THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 10, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:
https://us02web.zoom.us/webinar/register/WN_aehaQpq7Tf-UlQJrBG4guQ

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AGENDA

DATE: November 10, 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. October 13, 2026 Planning & Development Advisory Committee Meeting Minutes

   Recommendation
   That the Consent Agenda items listed for the November 10, 2026, Planning & Development Advisory Committee meeting be received for information.

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. November 25, 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-REI – 6852 Laird Rd W

9. **Reports**

9.1 **Land Division (Consents)**

9.1.1 None

9.2 **Zoning By-law Amendment Applications**

9.2.1 **D14-REI – 6852 Laird Rd W, Township of Puslinch**

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended which seeks to rezone the retained parcel (6852 Laird Road W) from A(sp1) to Agricultural (A) to remove permissions for a kennel, to rezone the merged parcel of file B28-25 from A(sp1) to Agricultural (A) and Environmental Protection Overlay to remove permissions for a kennel, and to rezone the merged parcel of file B27-25 from A-SP1 and Agricultural (A) to a new Site Specific Agricultural (A(spXX) to remove permissions for a kennel and permit a reduced lot frontage of 80m.

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

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

10. **Correspondence**

10.1 None

11. **New Business**

12. **Adjournment ≠**

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

M I N U T E S

DATE: October 13, 2026
MEETING: 7:00 PM

The October 13, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:09 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
Max Fedchyshak, NPG Planning Solutions, Township Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-047: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

That the Committee approves the October 13, 2026, PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

6. CONSENT AGENDA

6.1 Approval of the Minutes September 8, 2026
6.2 Committee Questions and Staff Responses

Resolution No. 2026-047: 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 September 8, 2026 and 6.2 Committee Questions and Staff Responses as circulated.

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

9.1.1 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.

Resolution No. 2026-048: Moved by Committee Member Kiro Attia and Seconded by Committee Member Chris Pickard

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 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.

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

Add in purpose and effect

Resolution No. 2026-049: Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard

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:

- *The Planning & Development Advisory Committee have no concerns and supports the application.*

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.

.

Resolution No. 2026-050: Moved by Committee Member Chris Pickard and Seconded by Committee Member Kiro Attia

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:

- *Council should consider whether the proposed use is the best use of these lands for the future and as such recommend a Temporary Use By-law for the proposed zoning bylaw amendment for a period of 5 years and this if this temporary use goes ahead the following items should be considered:*
    - *No seacan storage be permitted.*
    - *The draft by-law should include the maximum permitted ratio of buildings to open storage area.*
    - *A landscaping buffer should be provided to fully screen the trailer storage along McLean Rd.*
    - *Any applicable minor variance conditions from 2022 be included in this Zoning By-law Amendment.*

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.

Resolution No. 2026-051: Moved by Committee Member Chris Pickard Seconded by Committee Member Paul Sadhra

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 Council direct staff to review Committee of Adjustment Decisions Form to ensure it meets best practices as it relates to the trend of judicial reviews.

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;

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-052: Moved by Committee Member Kim McCarthy
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourned at 8:12 p.m.

CARRIED

REPORT PDAC-2026-023

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:	November 10, 2026
SUBJECT:	Zoning By-law Amendment Application 6852 Laird Rd W Request for Committee Review and Comments File: D14/REI

RECOMMENDATION

That Report PDAC-2026-023 entitled Zoning By-law Amendment Application D14/REI 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 Front Part Lot 14, Concession 5 (6852 Laird Rd W) 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, to rezone the retained parcel (6852 Laird Road W) from A(sp1) to Agricultural (A), to rezone the merged parcel of file B28-25 from A(sp1) to Agricultural (A) and Environmental Protection Overlay and to rezone the merged parcel of file B27-25 from A-SP1 and Agricultural (A) to a new Site Specific Agricultural (A(spXX) to permit a reduced lot frontage of 80m.

1. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for November 25, 2026.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Zoning By-law, to rezone the retained parcel (6852 Laird Road W) from A(sp1) to Agricultural (A), to rezone the merged parcel of file B28-25 from A(sp1) to Agricultural (A) and Environmental Protection Overlay and to rezone the merged parcel of file B27-25 from A(sp1) and Agricultural (A) to a new Site Specific Agricultural (A(spXX) to permit a reduced lot frontage of 80m.

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

Township staff and consultants continue to complete a fulsome review of the application based on the application merits.

Consultation

Consultation:

1. Process to Deem Application Complete

The Zoning By-law Amendment Application was submitted to the Township on May 4, 2026, and the prescribed fee was paid on May 8, 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 4, 2026

- Planning Rationale
- Draft Zoning By-law and Schedule A
- Source water Protection Form
- Notice of Decision B27-25
- Notice of Decision B28-25
- PIN Report – 6852 Laird Rd W

- Property Deed
- Power of Attorney Document for Leona Reid
- PIN Map and PIN Report
- Zone Change Sketch

2nd Submission – September 22, 2026

- Planning Opinion Letter
- Updated Draft By-law and Schedule A – September 22, 2026
- Conceptual Site Plan for Merged Parcel
- Updated Zone Sketch – September 23, 2026

Council, subject to staff's recommendation, deemed the application to be complete on October 7, 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 (November 10, 2026);
- Schedule and conduct at least one public meeting (Tentatively November 25, 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,

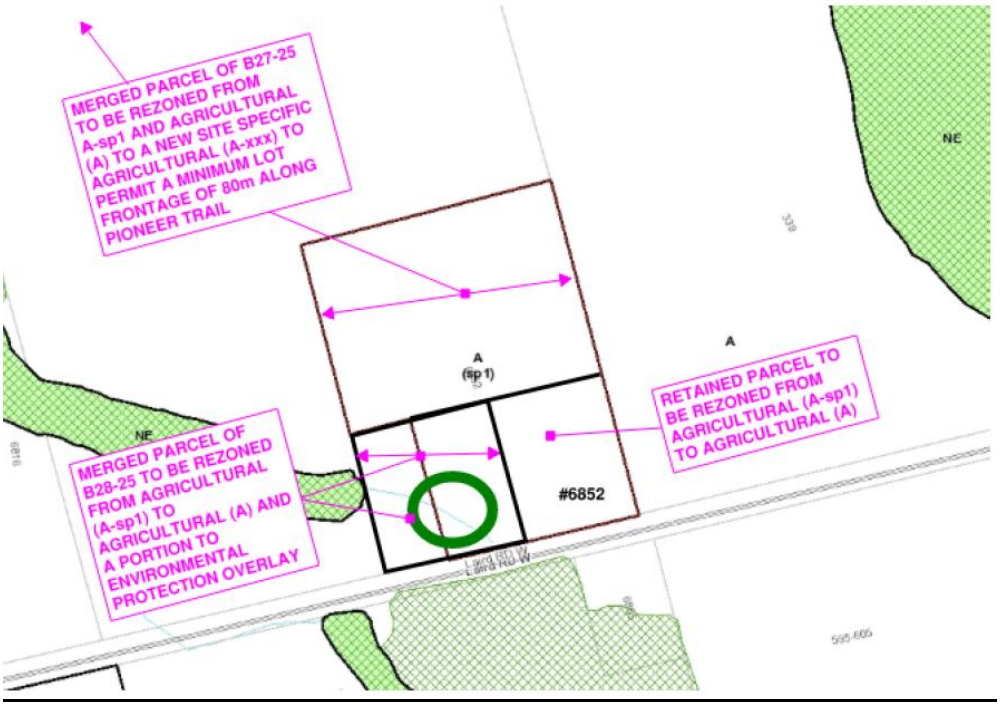
Monika Farncombe
Planning & Corporate Services Coordinator

Reviewed by:

Justine Brotherston
Director of Corporate Services/ Municipal Clerk

Schedule "A"

KEY MAP



TOWNSHIP OF PUSLINCH

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2026-34

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, Payer		
Last name Reid	First name Raymond	Corporation or partnership
Street address [redacted]	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**
6852 LAIRD RD W (Primary)	CON 5 FRONT PT LOT 14	2301000001049000000

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 1959-08-14		
Frontage 155.0 m	Depth 250.0 m	Area 45000.0 m²
Official Plan Designation Prime Agricultural	Current Zoning Site-Specific Agricultural (A-sp1) Zone	
Existing Uses Agricultural / Rural Residential		
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 None		
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 Files: B27-25 & B28-25	
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	Amendment to Zoning By-law to
To rezone from Site-Specific Agricultural (A-sp1) Zone	To rezoned to Agricultural (A) Zone

Proposed uses of subject land

Rural Residential and Agricultural (no change)

Describe the nature and extent of the amendment(s) being requested

The zone change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182). Two lot line adjustments have been conditionally approved, where three properties are being reconfigured and the rezoning is required to bring the parcel into zoning compliance and satisfy the Conditions of the severances. The two other parcels are zoned Agricultural and this re-zoning will allow the subject property to also be zoned Agricultural to eliminate split zoning once the parcels are merged and to remove kennel as a permitted use.

Why is this amendment or these amendments being requested?

The subject property is currently zoned (A-1) which permits a kennel, however there is no existing or proposed kennel operation. In order to finalize the two related consent applications, the kennel use must be removed for the merging of the parcels so that there is no split zoning and to eliminate a kennel as a permitted use.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The lot line adjustment applications are 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

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable. The rezoning conforms with the Official Plan, as the property will be zoned Agricultural without the use of a kennel, which aligns with the Official Plan.

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

Indicate the type of building or structure, the date of construction (if known), 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.

The existing dwelling and shop are to remain. There are old mink barns to the rear which are to be removed as part of the approved consent and the detached carport is also being removed.

☑ See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

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

☐ Yes ☑ No

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) [redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
	Guelph.	07/05/2026

Place an imprint of your stamp below

[redacted]

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

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, 11:16:46 a.m. EDT by Hailey Keast.

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 1959-08-14		
Frontage 155.0 m	Depth 250.0 m	Area 45000.0 m²
Official Plan Designation Prime Agricultural	Current Zoning Site-Specific Agricultural (A-sp1) Zone	
Existing Uses Agricultural / Rural Residential		
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 None		
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 Files: B27-25 & B28-25	
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 To rezone from Site-Specific Agricultural (A-sp1) Zone	Amendment to Zoning By-law to To rezoned to Agricultural (A) Zone

Proposed uses of subject land

Rural Residential and Agricultural (no change)

Describe the nature and extent of the amendment(s) being requested

The zone change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182). Two lot line adjustments have been conditionally approved, where three properties are being reconfigured and the rezoning is required to bring the parcel into zoning compliance and satisfy the Conditions of the severances. The two other parcels are zoned Agricultural and this re-zoning will allow the subject property to also be zoned Agricultural to eliminate split zoning once the parcels are merged and to remove kennel as a permitted use.

Why is this amendment or these amendments being requested?

The subject property is currently zoned (A-1) which permits a kennel, however there is no existing or proposed kennel operation. In order to finalize the two related consent applications, the kennel use must be removed for the merging of the parcels so that there is no split zoning and to eliminate a kennel as a permitted use.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014

The lot line adjustment applications are 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

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable. The rezoning conforms with the Official Plan, as the property will be zoned Agricultural without the use of a kennel, which aligns with the Official Plan.

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

Indicate the type of building or structure, the date of construction (if known), 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.

The existing dwelling and shop are to remain. There are old mink barns to the rear which are to be removed as part of the approved consent and the detached carport is also being removed.

☑ See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land

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

☐ Yes ☑ No

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

May 4, 2026
34431-25
Jeff.Buisman@vanharten.com

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

Attention: Planning Department

Re: Zoning By-law Amendment for 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

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, Power of Attorney document and Sourcewater Protection Form. 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 applications (lot line adjustments B27-25 & B28-25). The applications were approved January 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 severances B27-25 & B28-25 with the Township of Puslinch.

The Zone Change request is being made for the lands municipally known as #6852 Laird Road West (PIN 71214-0182).

Two lot line adjustments have been conditionally approved, where three properties are being reconfigured. The parcels are outlined below:

1. The dwelling parcel – #6852 Laird Road West – PIN 71214-0182 – SUBJECT TO ZONING AMENDMENT APPLICATION
2. The vacant large farm property with frontage along Laird Road West and Pioneer Trail – PIN 71214-0181
3. The vacant small parcel along Laird Road West – PIN 71214-0183

The large farm property and the small vacant property are zoned Agricultural; however the dwelling parcel (#6852 Laird Road West) is zoned a Site-Specific Agricultural (A-1) which permits a kennel. The intention is to rezone the dwelling parcel from A-1 to the standard Agricultural (A) Zone, so that there is no split zoning for the merging of parcels and to eliminate the permitted use of a Kennel on the lands.

The following Zone Change request is being made:

A) **To rezone #6852 Laird Road West from Site-Specific Agricultural (A-sp1) Zone which permits a kennel, to the standard Agricultural (A) Zone where a kennel is not permitted.**

This zoning request is more administrative in nature to eliminate the permitted use of a Kennel on the lands and to ensure the merging parcels are all zoned the standard Agricultural (A) zone. This is required in order to satisfy the related conditions and finalize the severances.

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 Approved Consent Applications:

The approved consents will reconfigure the parcels as outlined below:

Lot Line Adjustment #1 (B27-25):

Severing a 2.8±ha parcel from #6852 Laird Road West (PIN 71214-0182), with the old mink sheds, and adding it to the adjacent large agricultural property (PIN 71214-0181) which has over 34.3±ha, for continued agricultural use. The old mink sheds are being removed as part of the severance.

Lot Line Adjustment #2 (B28-25):

Severing a 0.7±ha vacant parcel from the side yard of #6852 Laird Road West (PIN 71214-0182) and merging it with the small (0.4±ha) vacant rural parcel to the west (PIN 71214-0183) to allow for additional space outside of the natural features to construct a dwelling.

Retained Parcel (B27-25 & B28-25):

The Retained Parcel of both applications will be #6852 Laird Road West, which will have a frontage of 88±m, depth of 106±m, for an area of 1.0±ha where the existing dwelling and shop will remain. A new entrance is proposed and has been evaluated to access the dwelling. There is a detached carport that crosses the proposed boundary and it will be removed as part of the severance.

Planning Policies:

The subject properties are zoned Agricultural (A-sp1), Agricultural, and Natural Environment. The final parcel configurations will meet zoning in terms of lot frontage, lot area and setbacks.

The intention is to remove the A-sp1 zone and rezone to the standard Agricultural (A) zone, which will eliminate a kennel as a permitted use and ensure there is no split-zoning for the Merged Parcels.

The subject properties have an Official Plan designation of Prime Agricultural, Secondary Agricultural and Core Greenlands.

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable.

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. This will also allow for an increase agricultural operation. The rezoning is to remove an additional kennel use on the rural residential parcel.

For both applications – there will be no adverse effect on agricultural. With the first application, a more viable agricultural operation will result. The 2.8±ha parcel will be vacant once the buildings are removed and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha. The second application 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 the small rural residential parcel that has limited space to build a dwelling due to the natural features – so essentially making an undersized lot useable.

Conclusion:

In summary, the conditionally approved severances and proposed zoning amendment are logical to reconfigure parcels to create a more viable agricultural operation and allow an undersized lot to be useable, all while following the zoning requirements and planning policies. The rezoning will remove the kennel use from the subject property, 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.

[redacted]

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

cc Raymond Reid via email: [redacted]

Source Water Protection Screening Form

Screening form for building permits, minor variance, consent to sever, lot line adjustment and other *Planning Act* applications

Your property is in a vulnerable drinking water area. To process your application, the municipality needs additional information about the existing and proposed activities occurring on the property, as required by the *Clean Water Act*. Find out more information about Source Water Protection and your role in drinking water protection at www.wellingtonwater.ca

This form must be filled out by the owner, the applicant, or their designate. Mandatory information includes:

- Section 1 – entire section
- Section 2 – entire section
- Section 3 – questions A to J marked "yes". Please review each question to determine if it applies
- Section 4 – entire section

*For assistance in completing this form, please refer to the "**Explanatory Guide**" beginning on page 7*

Section 1: General Information

Property Address or Legal Description: 6852 Laird Road West, Puslinch

Roll Number (if known): PINS 71214-0183; 71214-0182 & 71214-0181

Owner/Applicant Information:

Owner	
Name:	Raymond Reid
Phone:	[redacted]
E-mail:	[redacted]

Applicant/Designate (if different than Owner)	
Name:	Jeff Buisman, Van Harten Surveying
Phone:	519-821-2763 ext 225
E-mail:	jeff.buisman@vanharten.com

Who should we contact if additional information is required?

- ☑ Owner
- ☑ Applicant

How is your property serviced? Check all that apply:

- ☐ Unserviced
- ☐ Municipal Water
- ☐ Municipal Sanitary Sewer
- ☑ Septic System
- ☑ Private Drilled Well
  - Approximate Well Age: _____
- ☐ Private Dug Well
  - Approximate Well Age: _____

How is your building(s) heated? Check all that apply:

- ☐ Natural Gas
- ☐ Propane
- ☐ Home Heating Oil
- ☐ Other: _____

Section 2: Proposal

	Application Type (check all that apply)
☐	New Building
☐	Expansion/Conversion of Existing Building
☐	New or Replacement Septic System
☐	Change of Use
☐	Demolition Permit
☐	Consent Application *(severance, lot line adjustment)*
☐	Minor Variance
☐	Development Agreement
☑	Other: Zone Change

	Proposed Land Use (check all that apply)
☑	Low Denisty Residential *(detached/ semi-detached house)*
☐	Multi-Residential *(townhouse, condo, apartment buildings, etc.)*
☐	Agricultural
☐	Commercial *(including mixed use, office, retail, etc.)*
☐	Industrial
☐	Institutional
☐	Home-based Business
☐	Recreational (*park, golf course, marina, etc.)*
☐	Other:

Description of proposed land use or current land use if no change is proposed. Include a description of servicing, and building/structure use and size:

Two lot line adjustment applications have been approved which will re-configure the properties. The existing dwelling will remain at #6852. A new dwelling is proposed on the other merged parcel and the large parcel will remain for agricultural use. The old mink barns will be demolished. A zone change is required to remove the site-specific (A-1) zone which permits a kennel and the parcel will be rezoned to the standard Agricultural (A) Zone. Please see sketch / covering letter.

Section 3: Potential Threat Activities Associated with Application

A. Are liquid fuels or wastes handled or stored on the property?

- ○ Yes, complete Table A below
- ◉ No, continue to Section B

Table A	**Existing**	**Proposed**	**Total Volume**	**Inside Home**	**Outside Home**	**Not Applicable**
More than 250L of Liquid Fuel *(e.g. gas, diesel)*	☐	☐				☐
Home Heating Oil or Waste Oil	☐	☐		☐	☐	☐
Industrial/Commercial Waste	☐	☐				☐
PCB Waste	☐	☐				☐
Hazardous Waste	☐	☐				☐
Handling of untreated liquids/solids from septic systems or holding tanks	☐	☐				☐

B. Are non-residential chemicals handled or stored on the property?

- ◯ Yes, complete Table B below
- ◉ No, continue to Section C

If you own a home-based business that handles or stores chemicals, complete Table B.

Table B	Existing	Proposed	Total Volume	Not Applicable
Paint, Stain, Lacquer, Enamel, etc.	☐	☐		☐
Auto repair/maintenance	☐	☐		☐
Degreasers/liquids for washing metal parts	☐	☐		☐
Industrial manufacturing/processing	☐	☐		☐
Chemical Solvents	☐	☐		☐
Dry cleaning chemicals	☐	☐		☐
Adhesives, furniture strippers	☐	☐		☐
Other Chemicals	☐	☐		☐

If “Other Chemicals” are existing or proposed, please provide information about the chemicals:

C. Are road salt or de-icing chemicals stored or applied? Is snow stored on the property?

This includes winter maintenance completed by a contractor on behalf of the property owner

- ◯ Yes, complete Table C below
- ☐ No, continue to Section D

Table C	Existing	Proposed	Volume Stored/Area Applied	Not Applicable
Road salt/de-icing chemical storage	☐	☐		☐
Size of area road salt/de-icing chemicals are applied	☐	☐		☐
Snow storage area greater than 8 parking spaces (200m^2)	☐	☐		☐

If road salt/de-icing chemcial storage is existing or proposed, how is it stored?

☐ Covered ☐ Uncovered ☐ Partially covered

D. Are hard surfaces proposed that may reduce water infiltration into the ground?

This includes driveways, sidewalks, parking lots, large building roofs, patios, etc.

- ☐ Yes, continue to Section E
- ☐ No, continue to Section E

E. Are stormwater management activities existing or proposed on the property?

- ◯ Yes, complete Table E below
- ◉ No, continue to Section F

Table E	Existing	Proposed	Not Applicable
Stormwater Pond	☐	☐	☐
Oil/Grit or Oil/Water Separator	☐	☐	☐
Catch basins or sediment control *(e.g. Stormceptor)*	☐	☐	☐
Infiltration galleries	☐	☐	☐
Other *(e.g. vegetated swales, constructed wetlands, etc)*	☐	☐	☐

If "Other" stormwater management activities are existing or proposed, please provide further details:

F. Are groundwater transport pathways existing or being created?

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

- ◯ Yes, complete Table F below
- ◉ No, continue to Section G

Table F	Existing	Proposed	Not Applicable
Vertical Geothermal System	☐	☐	☐
Well not in use (*includes domestic wells and environmental or geotechnical monitoring wells)*	☐		☐
Aggregate Extraction Project	☐	☐	☐
Non-residential or Large Multi-Residential Cassions/Building Piers	☐	☐	☐
Utilities/Excavation in fractured bedrock	☐	☐	☐
Parking garage/tunnel	☐	☐	☐

If any of the above transport pathways are occurring, please provide a brief description of the proposal and any relevant construction details (maps/cross-sections/figures, depth of excavation, etc). If constructing a geothermal system, please provide details including depth, vertical or horizontal, and whether the system is closed or open loop.

G. Is non-residential water use existing or proposed?

This includes water used for agricultural, commercial, industrial, or institutional purposes such as manufacturing, irrigation, car/truck washing, etc. but does not include typical office use.

- ○ Yes, describe below
- ◉ No, continue to Section H

Please describe what water is used for on the property. Include approximate volume (L/day), if known.

H. Are manure, biosolids or livestock uses existing or proposed on the property?

- ○ Yes, complete Tables H1, H2, and H3 below
- ◉ No, continue to Section I

Old Mink Sheds on Property (not currently being used and to be demolished)

Table H1	Application	Storage	Product Name	Not Applicable
Manure	☐	☐		☐
Biosolids, commercial food waste, etc. *(i.e. NASM)*	☐	☐		☐

Table H2	Existing	Proposed	Type of Animals	Estimated # of Animals	Not Applicable
Grazing/Pasture of Livestock	☐	☐			☐
Livestock Outdoor Confinement Yard	☐	☐			☐

Table H3	Existing	Proposed	Not Applicable
Nutrient Management Plan or Strategy, NASM Plan	☐	☐	☐
Environmental Farm Plan	☐	☐	☐

I. Are fertilizers or pesticides used or stored on the property?

This includes fertilizer and pesticide use for agricultural purposes as well as commercial, industrial, institutional, and multi-residential landscaped areas. Single family houses are excluded.

- ○ Yes, complete Table I below
- ◉ No, continue to Section J

Table I	Application	Storage	Product Name(s)	Not Applicable
Fertilizer	☐	☐		☐
Pesticide	☐	☐		☐

J. Are provincial approvals required for any activities on the property?

- ○ Yes, complete Table J below
- ◉ No, continue to Section 4

Table J	Existing	Proposed	Description	Not Applicable
Environmental Compliance Approval	☐	☐		☐
Permit To Take Water	☐	☐		☐
Aggregate Resource Act Approvals	☐	☐		☐
Environmental Activity Sector Registry	☐	☐		☐
Record of Site Condition	☐	☐		☐

Section 4: Declaration of Person (Owner or Applicant) Engaged in Activity

By signing below, I declare that the information contained in this application and all attached documentation is true and accurate to the best of my knowledge. I understand that incomplete or inaccurate information may void any Notices or approvals issued relating to the proposal for which this application was intended.

Jeff Buisman, Van Harten Surveying	[redacted]	May 4, 2026
Applicant or Owner Name	Applicant or Owner Signature	Date

Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act,* 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act.* Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act.*

For any inquiries about the collection of this information, please contact the Risk Management Office, Wellington Source Water Protection, 1 MacDonald Square, Elora, ON, N0B 1S0, 1-844-383-9800.

Explanatory Guide for Completing the Source Water Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act,* 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to www.wellingtonwater.ca or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Source Water Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

Section 1 – General Information

Please fill out the municipal address and property owner for the subject property. If the Roll Number is known, please enter it here. Please indicate who we should contact if we have any questions about the application.

Servicing information:
Please fill out how your property is serviced, whether it is municipally serviced or if you are on a private well or septic system. If you are on a private well, please indicate the year the well was installed, or approximate age. Please also indicate your heating source.

Section 2 – Proposal

Please check all that apply to the application and provide a brief explanation of the proposed development. If you are applying for something not listed or the proposed land use is not listed, please fill out the “Other” box.

Section 3 – Potential Threat Activities Associated with Application

Within this section, please fill out all that apply to your application. If there is a square provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

3 A Liquid Fuel Handling and Storage, Waste Handling/Storage

Fill out this section if you have liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring reporting through the Resource Productivity and Recovery Authority’s Hazardous Waste Program Registry (formerly HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

Fill out this section if the application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

3 B Chemical Handling and Storage

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form. If you use a chemical not listed, please provide additional details.

3 C Road Salt Application, Handling and Storage & Snow Storage

Fill out this section if there will be road salt or de-icing chemicals stored on the property or applied on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m^3 for volume and m^2 for area. For storage type, covered includes within a structure or sealed container such as in a garage or salt bin, uncovered is any storage where the chemicals are exposed to weather, such as an outdoor salt pile, and partially covered includes storage where the chemicals may be exposed to weater, such as under a tarp, or roofed area without walls.

Fill out this section if there will be snow storage on the property if the storage area will be greater than $200m^2$. For reference, $200m^2$ is roughly the size of 8 parking spaces.

3 D Groundwater Recharge Reduction

Fill out this section if there will be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within the current building envelope, then it is not an increase. Please describe the type of hard surface proposed and approximate size. Please note this section only applies within the Town of Erin.

3 E Stormwater Management

Fill out this section if any stormwater management features exist or will be built on the property. This does not apply to single-family homes.

3 F Transport Pathway

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

- If a geothermal system is existing or proposed, please provide construction details, including depth, vertical or horizontal, closed loop or open loop in the space provided.
- Private wells include environmental or geotechnical monitoring wells and domestic wells.
- A large residential application includes multi-story, multi-unit residential developments.
- A road occupancy permit application could indicate when fracture bedrock excavation occurs.

3 G Non-residential water use

Fill out this section if your property is serviced by a well. Describe what activities use water, and approximate volumes, if known. This does not include water use associated with normal office operations such as bathrooms.

3 H Agricultural Uses

H1 Manure, Biosolids:

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, www.wellingtonwater.ca.

H2 Grazing and pasturing of livestock, Livestock outdoor confinement yard:

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

H3 Agricultural Activity Plans
Fill out this section if an agricultural activity plan exists for the property. This includes Nutrient Management Strategies, Nutrient Management Plans, Non-Agricultural Source Material Plans, and Environmental Farm Plans.

3 I Fertilizer & Pesticides
Fill out this section if there is storage or use of fertilizer or pesticides for agricultural or commercial use. This includes use by a contractor to maintain landscaped areas on the poperty. Do not fill out this section if products are used only for personal use.

3 J Provincial Approvals
Fill out this section if there are any prescribed instruments that apply to or are registered for the property. Please provide details regarding the type of instrument and attach a copy of the instrument to your application.

Section 4 - Declaration
Either the owner or the applicant must sign and date the form.

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.

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.

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
TO WIT:

I, Marie Hawkins
of the City of Guelph in the
County of Wellington
Secretary make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by MATHEW HASSON and JOSEPHINE HASSON

two of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said parties at the City of Guelph

3. THAT I know the said parties

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City of
Guelph in the County
of Wellington
this day of August
A.D. 19 59.

[redacted]

A Commissioner

OF
TO WIT:

of the of in the
of
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part at the of

3. THAT I know the said part

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the of
in the
of
this day of
A.D. 19

A Commissioner for taking Affidavits, etc.

Dated August 1st 19 59

MATHEW HASSON
and
JOSEPHINE HASSON
—TO—
MELVILLE R. REID
and
LEONA L. REID

Address: Guelph

Deed of Land

SITUATE

in the Township of Puslinch
in the County of Wellington

United Stationery Co. Limited, Toronto

RALPH C. BONE, Q.C.,
5 Douglas St. Guelph, Ont.

I certify that the within instrument is duly entered and registered in the Registry Office for the Registry Division of the South and Centre Ridings of the County of Wellington, on Microfilm for the Township of Puslinch at 3:— o'clock P.M. of the 14th day of August A.D. 1959 Number M. 9298

[redacted]

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

Form 101—Deed Without Dower 1st Page

United Stationery Co. Limited, Legal Form Dept.
668 Richmond St. W., Toronto.

This Indenture

made (in duplicate) the first day of August

one thousand nine hundred and fifty-nine

In Pursuance of The Short Forms of Conveyances Act.

Between

MATHEW HASSON, of the Township of Puslinch, in the County of Wellington, Farmer, and his wife, JOSEPHINE HASSON,

hereinafter called THE GRANTORS,

of the FIRST PART,

- and -

MELVILLE R. REID, of the City of Guelph, in the County of Wellington, Contractor, and his wife, LEONA L. REID,

hereinafter called THE GRANTEES,

of the SECOND PART.

Witnesseth that in consideration of ----------

---------TWO THOUSAND----------

----($2,000.00)-------- Dollars of lawful money of Canada, now paid by the said Grantees to the said Grantors, the receipt whereof is hereby by them acknowledged, they the said Grantors Do th Grant unto said Grantees in fee simple. as joint tenants

All and Singular th a t certain parcel or tract of land and premises situate, lying and being in the Township of Puslinch in the County of Wellington and Province of Ontario; being composed of part of the South half of Lot Number Fourteen (14) in the Fifth Concession of the said Township, containing an area of Twelve (12) acres more or less, and which said parcel or tract of land and premises is more particularly described as follows:- COMMENCING at an iron bar planted at the southeasterly angle of the south half of said Lot 14;

THENCE Westerly along the southerly limit of the south half of said Lot 14, being also along the northerly limit of the road allowance between Concessions 4 and 5 in the said Township, Six Hundred and Thirty-five (635) feet to an iron bar planted;
THENCE Northerly, parallel with the easterly limit of the south half of said Lot 14, Eight Hundred and Twenty-three and Seventy-three one-hundredths (823.73) feet to an iron bar planted;
THENCE Easterly, parallel with the northerly limit of the said road allowance between Concessions 4 and 5, Six Hundred and Thirty-five (635) feet to an iron bar planted in the easterly limit of the south half of said lot 14;
THENCE Southerly, along the said last mentioned limit as marked by the general line of the existing rail fence, Eight Hundred and Twenty-three and Seventy-three one-hundredths (823.73) feet to the point of commencement.

Form 101
Page 3
Deed
Without Dower

To have and to hold unto the said Grantee s/ as joint tenants their heirs and assigns to and for them and their sole and only use forever.

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor s **Covenant** with the said Grantee s **That** t hey ha ve the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor. s .

And that the said Grantee s shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor s **Covenant** with the said Grantee s that they will execute such further assurances of the said lands as may be requisite.

And the said Grantor s **Covenant** with the said Grantee s that t hey ha ve done no act to incumber the said lands.

And the said Grantor s **Release** to the said Grantee s **All** their claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

[redacted]

COMBINED AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Province of Ontario
COUNTY
of
WELLINGTON
TO WIT:

I/~~We~~ MATHEW HASSON
of the Township of Puslinch
in the County of Wellington,

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

If Attorney see footnote.

2. And that Josephine Hasson

who also executed the within instrument was of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/~~husband~~

4. ~~[illegible]~~

SWORN before me at the City
of Guelph
in the County
of Wellington
this 14th day of August
19 59.

[redacted]

A [redacted]

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years"

AFFIDAVIT UNDER LANDS TRANSFER TAX ACT

In the Matter of The Land Transfer Tax Act

Province of Ontario
COUNTY
of
WELLINGTON
To Wit:

I, RALPH CROZIER BONE
of the City of Guelph
in the County of Wellington
Solicitor make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am the Solicitor for the Grantees named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	$ 1000.00
(b) Property transferred in exchange: Equity value $	$ nil
Encumbrances	$ nil
(c) Securities transferred to the value of	$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	$ nil
(e) Monies secured by mortgage under this transaction	$ 1000.00
(f) Liens, annuities and maintenance charges to which transfer is subject	$ nil
Total consideration	$ 2000.00

All blanks must be filled in

Clause 4, 5 and 6 should be struck out if not applicable or not necessary.

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the City
of Guelph
in the County
of Wellington
this 14th day of August
19 59.

[redacted]

~~A Commissioner for taking Affidavits, etc.~~

[redacted]

[redacted]

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

January 21, 2026

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B28-25** 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 Planning and 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 – Leona Reid APPLICANT – Raymond Reid AGENT – Jeff Buisman MUNICIPALITY – Puslinch Township

COUNTY PLANNING DEPARTMENT BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B28-25

APPLICANT
Leona L. Reid
4803 Pioneer Trail
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lots 13 & 14
Concession 5

The Planning and 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 Leona L. Reid pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 14, Concession 5, Township of Puslinch to effect an addition to the abutting vacant lot for rural residential use – Raymond Reid, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and 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 Policy 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 was written submission made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting.

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

THE PLANNING AND 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 JANUARY 22, 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 Planning and 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 B28-25 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 Planning and 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 Form 4 Certificate 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 Planning and 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 (including Taxes paid in full and Consent Review/Condition 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 lands; 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.

8 **THAT** the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; 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.

2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.

9 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; 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.

10 **THAT** the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with the setback requirements; 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.

11 **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

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

NOTICE OF DECISION ON APPLICATION B 28-25, 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

[redacted]

Michael Dehn **Shawn Watters**

[redacted]

Gregg Davidson **James Seeley**

[redacted]

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT **PROVISIONAL CONSENT ON** JANUARY 15, 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
FEBRUARY 10, 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: JANUARY 21, 2026 **SIGNED:** [redacted]

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

January 21, 2026

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B27-25** 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 Planning and 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 – Leona L. Reid APPLICANT – Cedar Mill Homes Ltd. AGENT – Jeff Buisman MUNICIPALITY – Puslinch Twp.

COUNTY PLANNING DEPARTMENT BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

OTHERS: Andrea Reid

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B27-25

APPLICANT
Leona L. Reid
4803 Pioneer Trail
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lots 13 & 14
Concession 5

The Planning and 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 Leona L. Reid pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 14, Concession 5, Township of Puslinch to effect an addition to the abutting agricultural parcel – Cedar Mill Homes Ltd., **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and 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 Policy 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 was written submissions made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting.

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

THE PLANNING AND 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 JANUARY 22, 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 Planning and 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 B27-25 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 Planning and 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 Form 4 Certificate 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 Planning and 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 (including Taxes paid in full and Consent Review/Condition 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 lands; 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.

8 **THAT** the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; 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.

2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to

prohibit kennel use, or some other mechanism that achieves the same such as a letter or affidavit.

9 **THAT** any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; 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.

10 **THAT** all buildings be removed from proposed severed parcel 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.

11 **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

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

NOTICE OF DECISION ON APPLICATION B 27-25 , 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

[redacted]

Michael Dehn **Shawn Watters**

[redacted]

Gregg Davidson **James Seeley**

[redacted]

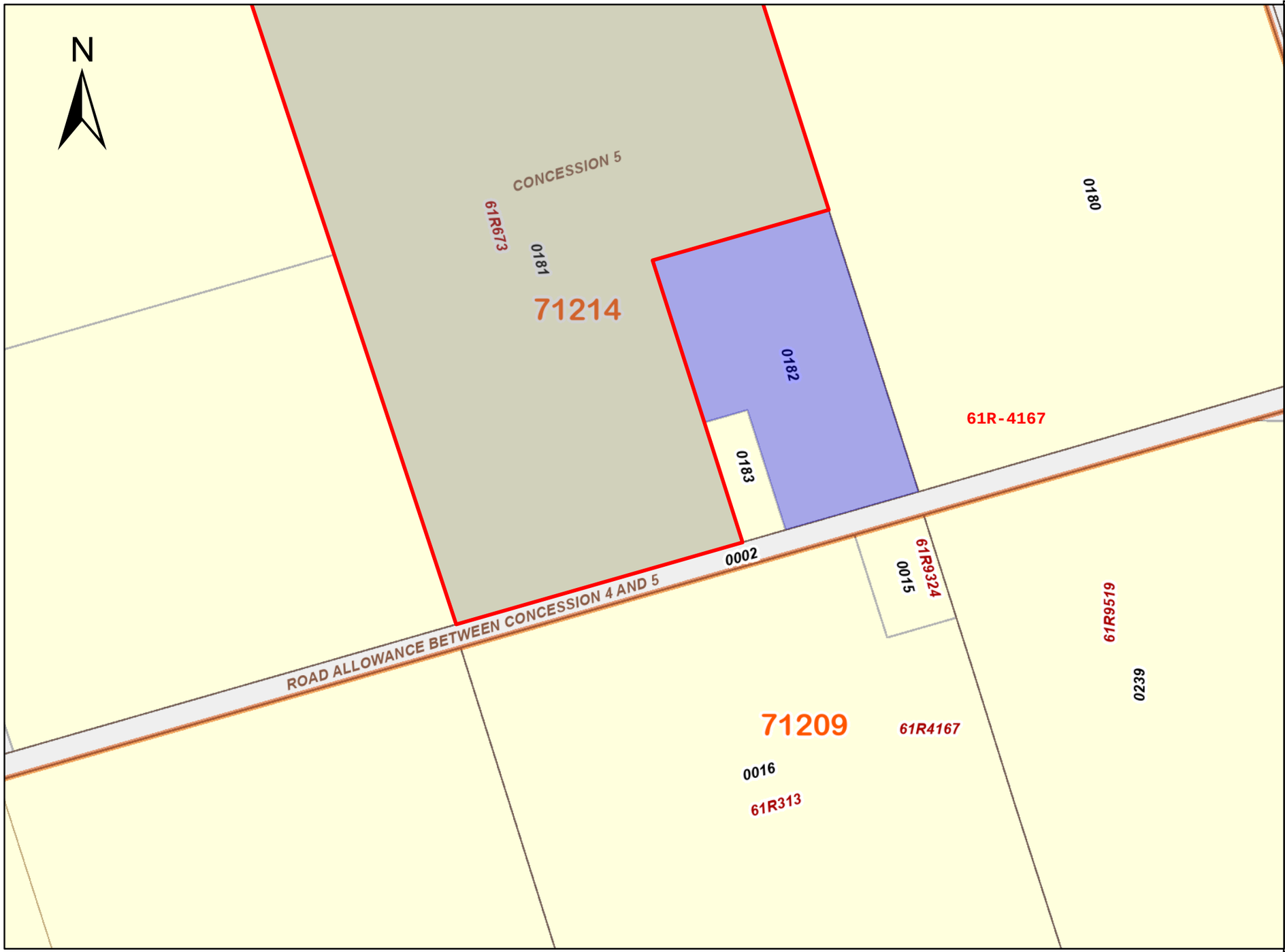
Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT **PROVISIONAL CONSENT ON** JANUARY 15, 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 FEBRUARY 10, 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: JANUARY 21, 2026 **SIGNED:** [redacted]



ServiceOntario

PRINTED ON 28 MAY, 2025 AT 15:16:13
FOR PCHASE01

SCALE

0 40 80 120 160 meters

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

Ontario

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

PROPERTY DESCRIPTION: PT LT 13 CON 5 PUSLINCH; PT LT 14 CON 5 PUSLINCH PART 1 , 61R673 , SAVE AND EXCEPT PT 1, 61R6389; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0197

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES	CAPACITY	SHARE
REID, RAYMOND GILBERT	TCOM	99%
CEDAR MILL HOMES LTD.	TCOM	1%

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: 2001/04/23 **						
61R673	1974/05/14	PLAN REFERENCE				C
ROS544909	1987/03/02	TRANSFER	$428,145		REID, RAYMOND GILBERT	C
WC243602	2009/05/04	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
	REMARKS: AIRPORT ZONING					
WC753522	2025/03/10	TRANSFER	$16,800	REID, RAYMOND GILBERT	CEDAR MILL HOMES LTD.	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.

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

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH AS IN MS9298 SAVE AND EXCEPT MS97058; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0198

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES
REID, LEONA L.

CAPACITY SHARE

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: 2001/04/23 **						
MS9298	1959/08/14	TRANSFER	$2,000		REID, MELVILLE R. REID, LEONA L.	C
WC386947	2013/10/11	APL OF SURV-LAND		REID, MELVILLE R.	REID, LEONA L.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 14 CON 5 PUSLINCH AS IN MS97058; PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71214-0199

PIN CREATION DATE:
2001/04/23

OWNERS' NAMES
REID, RAYMOND G.

CAPACITY SHARE

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 *						
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** 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: 2001/04/23 **						
MS97058	1970/08/11	TRANSFER	$2		REID, RAYMOND G REID, GRETCHEN	C
WC757659	2025/05/06	APL OF SURV-LAND		REID, GRETCHEN	REID, RAYMOND G.	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.

CONTINUING POWER OF ATTORNEY

FOR PROPERTY

This is a continuing Power of Attorney for Property made in accordance with the *Substitute Decisions Act,* SO 1992, c30 (hereinafter, *"SDA"*).

THIS CONTINUING POWER OF ATTORNEY is given on this 15th day of May, 2025 by **LEONA LUCY REID** of the City of Guelph, in the Province of Ontario.

REVOCATION

1. **ANY PRIOR** Power of Attorney for property previously given by me is hereby revoked.

APPOINTMENT

2. **I APPOINT** my son, **RAYMOND GILBERT REID** to be my Attorney for property, and to do on my behalf, anything that I could do with respect to my property subject to any conditions and restrictions contained herein.

SUBSTITUTE APPOINTMENT

3. If the above appointed Attorney is unable to act by reason of death, becoming incapacitated or resignation, I substitute and appoint my son, **RICHARD MELVILLE REID** to be my Attorney for my property, in the place of the Attorney appointed in paragraph 2 hereof. I herein refer to my Attorney or my Attorneys, whether as originally appointed pursuant to paragraph 2, or appointed in substitution, as my "Attorney".

PROOF OF AUTHORITY

4. The presentation of this Continuing Power of Attorney, or a notarized copy of it, by a person who identifies themself as one of my Attorneys appointed pursuant to this document, is sufficient proof to a person to whom this power or a notarized copy is presented, without further investigation by such person, of the Attorney's authority to act. The presentation of a written statement or a notarized copy of such statement, signed by one of my Attorneys and asserted that any other of my Attorneys has died, is incapable, has resigned, or is otherwise unable or unwilling to act or to continue to act as my Attorney, is sufficient proof to any person to whom such a statement or notarized copy is presented, without further investigation by such person that the assertion is true and all persons may rely upon such assertion and shall not be liable or accountable for such reliance.

GRANTOR'S ACKNOWLEDGEMENT

5. **IN MAKING THIS POWER OF ATTORNEY,** I acknowledge that I am aware:

(a) of the nature and extent of my property;

(b) of the obligations I owe to my dependents;

(c) that my Attorney will be able to do on my behalf anything in respect of property that I could do if capable, except make a Will;

(d) that my Attorney must account for dealings with my property;

(e) that I may, while capable, revoke this power of Attorney;

(f) that the value of my property administered *by my* Attorney may decline unless my Attorney manages it prudently; and

(g) that there is a possibility that my Attorney could misuse the authority given by this power of Attorney.

CONDITIONS AND RESTRICTIONS

6. **THIS POWER OF ATTORNEY** is subject to the following conditions and restrictions: **NONE.**

SUPPLEMENTARY POWERS

7. **I HEREBY GRANT** the following supplementary powers to my Attorney:

(a) my Attorney may delegate any act to some other person; and may revoke or suspend such delegation;

(b) in order to give effect to my wishes expressed here and those expressed in any Power of Attorney for personal care which I have made in the past or may make in the future, my Attorney shall not be bound to conserve my estate for the benefit of my heirs.

(c) if my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize (but for greater certainty do not direct) my Attorney, for me and in my name to consent to the transaction as provided for in subsection 21(1)(a) of the said Act.

(d) I hereby declare that my Attorney may make gifts and loans to my relatives and friends and may make charitable gifts from my property subject to the guiding principles set forth in the *Substitute Decisions Act, 1992.* Since compliance with the guiding principles is a matter of judgement, it is my wish that my Attorney's decisions be accepted because of the confidence I have in my Attorney.

(e) I authorize my Attorney to initiate and defend any legal proceedings relating in any way to my property and to act as my litigation guardian in any such proceedings.

(f) I authorize my Attorney to act as my "legal representative" for the purposes of and as such term is defined in the *Income Tax Act* (Canada).

(g) I authorize my Attorney to engage the services of one or more investment counsel managers, mutual fund managers or investment advisers (referred to as the "Investment Adviser") as my Attorney from time-to-time thinks fit to advise my Attorney with respect to the investment and reinvestment of my property. My Attorney may delegate to the Investment Adviser any or all of the discretionary powers of my Attorney. My Attorney shall determine the remuneration of the Investment Adviser and the reimbursement of the Investment Adviser's expenses. Such remuneration and expenses shall be paid by my Attorney out of the capital or income or partly out of income and partly out of capital of my property in such proportions as my Attorney shall determine.

(h) If I have one or more assets which qualify as a "plan" within the meaning given to such term in Part III of the *Succession Law Reform Act* (Ontario) with respect to which I have designated a beneficiary or beneficiaries (referred to as the "Initial Plan") and if the Initial plan is required to be converted to another form of plan in order to preserve the tax benefit of such plan (referred to as the "New Plan"), then I direct my Attorney to, on my behalf, designate the person or persons who is the beneficiary of the Initial Plan to be the beneficiary or beneficiaries of the New Plan and I declare this shall be a duty of my Attorney in order to ensure that the person or persons whom I have named as beneficiary or beneficiaries of the Initial Plan maintain the benefit I intended such person or persons to have.

(i) I declare that my Attorney shall not be liable for any loss that may happen to my property or be suffered by me or any other person resulting from the exercise by my Attorney of any discretion given them in this document which is exercised honestly and in good faith.

CONTINUING POWER OF ATTORNEY

8. I declare that this power of Attorney may be exercised during any subsequent legal incapacity on my part. It is my intention that this document be a continuing power of Attorney for property pursuant to the Substitute Decisions Act, 1992 ("SDA").

CERTIFICATION UNDER MENTAL HEALTH ACT

9. **I DECLARE** that, after due consideration, I am satisfied that the authority conferred on the Attorney named in this power of Attorney is adequate to provide for the competent and effectual management of all my estate in case I should become a patient in a psychiatric facility and be certified as not competent to manage my estate under the Mental Health Act. I therefore direct that in that event, the Attorney named in this power of Attorney may retain this power of Attorney for the management of my estate by complying with the provisions of the Mental Health Act and in that case the Public Guardian and Trustee shall not become guardian of my estate as would otherwise be the case under that Act.

RATIFICATION

10. **I DO HEREBY** ratify on my own behalf and my heirs, executors and administrators the actions taken by my Attorney pursuant to this Power of Attorney;

a) during the time of its effect until my death or;
b) after the date of my death before my Attorney shall be aware of my death, or;
c) after the date of my revoking the Power of Attorney before my Attorney shall be aware of such revocation.

COMPENSATION

11. **I AUTHORIZE** my Attorney to receive, and draw on an interim basis, compensation from my estate in a fair and reasonable amount, including out of pocket

expenses and labour costs or such amount as may be prescribed pursuant to the **SDA**, to compensate my Attorney for the care, pain, trouble and time expended in the administration of my estate.

DATE EFFECTIVE

12. This Power of Attorney for property comes into effect as of the date of execution set out above.

I HAVE SIGNED this Power of Attorney in the presence of both of the witnesses whose names appear below.

[redacted]

Leona Lucy Reid

WE ARE THE WITNESSES to this Power of Attorney. We have signed this Power of Attorney in the presence of the person whose name appears above, and in the presence of each other, on the date shown above. Neither one of us has any reason to believe that the grantor is incapable of giving a Power of Attorney.

WITNESSED BY:

[redacted]

Patricia Rayner

WITNESSED BY:

Lesley Kellar

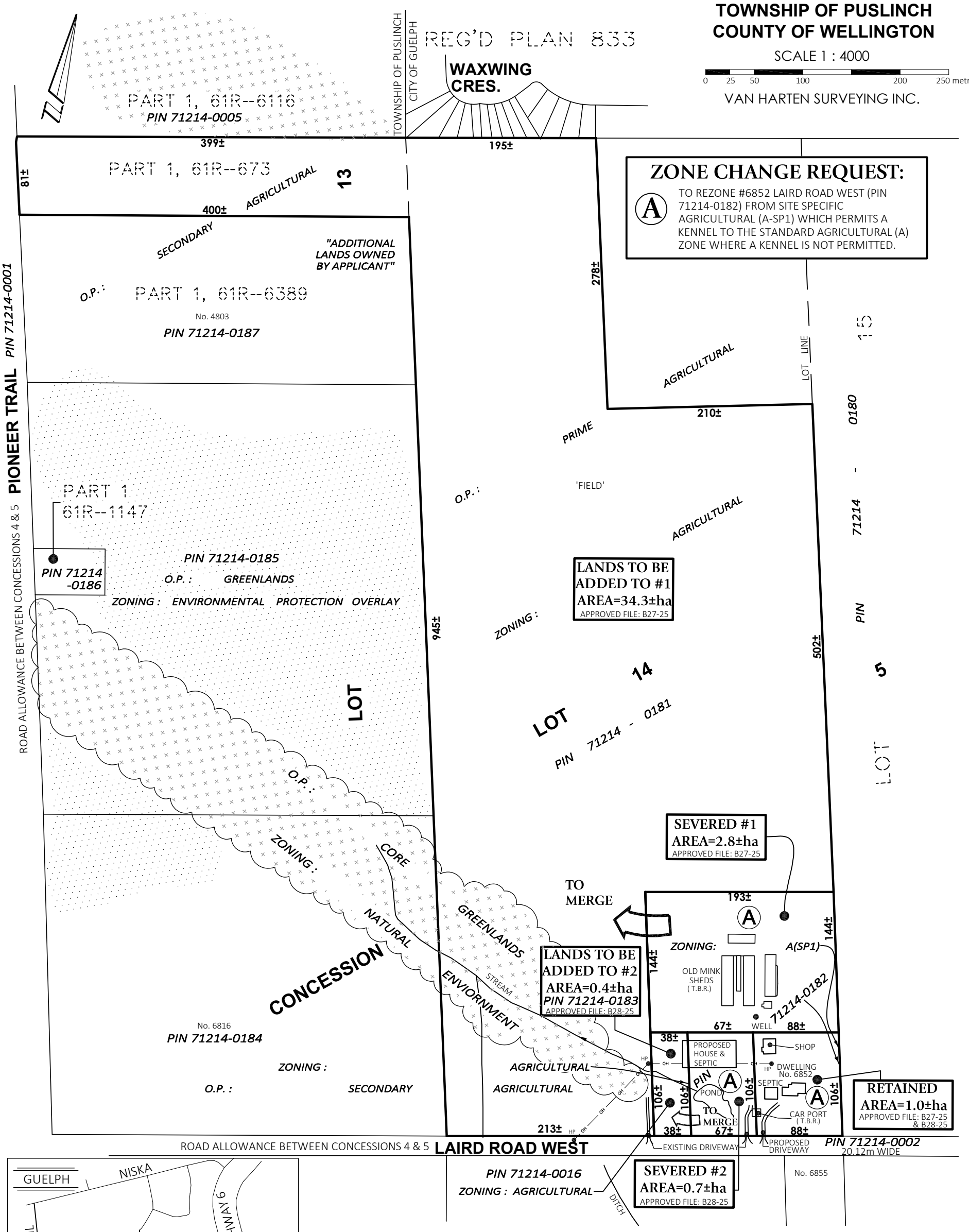
ZONE CHANGE SKETCH

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

SCALE 1 : 4000

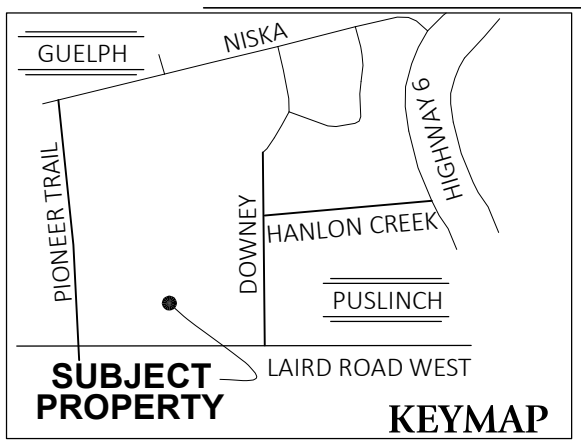
0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.



ZONE CHANGE REQUEST:

(A) TO REZONE #6852 LAIRD ROAD WEST (PIN 71214-0182) FROM SITE SPECIFIC AGRICULTURAL (A-SP1) WHICH PERMITS A KENNEL TO THE STANDARD AGRICULTURAL (A) ZONE WHERE A KENNEL IS NOT PERMITTED.



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

HYDRO POLE ● HP

OVERHEAD HYDRO —— OH ——

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 5th DAY OF MAY, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

May 5, 2026-10:47:08 AM
G:\PUSLINCH\Con5\ACAD\ZONE PT 13&14 (34431-25 REID) UTM 2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

May 29, 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

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

- Zone Change Sketch prepared by Van Harten Surveying Inc. dated May 5, 2026;

- Planning Letter prepared by Van Harten Surveying Inc. dated May 4, 2026;
- PIN Map for PIN 71214-0182;
- Parcel Registers for parcels for PIN 71214-0183 (File No. B28-25); PIN 71214-0182; PIN 71214-0181 (File No. B27-25);
- Property Deed for Instrument MS9298;
- Source water Protection Form;
- Draft Zoning By-law and associated Schedule;

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. A conceptual site plan for the merged parcel in application B28-25, illustrating proposed building, structure and private servicing systems on the land is required if any site-specific relief from the Puslinch Zoning By-law is requested.

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 designed 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 Subject Lands municipally known as 6852 Laird Road West are currently zoned Agricultural Site-Specific Zone (A(sp1) under the Puslinch Zoning By-law. The Zoning By-law Amendment is requested to rezone the Subject Lands to an Agricultural Zone (A).

b. We require more information on the site plan to verify zoning compliance with the Puslinch Zoning By-law for all three parcels: the retained parcel, the merged parcel in application B27-25 and the merged parcel in application B28-25. Refer to comment 5a in this letter for more information.

5. Technical Comments:

a. In the next submission, the site plan(s) should provide all information required by the Township to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:

   i. All existing and proposed buildings, structures and private servicing systems and their setbacks to property lines;

   ii. Height and building footprints of the existing and proposed buildings and structures;

   iii. Location and dimensions of parking spaces; and

   iv. A Zoning Matrix, identifying the Township Zoning By-law's applicable regulations, including General Provisions, for the retained parcel, the merged parcels in application B27-25 and application B28-25.

b. We will provide detailed technical comments once the application has been deemed complete and circulated for review.

c. 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,

[redacted]

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

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

June 9, 2026 via email

GRCA File: D14-REI – 6852 Laird Road West

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

Dear Monika Farncombe,

Re: Zoning By-law Amendment D14-REI
6852 Laird Road West, Township of Puslinch
Raymond Reid

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted zoning by-law amendment to rezone the subject lands from Site-Specific Agricultural (A-sp1) Zone to Agricultural (A) Zone.

Recommendation
The GRCA has no objection to the proposed zoning by-law amendment. However, as part of this application, GRCA staff recommend rezoning the portion of land within GRCA's regulation limit as Environmental Protection Zone Overlay.

Documents Reviewed by Staff
GRCA staff have reviewed the following documents submitted with this application:

- Zone Change Sketch (prepared by Van Harten Surveying Inc., dated May 5, 2026)
- Cover Letter (prepared by Van Harten Surveying Inc., dated May 4, 2026)
- Draft Zoning By-law and Schedule A

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 lands contain a regulated waterbody and the regulated allowance adjacent to the waterbody. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, part of the land to be rezoned is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within

the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the application proposes to rezone portions of the subject lands from the Site-Specific Agricultural (A-sp1) Zone to the Agricultural (A) Zone. The application is required to satisfy Condition 8 associated with Applications for Consent B27-25 and B28-25. GRCA has no objection to the approval of the proposed zoning by-law amendment.

While the GRCA has no objection to the proposed zoning by-law amendment, GRCA staff recommend rezoning the portion of land within GRCA's regulation limit as Environmental Protection Zone Overlay.

We wish to acknowledge receipt of the applicable plan review fee for GRCA's review of the related applications B27-25 and B28-25. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

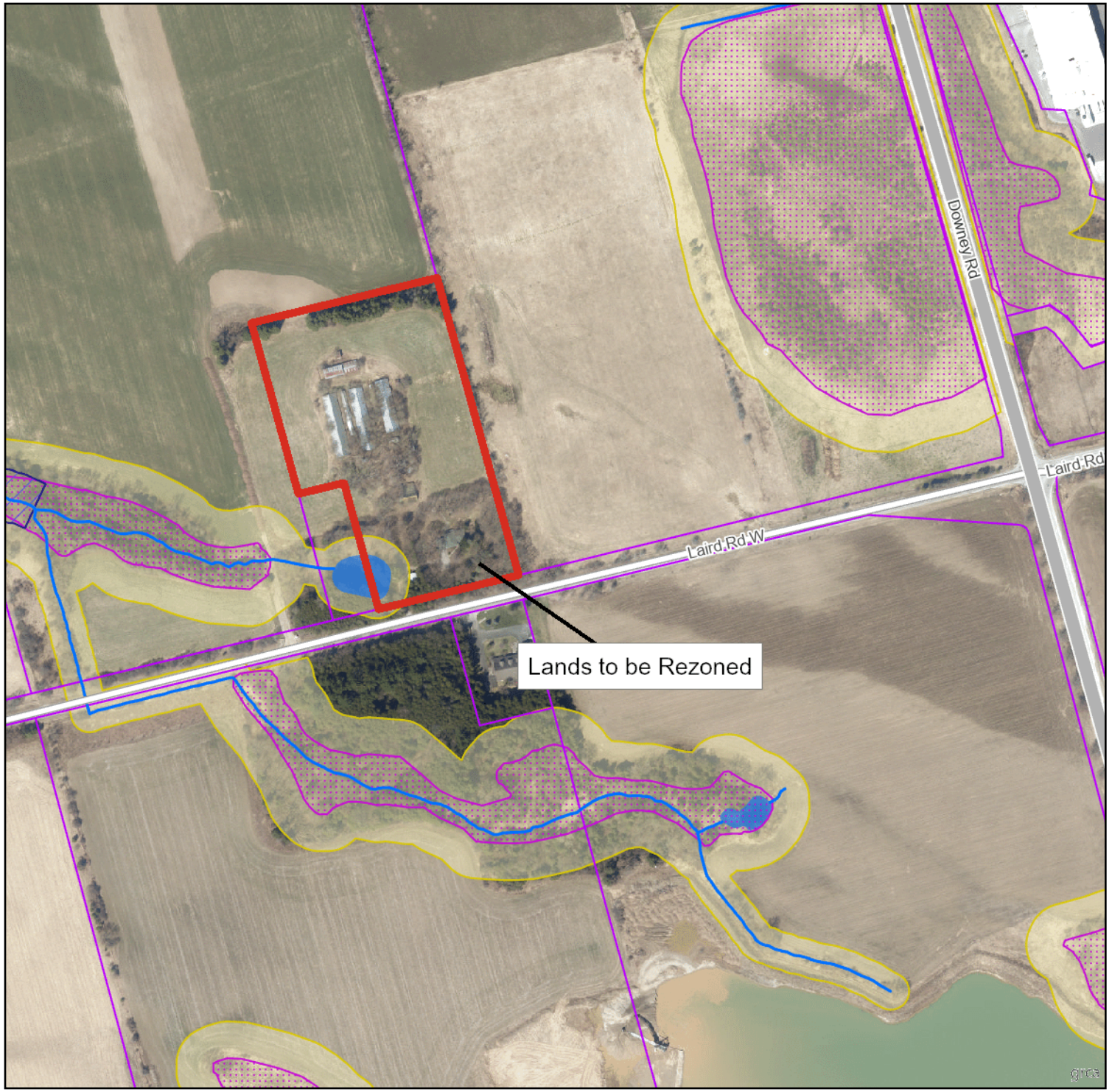
Sincerely,

[redacted]

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Raymond Reid (via email)
Hailey Keast & Jeff Buisman, Van Harten Surveying Inc. (via email)



Grand River Conservation Authority

Date: Jun 08, 2026
Author: ah

D14-REI - 6852 Laird Road West

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 1:4,534

NAD83 UTM zone 17 (EPSG:26917)

Map Centre (X,Y): 561866.63, 4815155.28 | Map Link

This map is not to be used for navigation | 2025 Ortho (ON)

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).

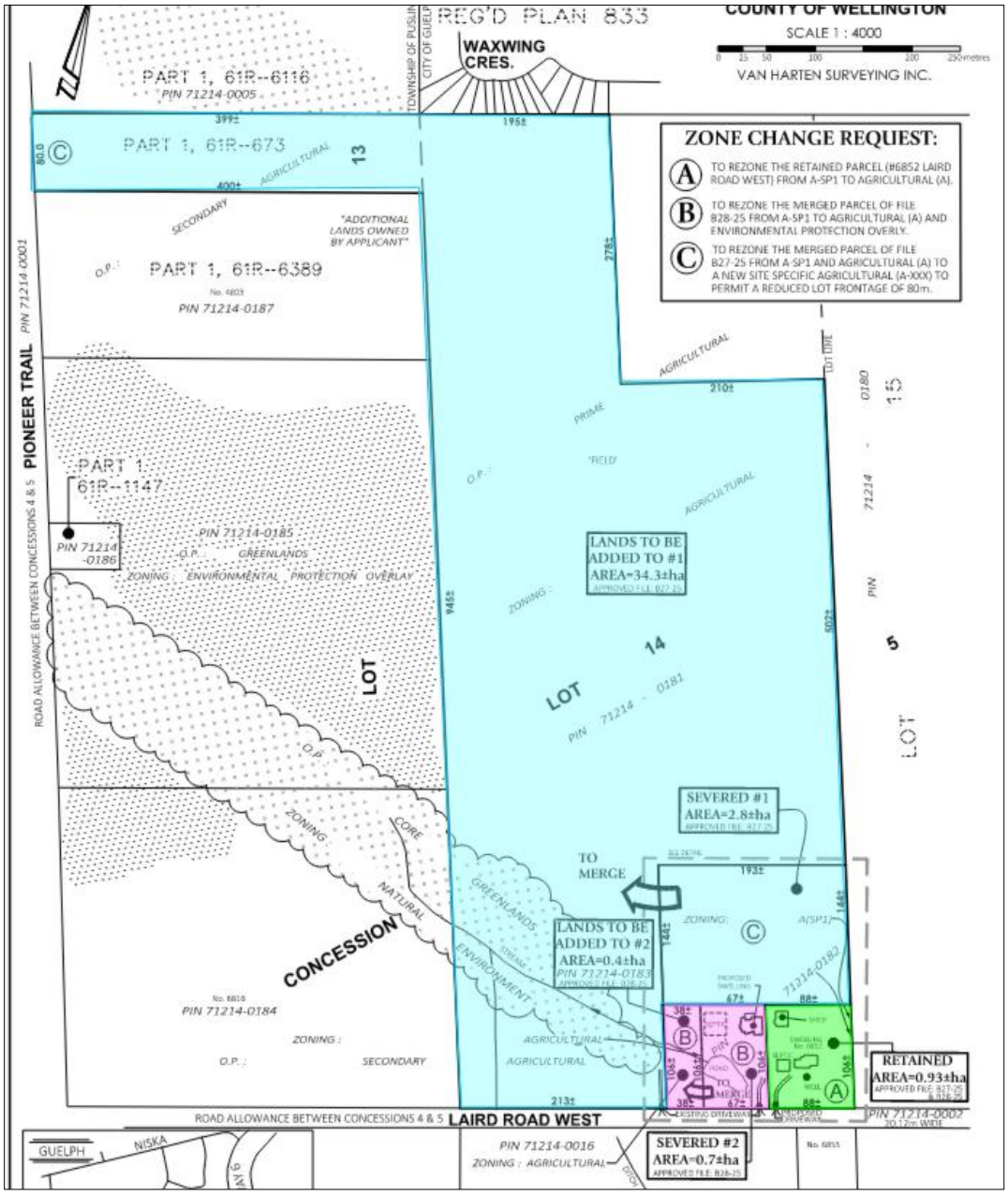


Figure 1 – Proposed Zone Change and Parcels

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 mink 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)	200m²	N/A	Shed = 192m²
Accessory Building - MAXIMUM Permitted Coverage (for Lot Area Between 1 and 4 ha)	500m²	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 SPECCIFIC 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.

Van Harten
LAND SURVEYORS - ENGINEERS

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.

[redacted]

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

cc Raymond Reid

Van Harten
LAND SURVEYORS - ENGINEERS

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.

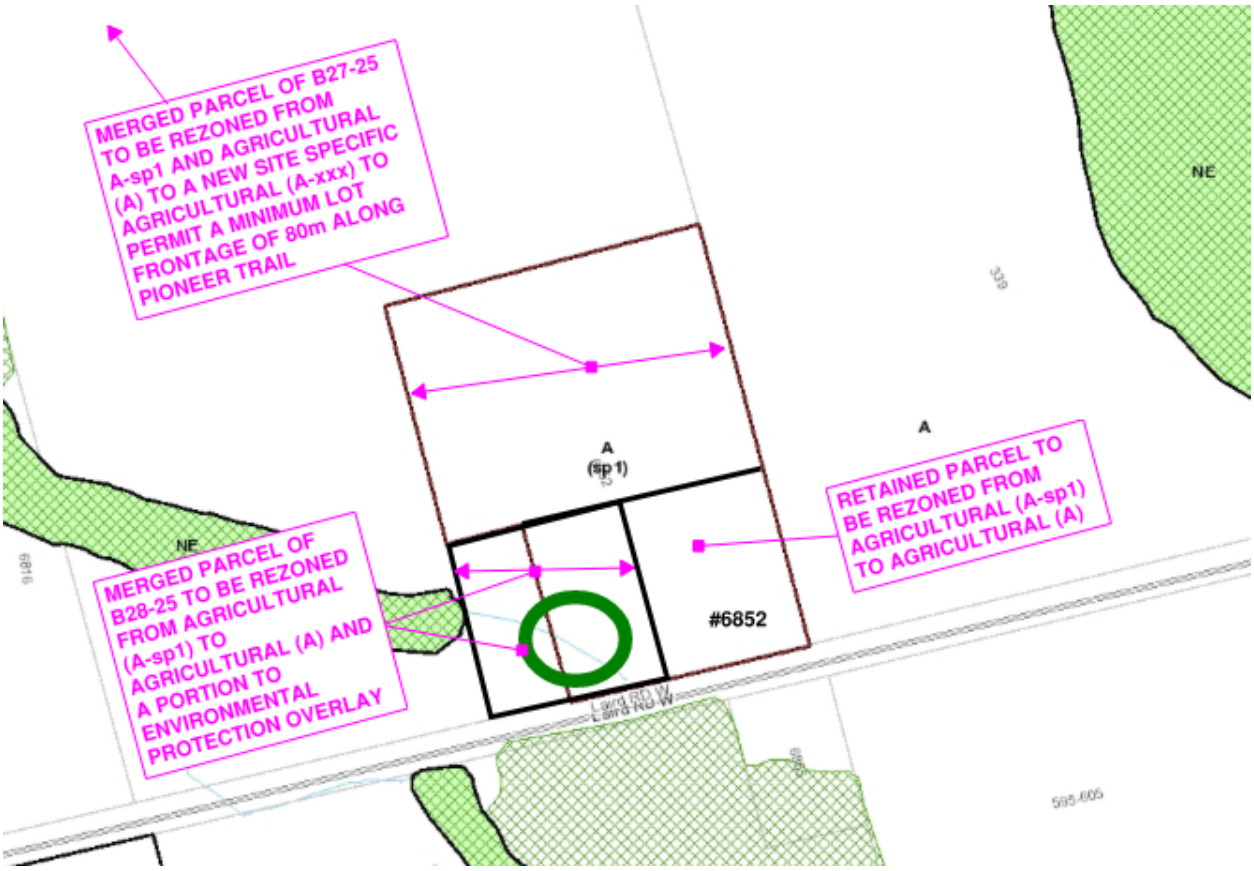
_____

MAYOR

_____

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

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.

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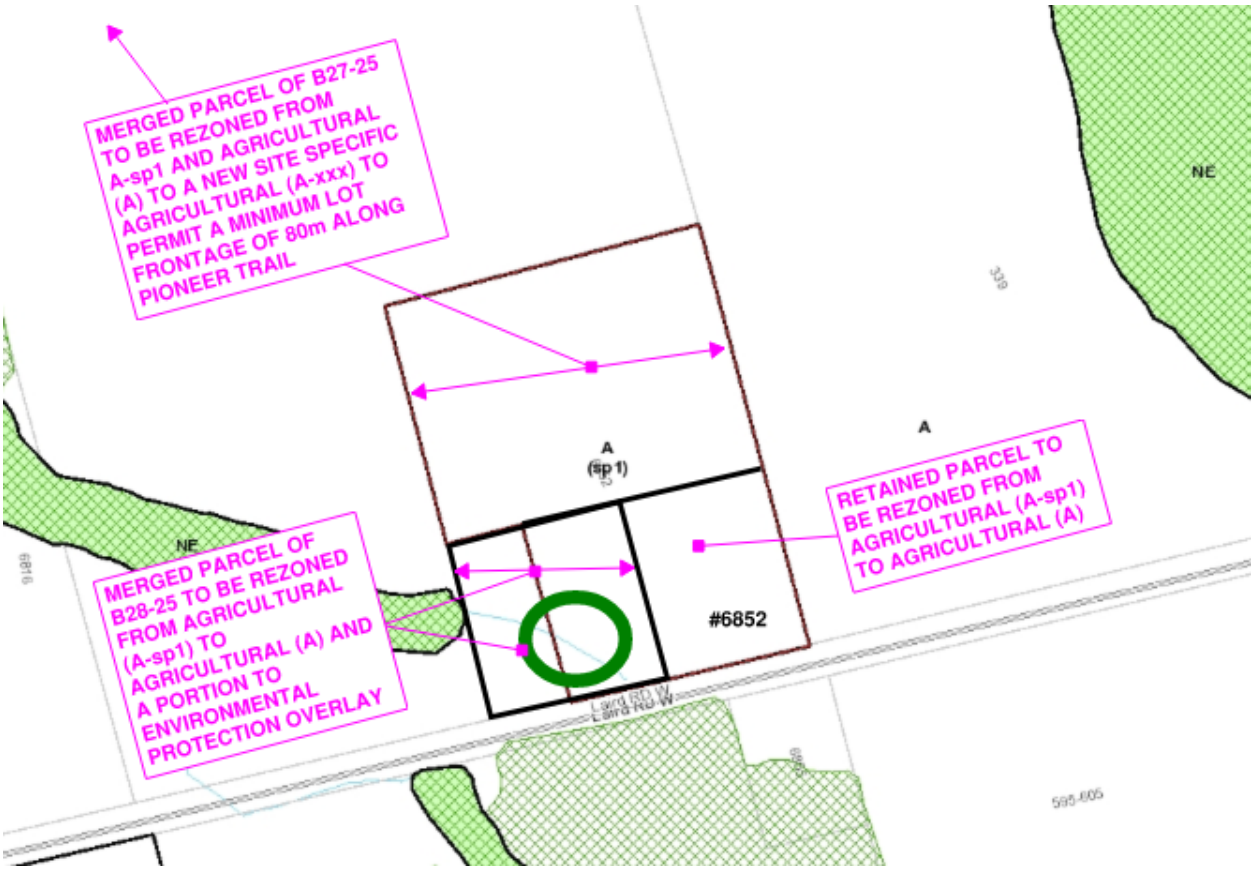
_____

MAYOR

_____

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

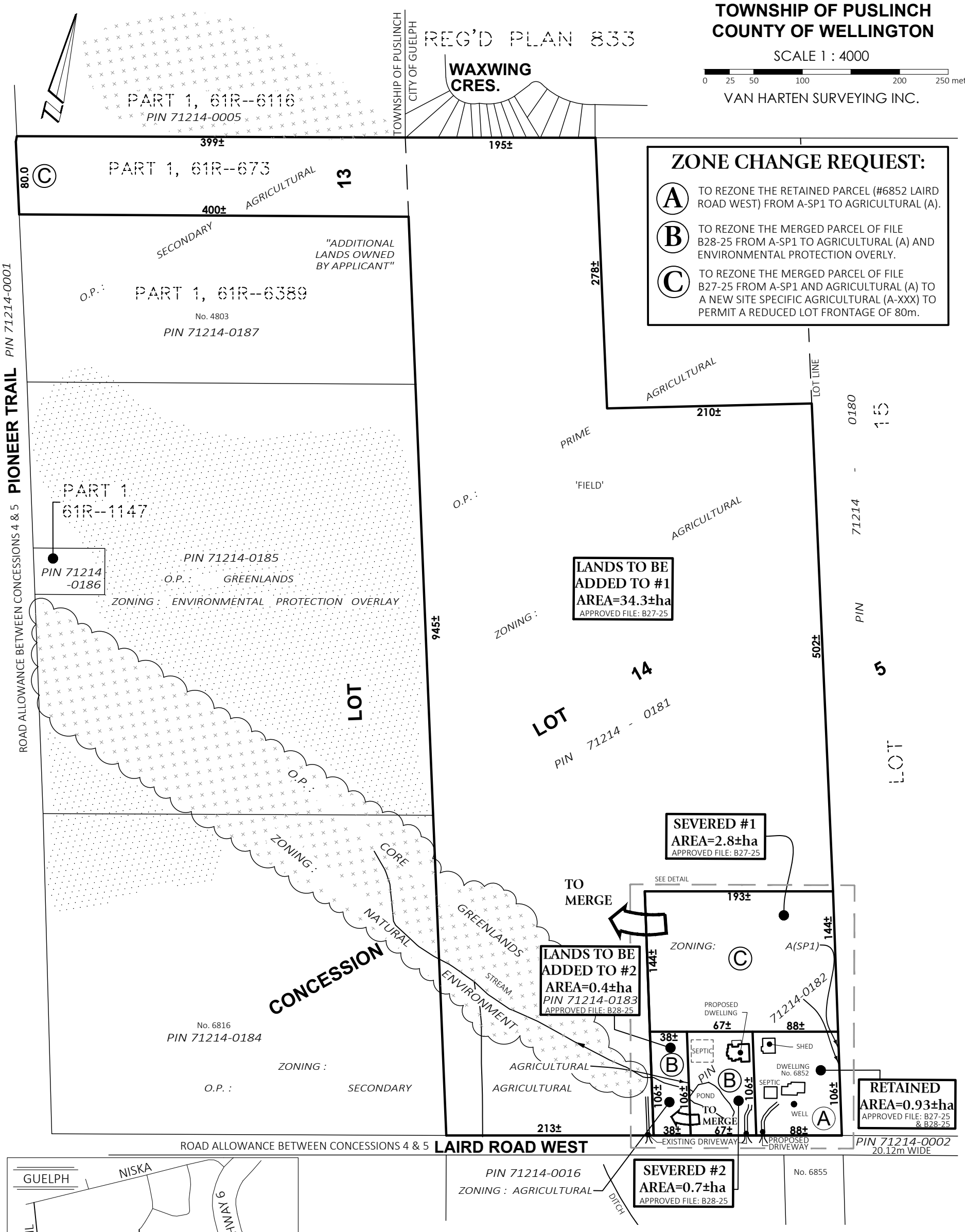
ZONE CHANGE SKETCH

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

SCALE 1 : 4000

0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.

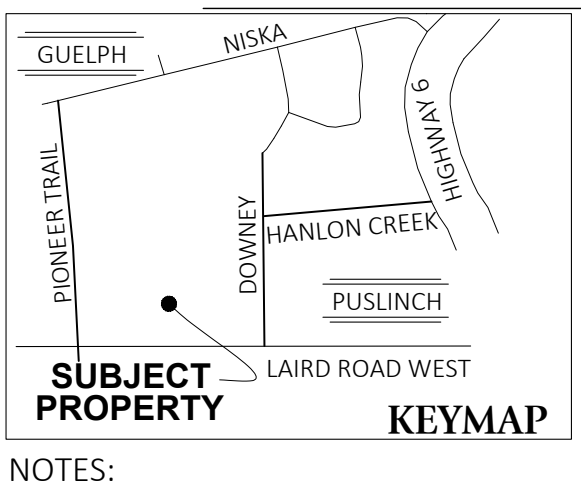


ZONE CHANGE REQUEST:

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

[redacted]
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

Sep 23, 2026-3:26:56 PM
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ZONE CHANGE SKETCH

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

DETAIL
SCALE 1:1000

TO MERGE

PIN 71214 - 0181

193±

TO MERGE

144±

C

SEVERED #1
AREA=2.8±ha
APPROVED FILE: B27-25

14

144±

PART 4, 61R--23271

C

LANDS TO BE ADDED TO #1
AREA=34.3±ha
APPROVED FILE: B27-25

OLD BARNS/ BUILDINGS WERE RECENTLY DEMOLISHED'

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AREA=0.7±ha
APPROVED FILE: B28-25

71214-0182

5

38±

67±

88±

LOT

LANDS TO BE ADDED TO #2
AREA=0.4±ha
PIN 71214-0183
APPROVED FILE: B28-25

B

PROPOSED SEPTIC AREA=±520 m²

PIN

DECK

PROPOSED DWELLING AREA=±400m²

PORCH

GARAGE

12.5

6.2

EXISTING SHED (192m²)

5.7

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

A

4.1

PART 2, 61R--23271

PROPOSED DRILLED WELL

STREAM

STREAM

106±

B

106±

B

106±

27

36

EXISTING DWELLING No. 6852

SEPTIC BED

WELL

POND

(T.B.R.)

CONCESSION

PART 1, 61R--23271

TO BE REZONED TO ENVIRONMENT PROTECTION OVERLAY

GRCA REGULATION LIMIT

EXISTING DRIVEWAY

TO MERGE

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

41

PART 3, 61R--23271

38±

67±

88±

LOT

LAIRD ROAD WEST

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

PIN 71214-0002
20.12m WIDE

ZONE CHANGE REQUEST:

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5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED.

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

[redacted]
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

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DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34431-25

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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 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.

DRAWING SCALE: 1:250

0 2.5 5 10 15 meters

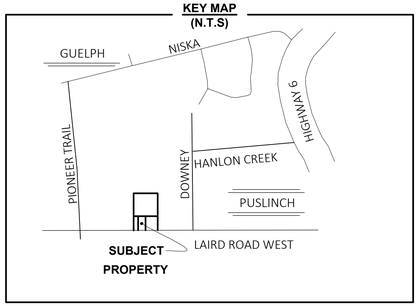
VAN HARTEN SURVEYING INC.

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

KEY MAP (N.T.S)



LEGEND:

EX. TREE

EX. TREE TO BE REMOVED

EX. ELEVATION x 394.25

PROP. GRADE x(331.14)

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

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: 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:	DRAWING No:	REVISION:
1 OF 1	C01	0
DRAWING SCALE: 1:250		

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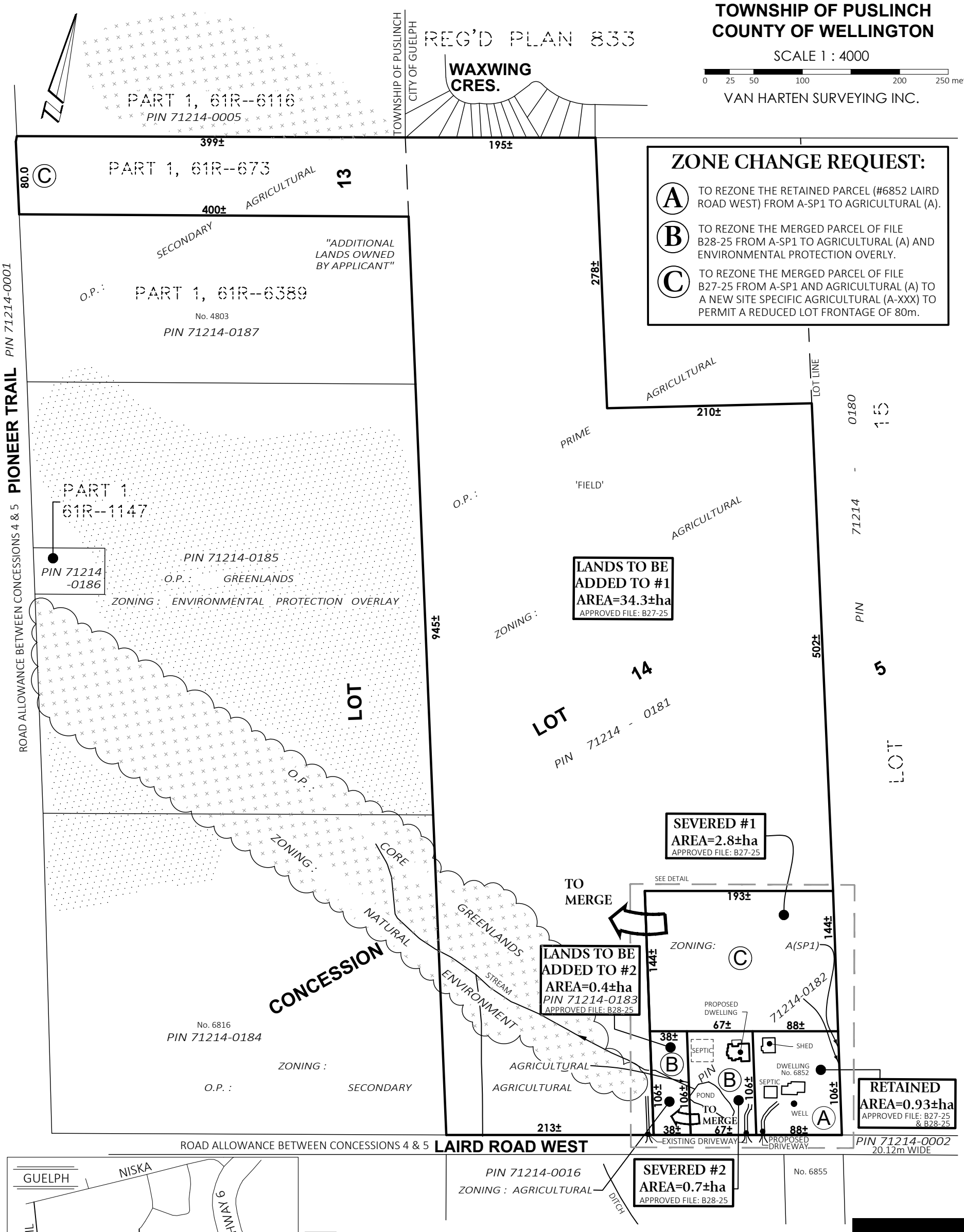
ZONE CHANGE SKETCH

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

SCALE 1 : 4000

0 25 50 100 200 250 metres

VAN HARTEN SURVEYING INC.

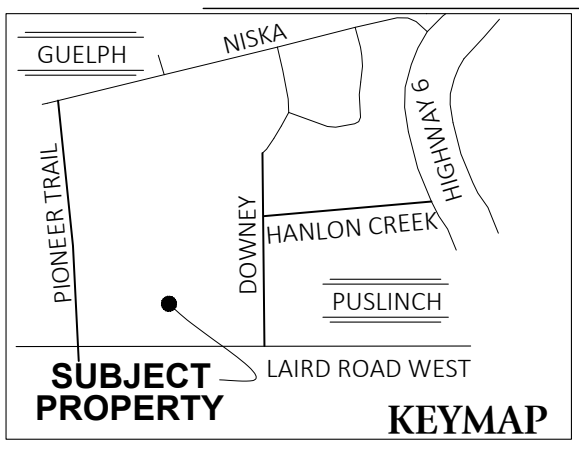


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O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 10th DAY OF SEPTEMBER, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

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ZONE CHANGE SKETCH

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

DETAIL
SCALE 1:1000

TO MERGE

PIN 71214 - 0181

193±

TO MERGE

144±

C

SEVERED #1
AREA=2.8±ha
APPROVED FILE: B27-25

PART 4, 61R--23271

14

144±

C

LANDS TO BE ADDED TO #1
AREA=34.3±ha
APPROVED FILE: B27-25

'OLD BARNS/ BUILDINGS WERE RECENTLY DEMOLISHED'

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

71214-0182

5

38±

67±

88±

LANDS TO BE ADDED TO #2
AREA=0.4±ha
PIN 71214-0183
APPROVED FILE: B28-25

B

PROPOSED SEPTIC AREA=±520 m²

PIN

DECK

PROPOSED DWELLING AREA=±400m²

PORCH

GARAGE

12.5

4.1

6.2

5.7

EXISTING SHED (192m²)

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

A

LOT

PART 1, 61R--23271

PART 2, 61R--23271

PROPOSED DRILLED WELL

STREAM

106±

106±

106±

27

36

EXISTING DWELLING No. 6852

SEPTIC BED

WELL

B

POND

TO BE REZONED TO ENVIRONMENT PROTECTION OVERLAY

GRCA REGULATION LIMIT

CONCESSION

EXISTING DRIVEWAY

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

41

PART 3, 61R--23271

LOT

TO MERGE

38±

67±

88±

LAIRD ROAD WEST
ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

PIN 71214-0002
20.12m WIDE

ZONE CHANGE REQUEST:

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ON THE 10th DAY OF SEPTEMBER, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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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

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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:

- 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:

[redacted]

Isabella Brioso, BURPl
Planner
NPG Planning Solutions Inc.
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Reviewed and approved by:

[redacted]

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

Van Harten
LAND SURVEYORS - ENGINEERS

2106 Gordon Street; Guelph, ON; N1L 1G6
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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