required.
- The parcel has frontage along Pioneer Trail and Laird Road West, but Pioneer Trail frontage is the narrower of the two and the technical lot frontage
- The old milk barns and well that were located within the severed parcel have been demolished and decommissioned
- The large merged agricultural parcel is now vacant and will have a combined area of over 37ha
- The Parcel is shown as Blue on Figure 1.

Zoning Matrix:

The zoning matrix below identifies relevant Agricultural Zone provisions, General Provisions, and whether (or not) each of the subject properties is in compliance with the zoning by-law. This site information presented in the zoning matrix is based on the Zoning Sketch and Conceptual Site Plan attached as Appendix "A" hereto.

PROPOSED ZONING: AGRICULTURAL (A) ZONE			
TABLE 11.3 (Reduced Lot Agricultural Zone)	REQUIRED	MERGED PARCEL (B28-25)	RETAINED PARCEL (#6852)
MINIMUM Lot Area	0.4ha	1.1ha	0.93ha
MINIMUM Lot Frontage	25.0m	105m	88m
MINIMUM Front Yard	7.5m	76m	41m
MINIMUM Interior Side Yard	3.0m	4.1m	27m
MINIMUM Rear Yard	7.5m	12.5m	60m
MAXIMUM Lot Coverage	30%	3.6%	5.8% (including accessory building)

TABLE 4.1 (Accessory Building Regulations)	REQUIRED	MERGED PARCEL (B28-25)	RETAINED PARCEL (#6852)
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area < 1 ha)	200m ²	N/A	Shed = 192m ²
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area Between 1 and 4 ha)	500m ²	None proposed at this time	N/A
Accessory Building - MINIMUM Required Rear Yard	2m	N/A	6.2m
Accessory Building - MINIMUM Required Interior Side Yard	2m	N/A	5.7m
Accessory Building - MAXIMUM Permitted Height	5m	N/A	5m

EXISTING ZONE: SITE SPECIFIC AGRICULTURAL (A-sp1) ZONE			
A-1 Zone – Additional Permitted Use (Kennel)	Kennel	Removing A-1 (Kennel) Zone	Removing A-1 (Kennel) Zone

PROPOSED ZONING: AGRICULTURAL (A) ZONE		
TABLE 11.2 (Agricultural Zone)	REQUIRED	MERGED PARCEL (B27-25)
MINIMUM Lot Area	4.0ha	37.1ha
MINIMUM Lot Frontage	120m	80m (A)
EXISTING ZONE: SITE SPECIFIC AGRICULTURAL (A-sp1) ZONE		
A-1 Zone – Additional Permitted Use (Kennel)	Kennel	Removing A-1 (Kennel) Zone
(A) = Site Specific Provision to Permit an Existing Minimum Lot Frontage of 80m		

Provincial Planning Statement (PPS) and Wellington County Official Plan (WCOP):

The subject lands are classified as Prime Agricultural and Rural Lands by the PPS. The lot line adjustments are consistent with Section 4.3.3.2 of the PPS as it is a boundary adjustment. A new lot is NOT being created. The application will facilitate a larger agricultural operation for the Merged Parcel of application B27-25, as well as slightly increased rural residential parcel size for the Merged Parcel of application B28-25.

Further, as no substantive development is being proposed other than a future single-detached dwelling on a rural residential lot, no discernible impacts will result on adjacent properties or agricultural areas consistent with Section 4.3.5 of the PPS.

The WCOP designates the subject property as Prime Agricultural, Secondary Agricultural and Core Greenlands. The area where the severances are located are within the Prime Agricultural designation. For the reasons as those stated above with regard to the PPS, the proposed ZBA conforms with Section 10.3.5 and 6.4 of the WCOP.

For both applications – there will be no adverse effect on agricultural. For application B27-25, a more viable agricultural operation will result. The 2.8±ha parcel is now vacant (the old barns were recently demolished), and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha.

Application B28-25 is not removing any agricultural land, as it is vacant side yard for the existing dwelling parcel and this lot line adjustment will increase the size of a smaller rural residential parcel that has limited space to build a dwelling due to the natural features – essentially making an undersized lot useable, while also recognizing the GRCA regulation limit.

Summary:

As has been discussed, the proposed ZBA rationalizes all applicable provisions of the Puslinch zoning by-law so that both properties affected by this application will be in full compliance once the ZBA is approved. The single requested special provision recognizes existing conditions and pragmatically could be considered a legal non-conforming circumstance. Notwithstanding, the approach being taken will bring the parcel(s) into full by-law compliance. The requested special lot frontage regulation is reasonable, and in this case is a workable adjustment to the standard zoning by-law requirement. The lot is currently vacant and 80 metres frontage is not practically deficient by any measure.

The 'special regulation' aside, the key purpose of the zoning bylaw amendment pursuant to the condition of the severance granted earlier this year is to remove "Kennel" as a permitted use on all parcels and to add in the EP Overlay zone surrounding the pond at the request of the GRCA.

The proposed ZBA is consistent with the PPS 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**

cc Raymond Reid

Appendix A

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 property known municipally as 6852 Laird Road West and legally described as: Part of Lot 14, Concession 5, as in MS9298; Save and Except MS97058; 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 property legally described as Part of Lot 14, Concession 5, as in MS97058; 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 property legally described as Part of Lot 13, Concession 5; Part of Lot 14, Concession 5, Part 1, 61R-673; Save and Except Part 1, 61R-6389; Township of Puslinch

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 the lands denoted on Schedule 'A' attached, from: Site Specific Agricultural (A-sp1) Zone to: Agricultural (A) Zone; Site-Specific Agricultural (A-xxx) Zone and Environmental Protection Overlay Zone.

That Section 14 Site-Specific Special Provisions for the A-xxx Zone is amended as follows:

- i) Minimum Lot Frontage of 80m along Pioneer Trail

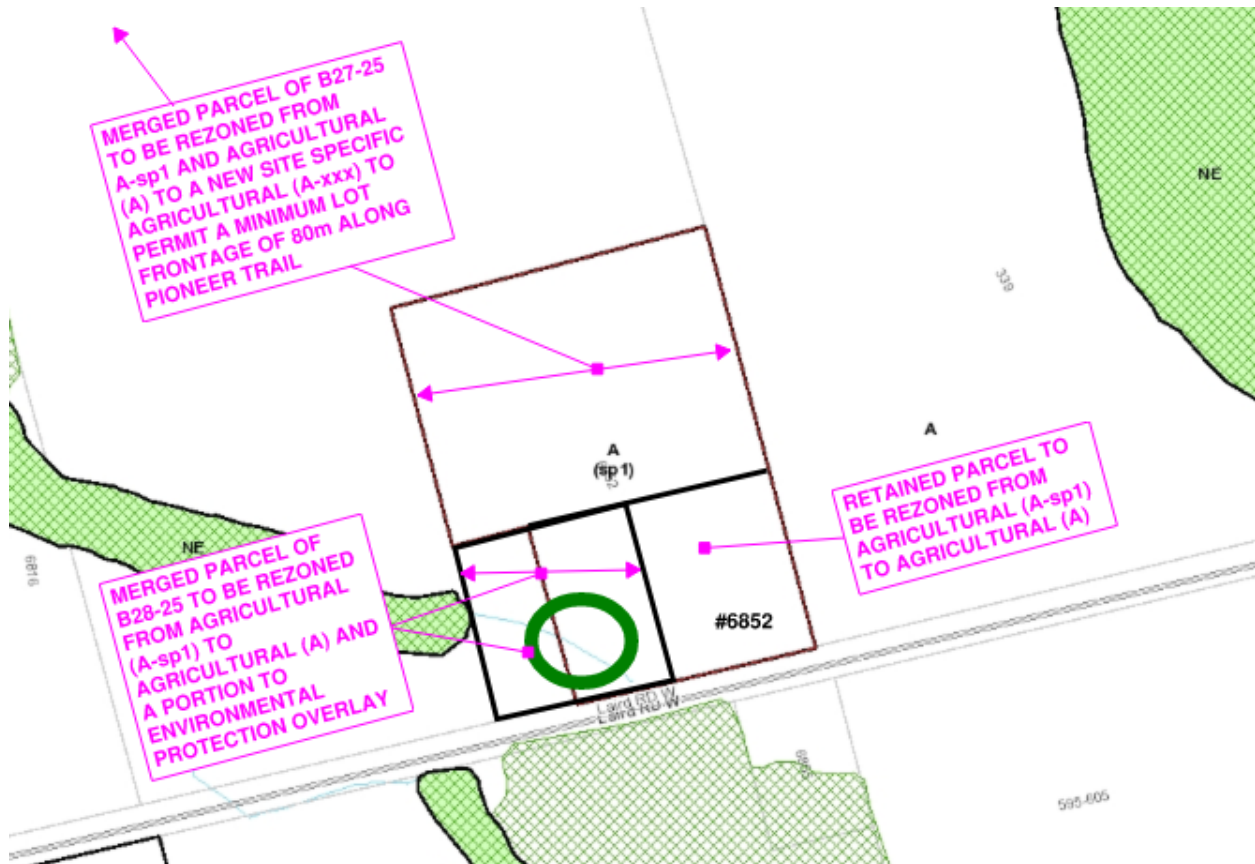
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

MAYOR

CLERK

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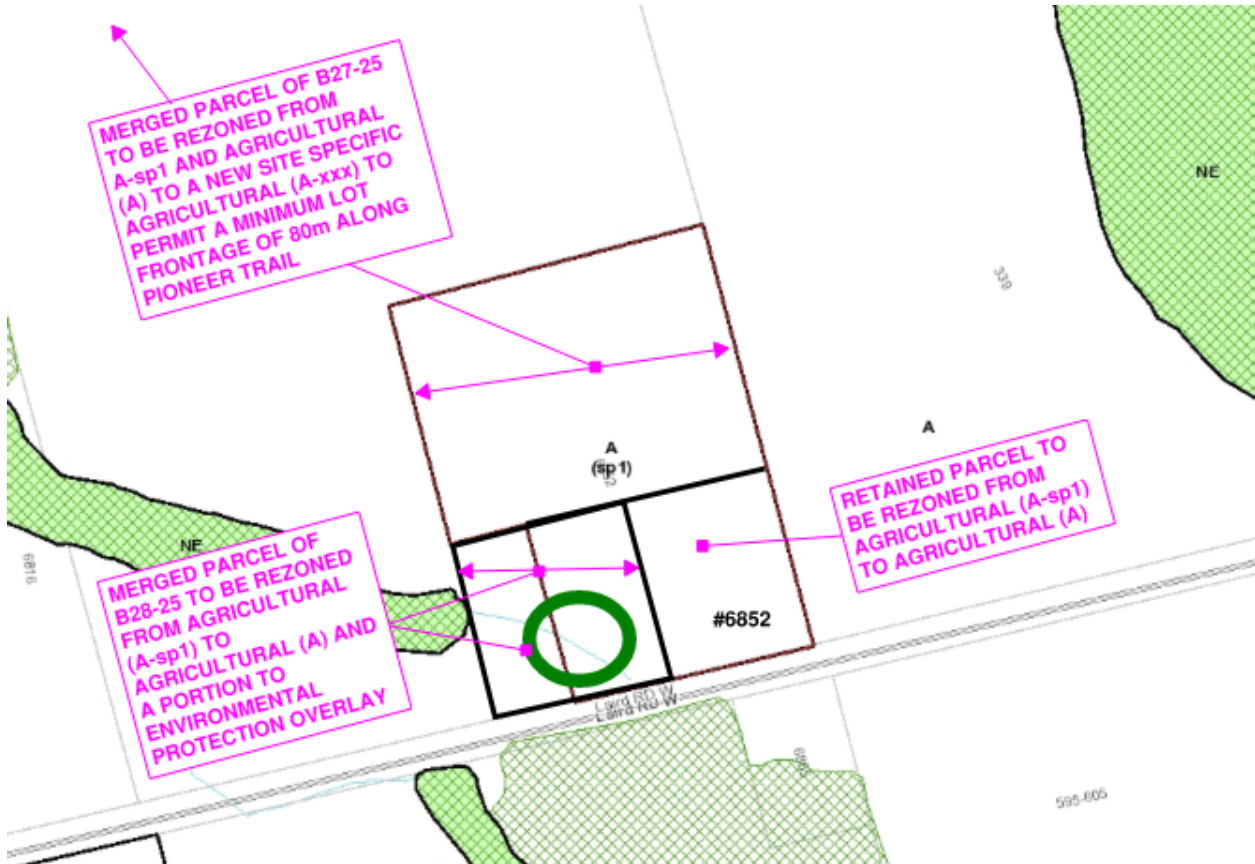
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CLERK

SCHEDULE A

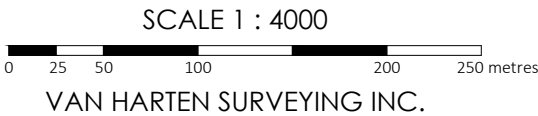


PASSED this _____ day of _____, 2026.

MAYOR

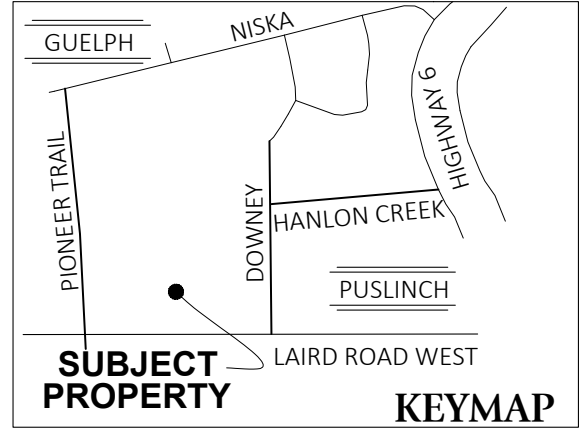
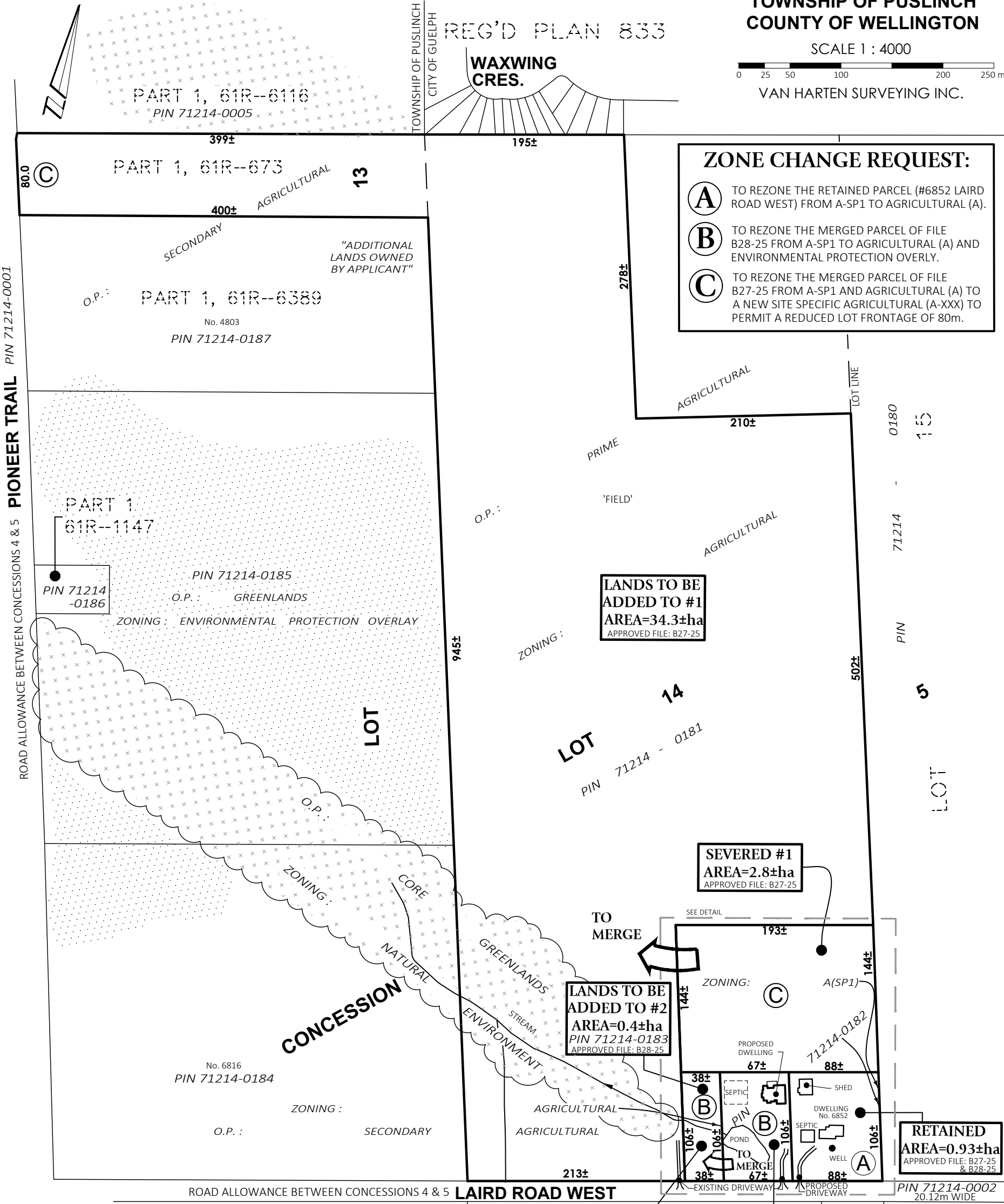
CLERK

ZONE CHANGE SKETCH
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).
- B** TO REZONE THE MERGED PARCEL OF FILE B28-25 FROM A-SP1 TO AGRICULTURAL (A) AND ENVIRONMENTAL PROTECTION OVERLY.
- C** TO REZONE THE MERGED PARCEL OF FILE B27-25 FROM A-SP1 AND AGRICULTURAL (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XXX) TO PERMIT A REDUCED LOT FRONTAGE OF 80m.

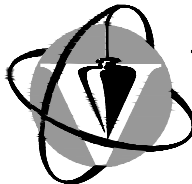


- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT
- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF SEPTEMBER, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

- NOTES:
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT .
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - T.B.R. DENOTES TO BE REMOVED.



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
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Guelph
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Orangeville
Ph: 519-940-4110

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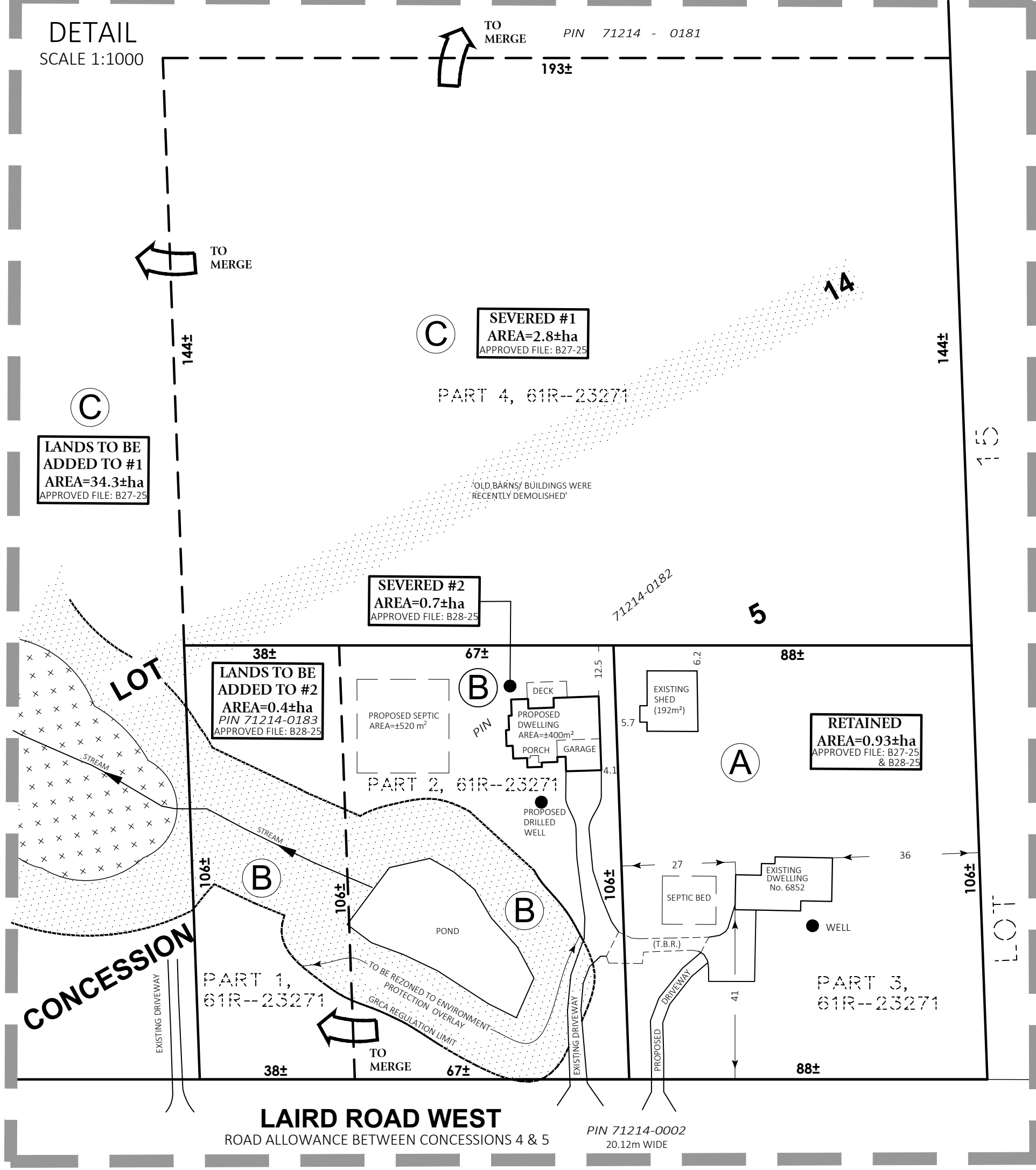
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ZONE CHANGE SKETCH
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



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NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF SEPTEMBER, 2026

JEFFREY E. BUISMAN
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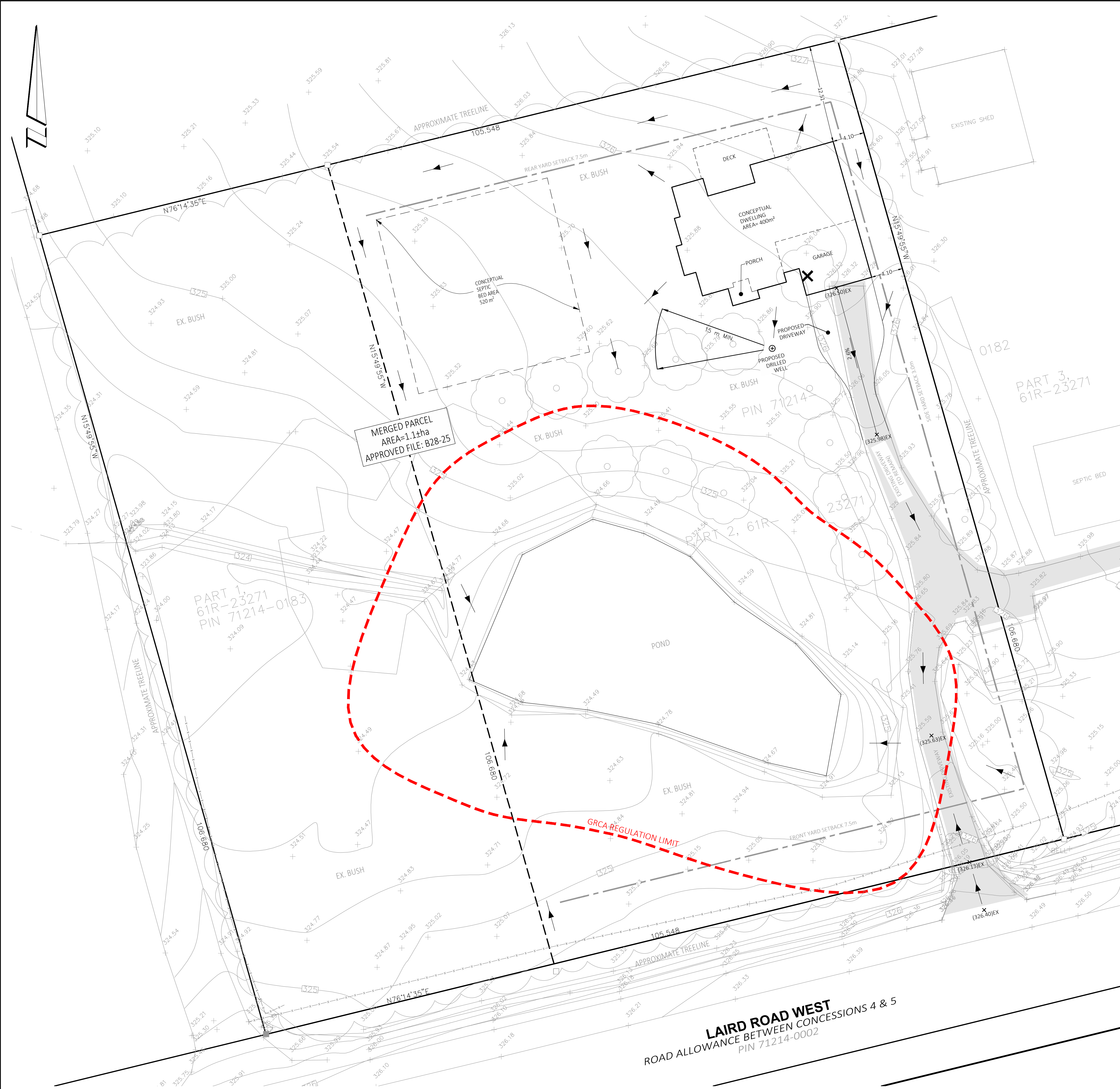
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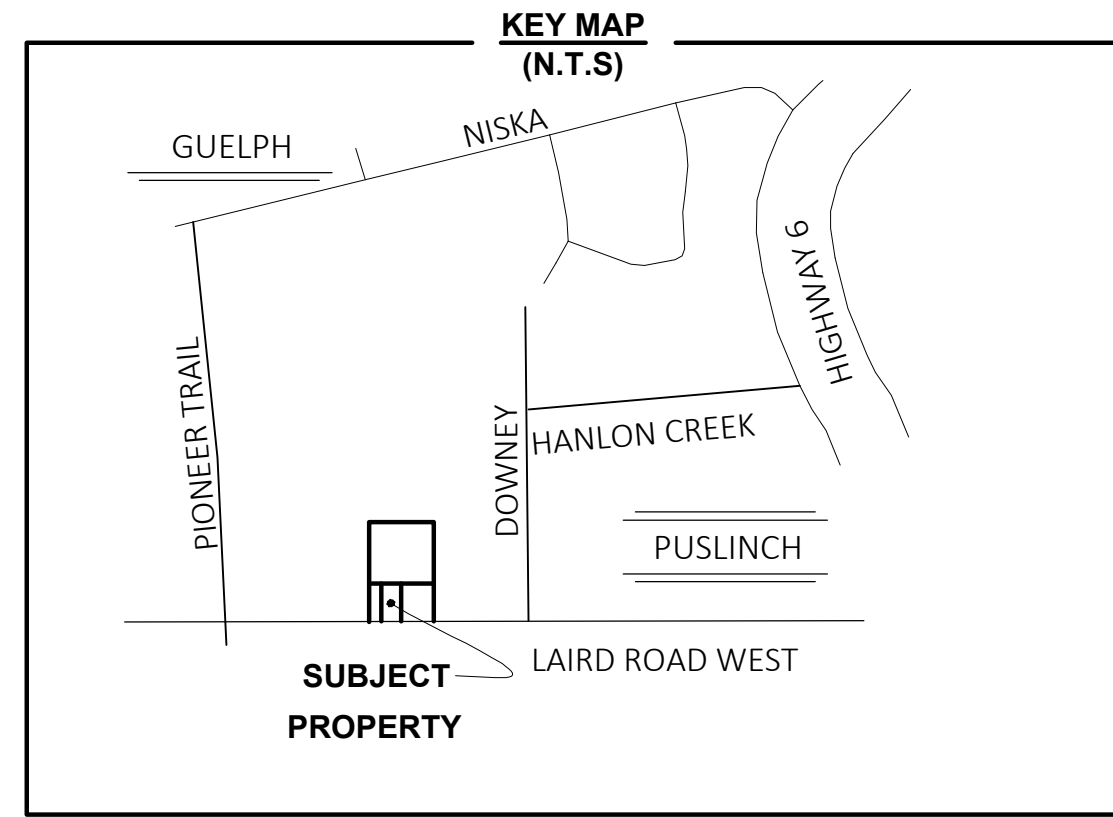


GENERAL NOTES:

1. BUILDING AND LOT ARRANGEMENT IS CONCEPTUAL AND TO BE CONFIRMED AT THE BUILDING PERMIT STAGE.
2. CONSTRUCTION FOR THIS PROJECT TO COMPLY THE ONTARIO BUILDING CODE, AND ONTARIO PROVINCIAL STANDARD DRAWINGS.
3. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
4. THE OWNER IS RESPONSIBLE FOR THE COORDINATION OF ALL REQUIRED UTILITIES.
5. TEMPORARY SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON SITE AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWNSHIP.
6. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
7. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL SURFACES TO ORIGINAL OR BETTER CONDITION. ANY EXCESS MATERIALS OR DEBRIS ARE TO BE DISPOSED OFF SITE.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
9. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
10. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWNSHIP.
11. ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
12. THIS IS NOT A PLAN OF SURVEY AND IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRADING NOTES:

1. UNDERSIDE OF FOOTING TO BE MIN. 1.22m BELOW FINAL GRADES AROUND BUILDING PERIMETER. TOP OF FOUNDATION WALL TO BE MIN. 0.15m ABOVE FINAL GRADES AROUND BUILDING PERIMETER. AREA TO BE GRADED SO WATER DOES NOT ACCUMULATE AT/NEAR BUILDINGS OR SEWAGE SYSTEMS.
2. MATCH EXISTING GRADES AT PROPERTY LIMITS. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER(S).
3. ALL SLOPES ARE TO BE 4H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
4. DISTURBED SITE AREAS ARE TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD, UNLESS OTHERWISE NOTED.
5. DISTURBED BOULEVARD AREAS ARE TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND No.1 NURSERY SOD.
6. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE FOOTINGS ARE PLACED ABOVE SEASONAL HIGH GROUNDWATER LEVEL.
7. IF GROUNDWATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
8. ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN COMPLIANCE WITH O.Reg 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.



LEGEND:

- EX. TREE
- EX. TREE TO BE REMOVED
- EX. ELEVATION
- PROP. GRADE
- PROP. DIRECTION OF DRAINAGE
- FENCELINE
- EDGE OF BUSH
- REGULATION LIMIT (GRCA)

PROPERTY DESCRIPTION

PIN PART OF 71214-0182 (LT) & ALL OF 71214-0183 (LT)
ADDRESS: 6852 LAIRD ROAD WEST
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

ZONING: AGRICULTURAL (A) ZONE

	REQUIRED	PROPOSED
MINIMUM LOT AREA	=0.4 ha	(1.1 ha)
MINIMUM LOT FRONTAGE	=25.0 m	(105.5 m)
MINIMUM FRONT YARD	= 7.5 m	(76.0 m)
MINIMUM REAR YARD	= 7.5 m	(12.5 m)
MINIMUM INTERIOR SIDE YARD	= 3.0 m	(4.1 m)
MAXIMUM LOT COVERAGE	= 30%	(3.6%)

METRIC:

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

NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

Kitchener/Waterloo
Ph: 519-742-8373

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: JA	DESIGN BY: JA	CHECKED BY: SG
STAMP	STAMP	CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. - SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION. - THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION. - THIS SKETCH IS PROTECTED BY COPYRIGHT

CLIENT:	RAYMOND REID
PROJECT No:	34431-25
PROJECT:	CONCEPTUAL DWELLING 6852 LAIRD ROAD WEST TOWNSHIP OF PUSLINCH

DRAWING TITLE:		CONCEPTUAL SITE PLAN	
SHEET No:	1 OF 1	DRAWING No: C01	REVISION: 0
DRAWING SCALE:	1:250		

DRAWING SCALE: 1:250

VAN HARTEN SURVEYING INC.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NOT FOR CONSTRUCTION

- A** TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).
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SEVERED #1
AREA=2.8±ha
APPROVED FILE: B27-25

RETAINED
AREA=0.93±ha
APPROVED FILE: B27-25
& B28-25

SEVERED #2
AREA=0.7±ha
APPROVED FILE: B28-25

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 10th DAY OF SEPTEMBER, 2026
DAY

Van Harten

LAND SURVEYORS - ENGINEERS

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PROJECT No. 34431-25

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CONFORMANCE BETWEEN CONCESSIONS 4 & 5

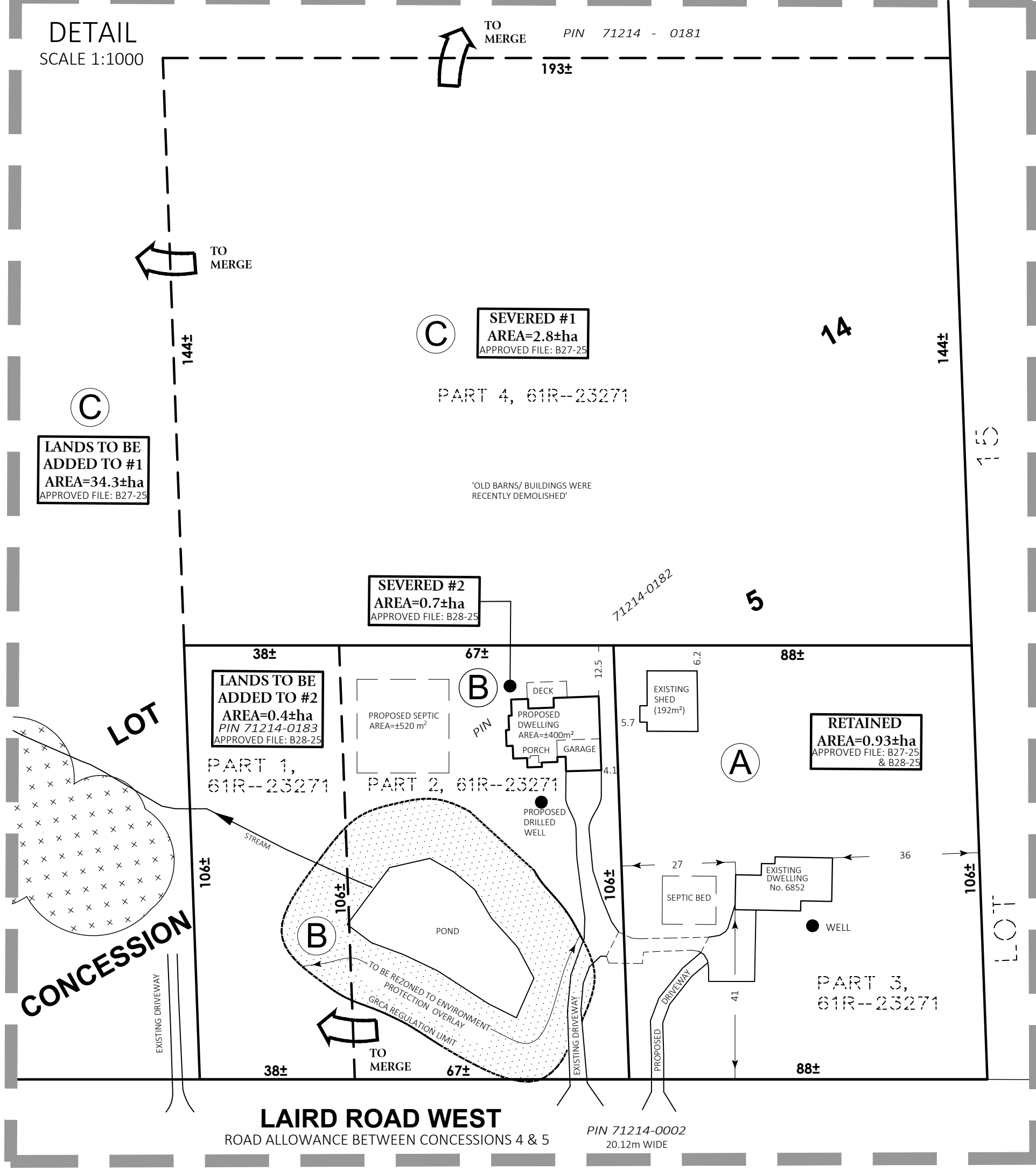
**SUBJECT
PROPERTY**

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-SP1) & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED.

ZONE CHANGE SKETCH
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL (#6852 LAIRD ROAD WEST) FROM A-SP1 TO AGRICULTURAL (A).
- B** TO REZONE THE MERGED PARCEL OF FILE B28-25 FROM A-SP1 TO AGRICULTURAL (A) AND ENVIRONMENTAL PROTECTION OVERLY.
- C** TO REZONE THE MERGED PARCEL OF FILE B27-25 FROM A-SP1 AND AGRICULTURAL (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XXX) TO PERMIT A REDUCED LOT FRONTAGE OF 80m.

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
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- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 10th DAY OF SEPTEMBER, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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. 34431-25
Sep 11, 2026-3:47:28 PM G:\PUSLINCH\Con5\ACAD\ZONE PT 13&14 (34431-25 REID) UTM 2010.dwg © 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT		



September 25, 2026
Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
6859 Laird Road West
RE: Application for Zoning By-law Amendment - Determination of Completeness & 2nd Submission

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a Zoning By-law Amendment Application for lands municipally known as 6852 Laird Road West (Subject Lands). The application is required to fulfill the conditions of consent for applications B27-25 and B28-25 that were provisionally approved for the Subject Lands. Accordingly, the conditions of the consent applications require the owner to obtain zoning compliance for the proposed merged parcels and the retained parcel, including but not limited to receiving approval of a Zoning By-law Amendment to rezone the severed parcels to remove the kennel use. The applicant has requested to rezone the entirety of the Subject Lands, including the severed parcels and the retained parcels from the current Agricultural Site-Specific Zone A(sp1) to an Agricultural Zone (A) in the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), to prohibit the kennel use.

The Subject Lands are approximately 2.8 hectares in size and currently contain a detached dwelling. The existing car ports and sheds on the lands are proposed to be removed. There is a Grand River Conservation Authority's (GRCA) regulated waterbody located on the Severed Parcel #2. Surrounding uses consist mostly of agricultural uses, with residential uses located further north (in the City of Guelph). The lands subject to the proposed Zoning By-law Amendment application are within 120 metres of a provincially significant wetlands located on the agricultural parcels to the west and south across Laird Road West.

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



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

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

- Draft Zoning By-law and associated Schedule;
- Planning Opinion Letter prepared by Van Harten Surveying Inc., dated September 22, 2026;
- Conceptual Site Plan prepared by Van Harten Surveying Inc., dated September 18, 2026; and
- Zone Change Sketch prepared by Van Harten Surveying Inc., dated September 10, 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. In the next submission, the site plan(s) should provide the location and dimensions of parking spaces.
- b. In the next submission, the site plan(s) should provide the setback to the septic bed area.
- c. In the next submission, the site plan(s) should provide the zoning matrix on the plan.
- d. We will provide detailed technical comments once the application has been deemed complete and circulated for review.
- e. 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>

Comments prepared by:



Isabella Brioso, BURPI
Planner
NPG Planning Solutions Inc.
ibrioso@npgsolutions.ca

Reviewed and approved by:



Max Fedchyshak, MCIP, RPP
Planning Lead & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Monika Farncombe

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: September 23, 2026 3:59 PM
To: Hailey Keast; Monika Farncombe
Cc: Chris Corosky; Jeff Buisman; Raymond Reid
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

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Thanks Hailey. That captures my request to include the pond and creek area within the EP Overlay.

The regulation limit adjacent to the wetland is 30 metres but that area is already included in the EP Overlay on Schedule 'A' and I'm not sure how far out to have the EP Overlay revised.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Hailey Keast <Hailey.Keast@vanharten.com>
Sent: September 23, 2026 3:30 PM
To: Andrew Herreman <aherreman@grandriver.ca>; Monika Farncombe <mfarncombe@puslinch.ca>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid
[REDACTED]

Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

Good catch Andrew. Please see the revised sketch attached.

Please confirm if this is satisfactory or if additional edits are required.

Then I will add into the Cloudpermit account.

Thanks,

Hailey Keast
Planning Technician, CPT



2106 Gordon Street; Guelph, ON; N1L 1G6
Office: 519-821-2763 X 248 **Fax:** 519-821-2770

hailey.keast@vanharten.com
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From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Wednesday, September 23, 2026 9:18 AM
To: Monika Farncombe <mfarncombe@puslinch.ca>; Hailey Keast <Hailey.Keast@vanharten.com>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid
[REDACTED]
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

Good morning Monika,

The overall intent of my request has been satisfied but the boundary of the Environmental Protection Overlay doesn't include the GRCA regulation limit over to the existing Environmental Protection Overlay. The slightly different pond size and 15 metre allowance is acceptable since it is based on site-specific conditions and pond boundaries.

Hailey and Jeff, can the sketch be updated to include the regulated area to the west to match into the existing EP Overlay? It should be 15 metres from the watercourse and match into the regulated allowance to the wetland on Parcel C.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Monika Farncombe <mfarncombe@puslinch.ca>
Sent: September 22, 2026 4:07 PM
To: Hailey Keast <Hailey.Keast@vanharten.com>; Andrew Herreman <aherreman@grandriver.ca>
Cc: Chris Corosky <chris.corosky@vanharten.com>; Jeff Buisman <Jeff.Buisman@vanharten.com>; Raymond Reid
[REDACTED]
Subject: RE: 6852 LAIRD RD W: Payment due in Cloudpermit - - VH 34431-25

I can circulate these out via email to NPG but please still have the sign off done as soon as possible as I would like to keep this all on Cloudpermit for consistency.

@Andrew Herreman if you can please provide your comments back to me by September 29th on if your final comments are cleared that would be great.

Thank you,

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