

PLANNING JUSTIFICATION REPORT UPDATE FOR ARKELL SUBDIVISION

PREPARED FOR:

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MAY 2026

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1.0 INTRODUCTION

1.1 Site Location

Stovel and Associates Inc. ("SAI") was retained by Timberworx Custom Homes Inc. ("Timberworx"), Slood Construction Ltd. ("Slood") and John Slood Investments Ltd. to complete a Planning Justification Report ("PJR") for a proposed residential development in the Township of Puslinch (Arkell). Given the location of the site, a settlement boundary expansion is required. Additional lands have been conditionally purchased by the ownership group to provide for an entrance onto Arkell Road. These additional lands are approximately 1.6 ha in size and are owned by Victor Satzewich and Linda Mahood (605 Arkell Road). The project is referred to as Arkell Subdivision. The lands proposed for the residential development (including a portion of the Satzewich/Mahood parcel) are approximately 18.8 ha in size and are located on Part of Lots 7, 8 and 9, Concession 10.

Watson Road abuts the property on the southwestern limits of the site and Wellington County Road 37 (also known as Arkell Road) is located on the west/northwestern limits of the site (see Figure 1).

In the context of this report, the lands in question are referred to as the site, subject lands or subject property.

1.2 History

In 2006, Mr. Tom Kukovica (the owner of the subject property at the time) applied for Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment. The applications were deemed complete in September 2006. The proposal included 35 residential lots (minimum 1 acre in size) serviced by private individual wells and septic systems. The application was circulated to public agencies for comment and to landowners within 120m of the site. Following the receipt of the comments, replies were prepared by the Kukovica consulting team.

Astrid J. Clos Planning Consultants ("AJC Planning") conducted a review of the Municipal Comprehensive Review from The County of Wellington – Progress Report #3. The letter prepared by Astrid Clos. requests that the Proposed Kukovica Subdivision be considered as a Hamlet Expansion (March 19, 2021). The following excerpt from AJC Planning summarizes the proposal:

"JOHN SLOOD INVESTMENTS LIMITED and SLOOD CONSTRUCTION LTD. is the owner of the property abutting the Arkell Hamlet and is legally described as Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch. County Official Plan Amendment, Zone Change and Draft Plan of Subdivision applications were deemed to be complete in September 2006 for this property.

Please find this documentation attached for your reference.

These applications propose to expand the Arkell Hamlet to the east by approximately 18.2 hectares and change the zoning to implement a proposed residential Draft Plan of Subdivision to permit 35 residential lots. The area breakdown is provided below:

1.65 hectares (area of 3 severed lots)

1.83 hectares (area within the Hamlet)

18.2 hectares (area of Hamlet expansion)

21.68 hectares (Total Draft Plan Area)"

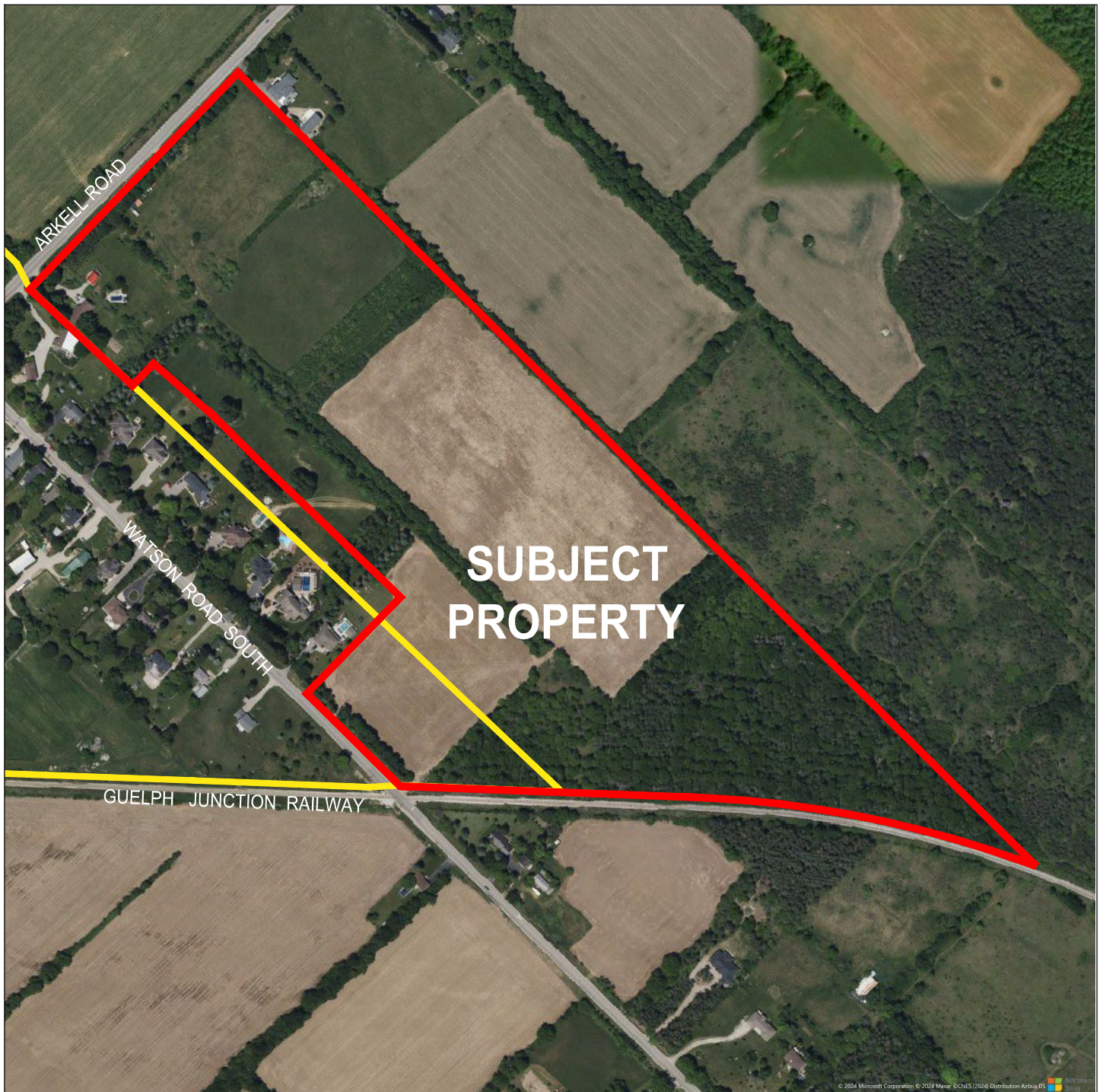


Figure 1

Site Location

Legend



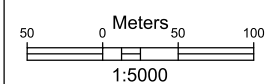
SITE BOUNDARY



HAMLET OF ARKELL LIMITS

Part of Lots 7,8 & 9 Concession 10
Township of Puslinch,
Wellington County Arkell, Ontario

Date: May 29, 2026



Sources:

Aerial Imagery Provided By Microsoft Corporation @
2026 Maxar CNES (2026) Distribution Airbus DS.

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In 2021, the current ownership group engaged with the Township of Puslinch and County of Wellington to resolve technical issues associated with the proposed development. Updated technical analysis was submitted to the municipality for technical peer review. The findings of these updated reports are summarized in this document. The updated reports include the following:

- Agricultural Impact Assessment (SAI, 2026).
- Nitrate Impact Assessment (Crozier, 2024).
- Functional Servicing and Stormwater Management Report (Crozier, 2026).
- Groundwater Supply Assessment (ARL Groundwater Resources Ltd, 2023).
- Water Balance Assessment (Crozier, 2025).
- Traffic Impact Study (Crozier, 2025).

1.3 County Official Plan and Township Zoning Bylaw

The lands in question are designated Hamlet, Prime Agricultural, and Secondary Agricultural in the County of Wellington Official Plan (“County OP”) (see Figure 2). Lands designated Hamlet may be used for residential purposes. An amendment to the County OP is required to expand the settlement boundary to permit residential development outside of the Hamlet limits.

The lands in question are zoned Agriculture (Comprehensive Zoning By-Law No. 023-18, Consolidated May 2021). The site will need to be rezoned from Agriculture to Hamlet Residential to permit the establishment of a residential subdivision.

At the time when the application was deemed complete in 2006, the Zoning By-Law enforced by the Township was “*Puslinch Township Zoning By-Law 19/85*”, but this bylaw was updated by Comprehensive Zoning By-Law No. 023-18 in 2021. The zoning standards set out in Zoning By-Law No. 023-18 for Hamlet Residential have guided the design of this proposed development.

1.4 Purpose and Scope

This report provides the planning justification for the proposed development application. The following study objectives are addressed in this report:

Planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*
- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- c) the adequacy of the proposed method of servicing the site;*
- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*
- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;*
- f) the impact on biodiversity and connectivity of natural features and areas;*
- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;*
- h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;*
- i) methods of reducing or eliminating negative impacts;*
- j) other planning matters considered important by a Council. (County of Wellington Official Plan. December 2025. Page 29-30 – Policy 4.6.2).*

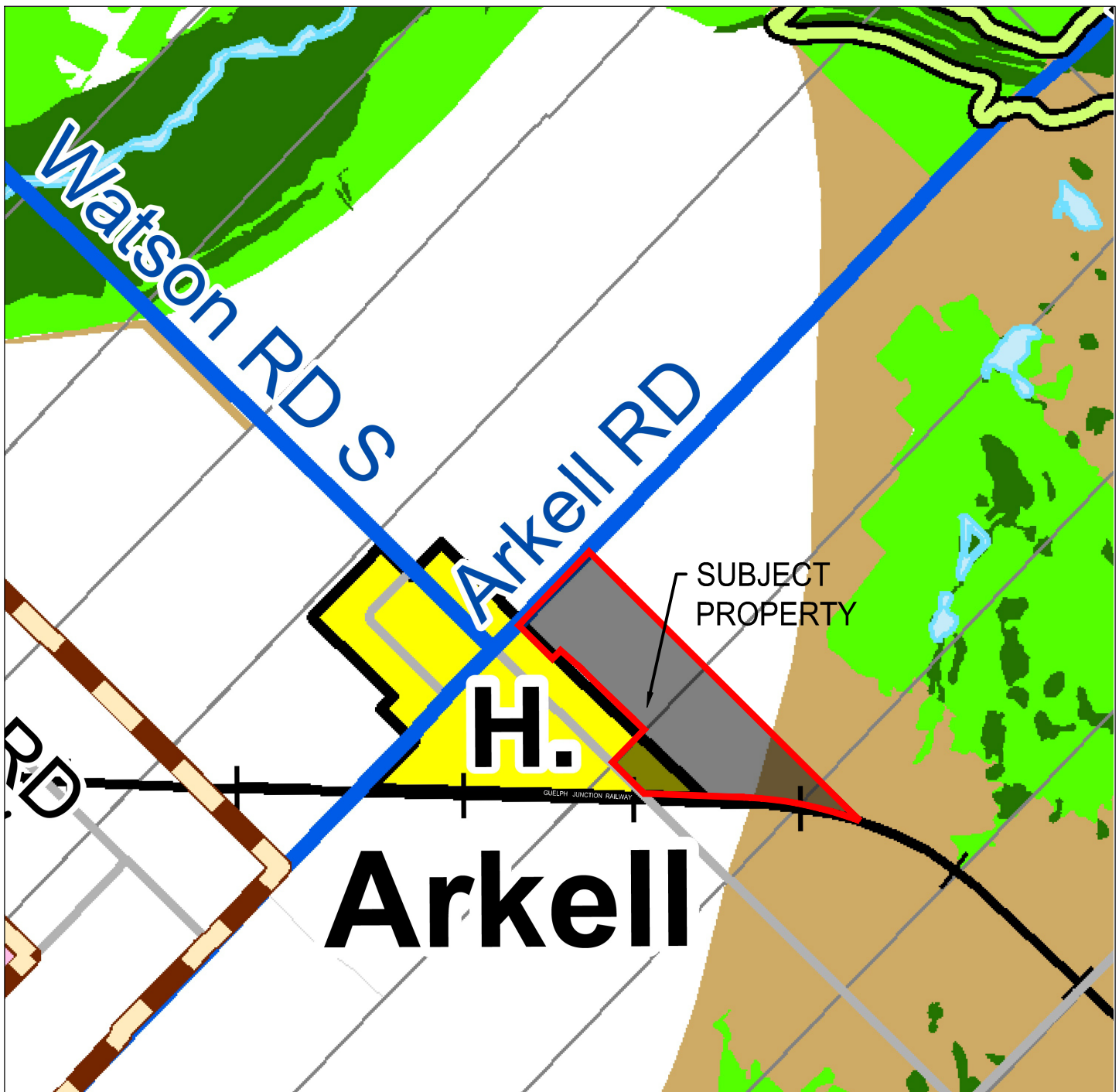


Figure 2
County Official Plan
Land Use Designation

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- H. Hamlet Area
- U.C. Secondary Urban Centre
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- C.R. Country Residential
- PA Policy Area
- Regionally Significant Economic Development Study Area

Site Boundary

Other

- Landfill Site
- Proposed Interchange
- Proposed Major Roadways
- County Roads
- Provincial Highway
- Railways
- Waterbody
- Watercourse

Part of Lots 7,8 & 9 Concession 10
Township of Puslinch,
Wellington County Arkell, Ontario

Date: May 29, 2026

NOT TO SCALE
N.T.S.

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Sources:

County of Wellington Official Plan
Schedule B7 - Land Use - Puslinch



2.0 SITE LOCATION AND SURROUNDING LAND USES

2.1 Site Description

The total area of the proposed residential development is approximately 18.8 hectares in size. The site mainly comprises agricultural fields that have been used for common field crops. The agricultural fields comprise approximately 7.1 ha of the site. Approximately 1 ha of the subject lands are in the settlement boundary.

There is a plantation in the southern portion of the subject site. This plantation is approximately 4.7 ha in size. The plantation is described by GWS Ecological and Forestry Services Inc. as follows:

“An immature mixed wood plantation occupies approximately 11 acres at the south end of the site. The species composition is estimated to be white pine - 40%, white spruce - 20%, black walnut, 20% and black locust - 20%.

These trees are about 25 years old and mostly of pole timber size being 4 to 9 inches in diameter at breast height (dbh). Tree growth has generally been good as the white pine and deciduous trees are 25 to 50 feet tall while the spruce are 20 to 35 feet tall. However, where pine and spruce are growing in close proximity to black walnut there has been much dieback and mortality to the conifers due to juglone poisoning from the walnut. In spite of this mortality the overstory is still fully stocked with living trees. The understory consists of a low to moderately dense shrub layer of common buckthorn, red elderberry and raspberry. Common buckthorn is a very aggressive alien species that is undesirable in woodlands due to its high reproductive potential, shade tolerance and rapid growth under a wide variety of site conditions. Garlic mustard, another non-native invasive species, is also abundant throughout the woodland area. No rare or unusual plants were noted and none are expected in this man-made forest. To date, no thinning has been carried out in this plantation. Common wildlife species were observed utilizing this woodland habitat, including white-tailed deer, black squirrel, red squirrel, cottontail rabbit, Blue Jay, Black-capped Chickadee and American Crow. Other common woodland birds and mammals likely inhabit this area. Given the above characteristics there is insufficient justification to consider this plantation as locally significant within Puslinch Township. Development intrusions into this woodland are therefore considered acceptable.” (GWS Ecological & Forestry Services Inc., 2007).

A 2023 bird survey conducted by Colville Consulting Ltd. documented no threatened or endangered species on the subject lands. One Eastern Wood-Pewee was recorded in an edge tree that is not part of the plantation, and no significant impacts to species at risk are anticipated.

The proposed residential development has been kept out of the plantation, with minor inclusion at Lots 2 and 3. A Tree Protection and Compensation Plan will document and assess required clearings as part of the draft plan of subdivision process.

2.2 Surrounding Uses

The subject property is located partially within the Settlement of Arkell. Existing residential lots are located west and north of the site. Lands to the east of the site and north of Arkell Road are cultivated for common field crop production. The settlement boundary for Arkell extends west of Arkell Road that includes six residential parcels.

The Guelph Junction Railroad (“GJR”) is located on the southern limit of the site. The lands further to the south of the site (south of the GJR) include several non-farm residences, scattered small agricultural fields and small woodlands.

There are no significant agricultural operations adjacent to the site. Approximately 890 m to the west are the agricultural research buildings of the University of Guelph.

3.0 PROPOSED DEVELOPMENT

3.1 Description of Development Proposal

The proposed development is comprised of 44 single detached dwellings (See Figure 4 below). Within the existing Hamlet area, two residential lots are proposed (as part of the draft plan of subdivision). A stormwater management area is proposed in the northeastern portion of the site.

The current conceptual layout for the proposed development does not include residential development within the onsite plantation (with the exception of Lots 2 and 3). A municipal park was proposed within the Hamlet area, however, it is recognized that the Township of Puslinch is not interested in these lands for a park. Following discussion with Township Council, additional lands could be added to proposed Lot 1. The details of parkland dedication and future ownership of Blocks identified on draft concept plans will be addressed in a separate Addendum report to this PJR.

The residential lots are proposed to be created through a Plan of Subdivision. The residential lots will be serviced utilizing advanced tertiary septic systems and private, drilled individual wells. Lot sizes range from approximately 0.19 to 0.39 ha in size. Lot frontages range from 30-40 m, not including the lots on curves or cul de sacs. Each home is expected to have a double-car garage with additional parking for a minimum of two cars within each driveway.

The proposed development will have two entrances: one on Watson Road and one on Arkell Road. The internal streets will utilize an urban cross-section with pavement, curb, and gutter. The road section has been designed using a standard 20m right-of-way.

The internal road network sets out the following:

- There is approximately 1200m of road in the proposed subdivision;
- The roads will provide a full urban cross-section with curb, gutter and sidewalks;
- For the most part, the internal roads are double-loaded.

The engineering proposal includes design elements to capture surface runoff water and to promote infiltration.

3.2 Traffic Impact Study

C.F. Crozier & Associates Inc. was retained to complete an updated TIS. This study assessed the transportation impacts of the proposed residential development. The detailed analysis contained within this report has resulted in the following key findings:

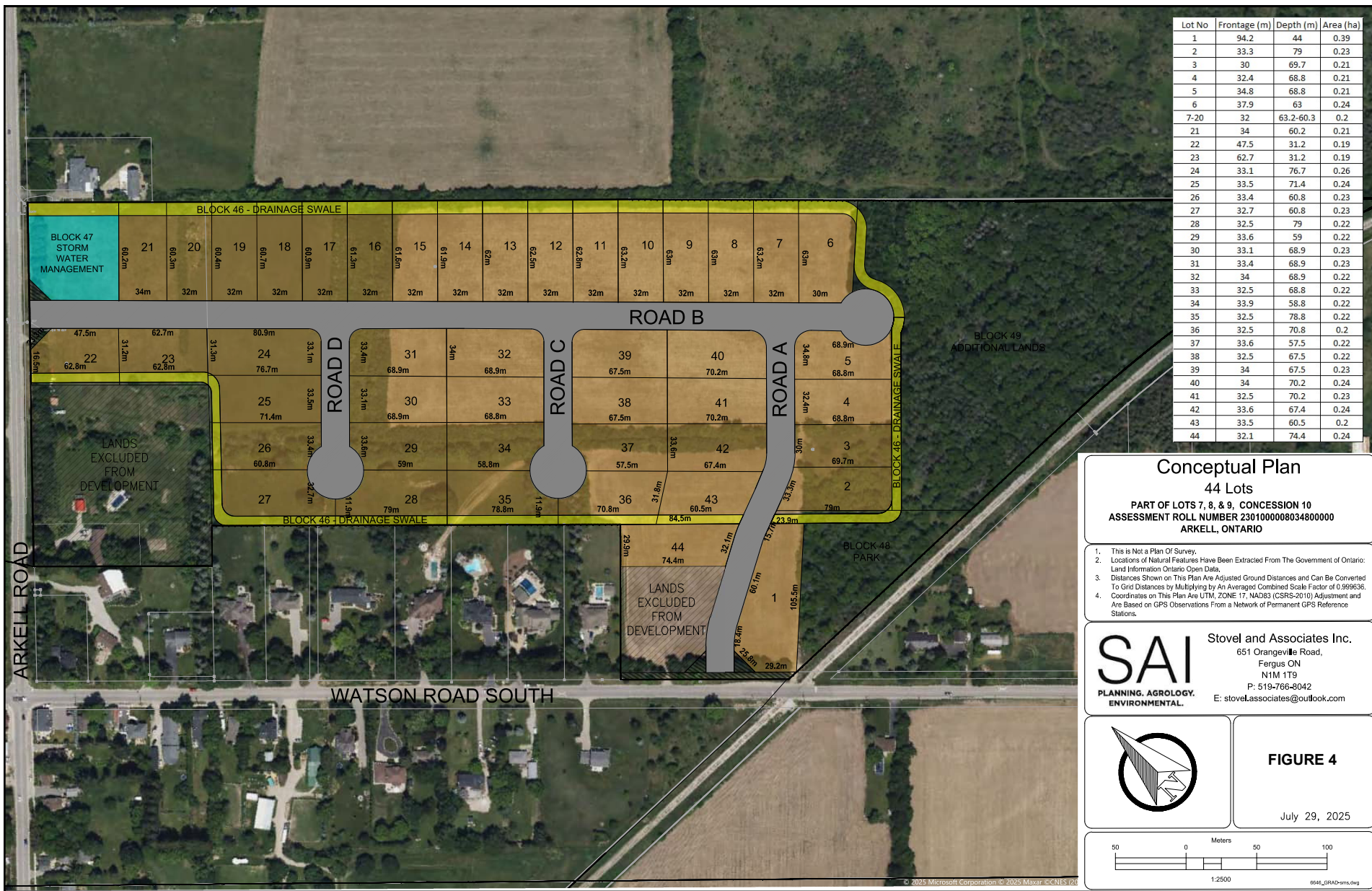
- Under the ultimate 2031 future total conditions:
 - The all-way stop-controlled intersection of Arkell Road and Watson Road South is projected to operate below capacity at a LOS “A” and “B” during the weekday a.m. and p.m. peak hours, respectively. Average intersection control delays of 9.5 and 14.3 seconds in the a.m. and p.m. peak hours, respectively and maximum volume-to- capacity ratios of 0.27 (EB) and 0.54 (NB) are expected in the weekday a.m. and p.m. peak hours, respectively.
 - The proposed site access connection at Watson Road South is forecast to operate at a LOS “A” and “B” during the a.m. and p.m. peak hours respectively.

- Overall, the nearby road network is projected to operate adequately without any capacity constraints under the ultimate 2031 future total scenario. The nearby road network is expected to operate similarly or better under the 2026 horizon year.
- These operations are similar to the 2031 and 2026 Future Background traffic operations. Therefore, operations are expected to be similar with or without the proposed development.
- The proposed access connections to Watson Road South and Arkell Road are satisfactory per the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) with regards to sight distance, access spacing, corner clearance and Transport Canada's Grade Crossing Standards with regards to access spacing.

Based on the study findings, the development application can be supported from a traffic operations perspective as the boundary road network can accommodate the increase in traffic volumes attributable to the proposed development located on sections of Lots 7, 8 and 9 of Concession 10, in the Township of Puslinch, County of Wellington. Further, the proposed accesses are forecast to be functionally adequate with immaterial impacts to the study intersections.

The detailed analysis contained within this report has resulted in the following key findings:

- *Under 2023 existing traffic conditions, the study intersection of Arkell Road and Watson Road South is operating below capacity with minimal delay during both weekday a.m. and p.m. peak hours.*
- *The proposed development is expected to generate 40 and 52 two-way primary trips in the a.m. and p.m. peak hours, respectively.*
- *Under the ultimate 2031 future total conditions:*
 - *The all-way stop-controlled intersection of Arkell Road and Watson Road South is projected to operate below capacity at a LOS "A" and "B" during the weekday a.m. and p.m. peak hours, respectively. Average intersection control delays of 9.5 and 14.3 seconds in the a.m. and p.m. peak hours, respectively and maximum volume-to-capacity ratios of 0.27 (EB) and 0.54 (NB) are expected in the weekday a.m. and p.m. peak hours, respectively.*
 - *The proposed site access connection at Watson Road South is forecast to operate at a LOS "A" and "B" during the a.m. and p.m. peak hours respectively.*
 - *Overall, the nearby road network is projected to operate adequately without any capacity constraints under the ultimate 2031 future total scenario. The nearby road network is expected to operate similarly or better under the 2026 horizon year.*
 - *These operations are similar to the 2031 and 2026 Future Background traffic operations. Therefore, operations are expected to be similar with or without the proposed development.*



Lot No	Frontage (m)	Depth (m)	Area (ha)
1	94.2	44	0.39
2	33.3	79	0.23
3	30	69.7	0.21
4	32.4	68.8	0.21
5	34.8	68.8	0.21
6	37.9	63	0.24
7-20	32	63.2-60.3	0.2
21	34	60.2	0.21
22	47.5	31.2	0.19
23	62.7	31.2	0.19
24	33.1	76.7	0.26
25	33.5	71.4	0.24
26	33.4	60.8	0.23
27	32.7	60.8	0.23
28	32.5	79	0.22
29	33.6	59	0.22
30	33.1	68.9	0.23
31	33.4	68.9	0.23
32	34	68.9	0.22
33	32.5	68.8	0.22
34	33.9	58.8	0.22
35	32.5	78.8	0.22
36	32.5	70.8	0.2
37	33.6	57.5	0.22
38	32.5	67.5	0.22
39	34	67.5	0.23
40	34	70.2	0.24
41	32.5	70.2	0.23
42	33.6	67.4	0.24
43	33.5	60.5	0.2
44	32.1	74.4	0.24

Conceptual Plan

44 Lots

PART OF LOTS 7, 8, & 9, CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

1. This is Not a Plan Of Survey.
2. Locations of Natural Features Have Been Extracted From The Government of Ontario: Land Information Ontario Open Data.
3. Distances Shown on This Plan Are Adjusted Ground Distances and Can Be Converted To Grid Distances by Multiplying by An Averaged Combined Scale Factor of 0.999636.
4. Coordinates on This Plan Are UTM, ZONE 17, NAD83 (CSRS-2010) Adjustment and Are Based on GPS Observations From a Network of Permanent GPS Reference Stations.



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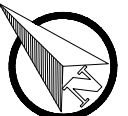


FIGURE 4

July 29, 2025

50

0

Meters

50

100

1:2500

6646_ERAD-oms.dwg

- *The proposed access connections to Watson Road South and Arkell Road are satisfactory per the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) with regards to sight distance, access spacing, corner clearance and Transport Canada's Grade Crossing Standards with regards to access spacing.*

3.3 Review of Natural Heritage Features and Functions

Stovel and Associates Inc. prepared a Scoped Environmental Impact Study (EIS) (May 2026) to evaluate the potential impacts of the proposed development on natural heritage features and ecological functions. The study included a review of background information, field investigations, breeding bird surveys, species at risk screening, bat habitat assessments, and an inventory of vegetation communities located on and adjacent to the subject lands. The assessment was completed in accordance with the applicable policies of the County of Wellington Official Plan.

The EIS determined that the subject lands are primarily comprised of actively cultivated agricultural fields with limited natural heritage features. There are no wetlands, watercourses, significant woodlands, or other identified significant natural heritage features within the area proposed for development. The nearest Greenlands designation is located approximately 200 to 400 metres northeast of the site and no Greenlands or Core Greenlands designations occur on the subject lands.

The study identified a plantation in the southern portion of the property and limited habitat associated with hedgerows and edge features. The proposed development has been designed to largely avoid the plantation area and minimize impacts to existing vegetation. The EIS also identified species-specific considerations, including a Butternut tree and Eastern Wood-Pewee habitat, and established mitigation measures and future permitting requirements where appropriate. These matters can be addressed through the draft plan approval process and subsequent detailed design stages.

Based on the findings of the EIS, the proposed development will not result in negative impacts on significant natural heritage features or ecological functions, provided the recommended mitigation measures are implemented. The EIS concludes that the proposed development is appropriate from a natural heritage perspective and is consistent with the natural heritage policies of the Provincial Planning Statement, 2024 and the County of Wellington Official Plan.

3.4 Geotechnical Assessment

V.A. Wood (Guelph) Incorporated conducted a Geotechnical investigation of the Proposed Subdivision February 2007. The results of the investigation are as follows:

"The boreholes encountered surficial deposits of topsoil underlain by compact to very dense sandy gravel or gravel and sand on very dense silt or gravelly, silty sand till on very dense sand and silt on very dense gravelly, silty sand till on very dense sand or probable boulder or bedrock.

The groundwater table is considered to be located at elevations ranging between El. 333.3m± and 334.9m±.

If storm sewer inverts are located at typical depths of between 3 and 4 metres below grade, excavations will encounter compact to very dense sandy gravel or gravel and sand. These deposits will generally provide adequate support for the pipes and allow the use of normal Class 'B' bedding using Granular 'A' material. Clear crushed stone should not be used as bedding unless it is wrapped with geotextile to prevent undesirable settlements caused from fines migrating into the voids of the stone. Where the exposed subgrade is less competent, the bedding thickness may have to be

increased, and it may be necessary to protect the excavation with a skim coat of concrete immediately after it has been exposed.

The excavated materials will be generally suitable for use as trench backfill provided that they are free of topsoil and boulders. If the on-site materials are or become wet, they should be air dried prior to re-use as trench backfill. The trench backfill should be placed in 150 to 200mm thick layers and uniformly compacted to at least 95% of its Standard Proctor maximum dry density. The backfill around manholes should consist of well-graded and well-compacted granular material.

To minimize potential problems and wetting of the subgrade material, backfilling operations should follow closely after excavations, so that only a minimal length of trench is exposed at a time. Should construction be carried out in the winter season, particular attention should be given to make sure no frozen material is used for backfill.

The deposits of topsoil are not considered to be a suitable bearing stratum. The foundations for the proposed residential dwellings should therefore be extended into the native sandy gravel or gravel and sand which will be suitable for supporting footings designed to an allowable bearing pressure of up to 200 kPa (4 ksf).

All exterior footings or footings in unheated areas should be located at least 1.2 metres below finished grade for adequate frost protection.

Elevation differences between adjacent footings should not be more than a half of the horizontal distance between them.

It is estimated that the total and differential settlements of footings designed to these bearing pressures will be less than 25 and 20mm respectively, which are normally considered acceptable for the proposed residential structures.

It is recommended that all foundation excavations be inspected to ensure the founding materials are similar to those identified in the boreholes and that they are capable of supporting the design loads.

No major construction problems due to water are anticipated in excavations above El. 334. 9m±. However, provision should be made for control of surface water run-off and minor seepage by pumping from local sumps on an as and where required basis.

The sides of the excavation to a depth of more than 1.2 metres (and above the water table) should either be cut back at a side slope of 1 to 1 or supported using adequately braced closed sheeting.

All topsoil and any deleterious fill encountered should be stripped from the building areas and the proposed subgrade should be re-compacted from the surface to at least 95% of its Standard Proctor maximum dry density. Any loose/wet material encountered should be sub-excavated and replaced with approved fill.

The fill may consist of approved on-site materials free of cobbles/boulders or approved imported fill. All fill should be placed in 150 to 200mm thick lifts and compacted to at least 95% Standard Proctor maximum dry density. It is recommended the underfloor fill be placed at least one month prior to floor construction in order to minimize settlement.

A layer of well-graded, free-draining material, at least 150mm thick and compacted to at least 98% Standard Proctor maximum density, should be placed under the floor slabs to provide a uniform bearing surface and act as a vapour barrier.

Frequent inspections by geotechnical personnel should be carried out during construction to verify compaction of the subgrade and base courses by in-situ density testing using nuclear gauges.

All topsoil and any deleterious materials encountered should be stripped from the proposed pavement area(s). The underlying subgrade should then be re-compacted from the surface to at least 95% of its Standard Proctor maximum dry density prior to construction of the pavement. Any loose areas which are detected should be sub-excavated and replaced with suitable approved on-site material or approved imported fill. All fill materials should be placed in 150 to 200mm thick lifts and compacted to at least 95% Standard Proctor maximum dry density.

Considering the probable traffic requirements and subsoil conditions, the following pavement designs are recommended:

Table 1: Recommendation of Pavement Designs

Material	Passenger Car Parking (Light Duty) (mm)	Access Road (Medium Duty) (mm)
Asphaltic Concrete	50	90
Granular 'A' Base Course	150	150
Granular 'B' Sub-base Course	200	300

The base and sub-base granular materials should be compacted to at least 100% Standard Proctor maximum dry density. The asphalt should be compacted to OPS Specifications.

Frequent inspections by geotechnical personnel should be carried out during construction to verify the compaction of the subgrade, base courses and asphaltic concrete by in-situ density testing using nuclear gauges”.

The results of the investigation confirmed the findings of the 2007 Geotechnical Study. In 2023, Chung and Vander Doelen Engineering Ltd. completed a series of test holes on the subject lands to confirm the character of the subsurface materials. The investigation verified the subsurface characteristics of the property and established that the groundwater table is located more than 6 m below the ground surface.

3.5 Groundwater Supply Assessment

ARL Groundwater Resources Ltd. (“ARL”) completed a Groundwater Supply Assessment to address impacts related to servicing the proposed development. The assessment addresses the requirements of the guideline D-5-5 (Private Wells: Water Supply Assessment), published by the Ontario Ministry of the Environment, Conservation and Parks (MECP). The most recent revision to Guideline D-5-5 is understood to have been made in August 1996, and the MECP has continued to publish the guideline in its current form up until at least December 2018. ARL summarized the geologic setting and workplan as follows:

A review of background information including existing water well record information indicates that a multi-aquifer system exists in the vicinity of the Hamlet of Arkell, including the proposed development property. The multi-aquifer system consists of the following geological units, in descending order:

Guelph Fm. - Upper Aquifer

Eramosa Fm. - Intermediate Aquitard/Aquifer

Gasport Fm. - Lower Aquifer.

It is evident from the water well record information that both the Guelph Fm. and Gasport Fm. aquifers have met the water quantity needs of residences and businesses in the Arkell area for many years.

Three test wells (TW1/2022 - TW3/2022) were constructed and tested as part of a groundwater supply assessment for the proposed development property. The wells were constructed in the lower aquifer (Gasport Fm.) to evaluate whether the lower aquifer alone could meet the water supply requirements of up to 50 new residential lots on the property. The upper aquifer (Guelph Fm.) was not considered in the test well program.

The results from 3 test wells indicate that the Gasport Fm. aquifer (lower aquifer) can meet the water quantity requirements of new individual lots on the proposed development property. Further, interpretation of the test well performance indicates that the aquifer can support the water quantity requirements associated with 50 new residential lots at the site.

Overall, the water quality test results indicate that groundwater produced from the 3 test wells is potable, as most of the parameters tested with an Ontario Drinking Water Standards Maximum Acceptable Concentration (MAC) were within the MAC. The marginally elevated lead concentrations reported at TW2 and TW3 may be related to particulate in the water at the time of sampling. Additional well development, sampling and lab testing could be considered to further assess the levels of arsenic and lead in the well water.

Construction of new supply wells associated with a multi-lot residential development on the property has the potential for interference to occur among individual wells as the development is built out. This interference could come in the form of (a) turbidity interference resulting from the process of well drilling and development and (b) water level interference when the wells are operating. The turbidity interference is a temporary problem that should dissipate after the well drilling and development operations are complete. Notification of adjacent well owners and monitoring when each new well is constructed will help to mitigate potential turbidity interference. Measures to minimize the effects of water level interference include optimizing the pump settings to maximize drawdown in each of the individual wells. Consideration could also be given to implementing an outdoor water use bylaw or similar instrument to manage water use during the warm weather months of the year when water demand is higher.

3.6 Functional Servicing Plan and Stormwater Management

This report was prepared in support of the planning applications for the subject property. The proposed development can be serviced for water, sanitary, and stormwater management in accordance with the Township of Puslinch, Wellington County, and the Grand River Conservation Authority requirements and standards. The conclusions and recommendations are as follows:

Proposed Water and Sanitary Services

- *Municipal servicing infrastructure is not available in the vicinity of the site, and therefore the proposed development will be serviced by individual onsite sewage systems and water supply wells.*
- *The preliminary sewage system design flows are expected to be approximately 4,575 L/d for each lot. Given the preliminary sewage system design flow is less than 10,000 L/day per individual lot, an ECA issued by the MECP will not be required. Each onsite sewage system will consist of an advanced treatment unit discharging to a leaching bed constructed as a Type A dispersal bed with a footprint of approximately 104 m². The advanced treatment system will consist of a Level IV*

treatment unit meeting the CAN/BNQ 3680-600 standard and must achieve the denitrification requirement of at least 50% nitrate-nitrogen reduction to meet MECP Guideline D-5-4.

- *Individual lots will be serviced with private drilled wells in accordance with O. Reg. 903 for potable water supply.*

Stormwater Management

1. *A passive stormwater management approach is proposed to preserve and maintain the rural character of the property using bioswale systems to control and infiltrate stormwater runoff.*
2. *Water quality controls, erosion protection, and water balance for the proposed development will be provided by the proposed bioswale systems pretreated by OGS units within the municipal roadway storm system. The bioswale system with OGS pretreatment and dry pond treatment train will provide water quality treatment that exceeds the “Enhanced Protection” criteria by retaining, treating, and infiltrating runoff volume equal to, or greater than, the runoff volume generated during a 25 mm rainfall event. The water quality storage provided in the bioswale system and dry pond provides active storage to simultaneously provide the necessary quantity controls for the Site.*
3. *No additional water quantity storage is required beyond what is provided in the bioswale system and dry pond. The post-development peak flows are less than pre-development peak flows at outlet culvert located at Arkell Road for the 2-year to 100-year design storm events.*
4. *Runoff generated from catchments Ext. 1, Ext. 2, Ext. 3, 202, UC02 will drain uncontrolled overland before being intercepted by the proposed conveyance bypass swale that safely directs in towards the outlet culvert located at Arkell Road. This flow routing will maintain the existing drainage conditions of the subject property.*
5. *Water balance and erosion control measures will be designed to satisfy all relevant criteria and constraints. The above will be demonstrated and discussed at the detailed design stage.*

3.7 Noise and Vibration Impact

A Rail Noise and Vibration Impact Assessment (“NIA”) was completed by Howe Gastmeier Chapnik Limited (“HGC”) in 2006. The results of the NIA are as follows:

- Inclusion of a central air conditioning system as an alternative means of ventilation for the identified units near the rail line is required.
- Forced air ventilation systems with the future provision of central air conditioning systems by the occupant for most of the remaining units are required.
- Masonry exterior wall construction is required for the dwellings closest to the rail line.
- The use of warning clauses in the property and tenancy agreements and offers of purchase and sale for the specified lots is required.
- Upgraded wall and window constructions for many of the dwelling units should be provided.

A Noise and Vibration Feasibility Study was completed on April 7, 2026 by HGC. The recommendations from this report are as follows:

1. *For the dwellings with exposure to the railway, upgraded building and glazing constructions are required to ensure adequate indoor sound levels from traffic noise.*
2. *Ventilation requirements in the form of the provision for the future installation of air conditioning at the occupant’s discretion are recommended for dwellings in the proposed development. Details are included in the summary table below.*

3. *Acoustic barrier requirements are required for dwellings with OLAs with exposure to the roadway and/or railway.*
4. *Acoustic barrier requirements are required for dwellings with OLAs with exposure to the roadway and/or railway.*
5. *Extensive measurements and analysis of ground-borne vibration from train movements illustrate the vibration criteria of GJR will be achieved within occupied residential spaces within the development, when dwellings are greater than 45 m away from the railway right-of-way. When building setbacks are determined, the drawings should be reviewed to confirm the requirements.*
6. *Warning clauses are required for dwellings in the proposed development with noise and/or vibration excesses and/or within 300 m from the railway line.*

Table 7: Summary of Noise Control Requirements and Noise Warning Clauses

Prediction Location	Lot Numbers	Acoustic Barrier	Ventilation Requirement	Type of Warning Clause	Required Minimum STC for Glazing
[A]	Lot 1	✓	A/C	B, D, GJR, II	STC-37
[B]	Lots 2 and 3	--	Provision for A/C	A, C, GJR, II	STC-32
[C]	Lot 4	--	Provision for A/C	A, C, GJR, II	OBC
[D]	Lot 22	--	Provision for A/C	A, C	OBC
[E]	Lots 5 to 21, and Lots 23 to 44	--	--	A	OBC

The details of the relevant mitigation measures as set out in the Noise and Vibration Feasibility Study. The reader is directed to this report for more specific information.

To ensure that the noise control recommendations outlined above are properly implemented, it is recommended that:

1. *When siting, lotting information is available, a detailed noise study should be performed to refine the acoustic requirements for the site.*
2. *Prior to an application for a building permit, a Professional Engineer qualified to provide acoustical engineering services in the Province of Ontario or the Municipality's building inspector shall review the unit plans (floor plans and building elevations) for future dwellings closest to the noise sources and the grading plan, to ensure that the windows and building constructions, and berms/barriers are adequately designed to ensure acceptable indoor and outdoor noise levels.*
3. *Prior to assumption of the subdivision, the Municipality's building inspector or a Professional Engineer qualified to perform acoustical engineering services in the Province of Ontario should certify that the noise control measures have been properly installed and constructed.*

3.8 Mineral Aggregate Resources

A general description of mineral aggregate resources in the area is provided in the Aggregate Resources Inventory Paper No. 162 – County of Wellington:

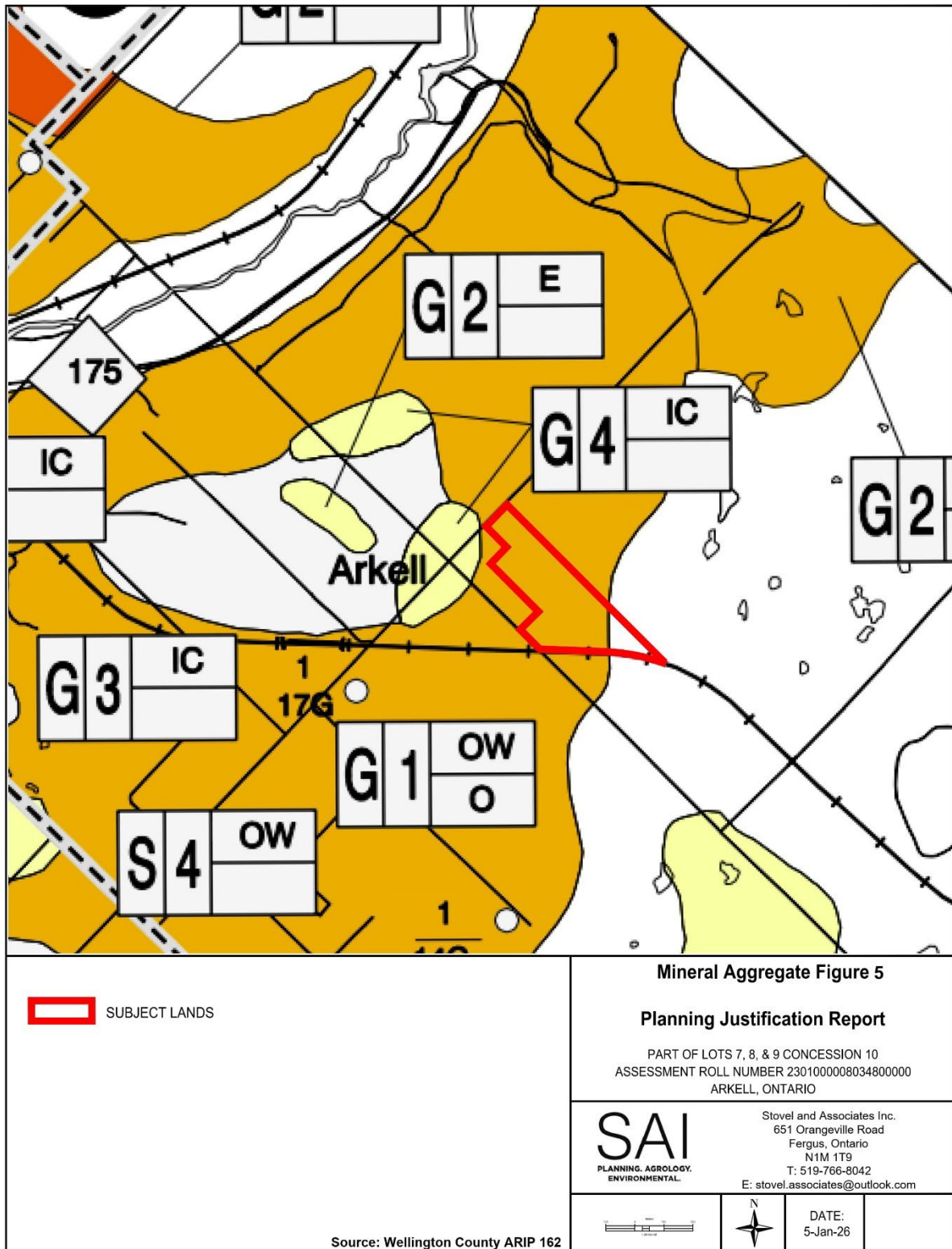
"Within Puslinch Township, several aggregate deposits have been selected as sand and gravel resource areas of secondary significance. The first of the outwash deposits is quite thick and extensive and is located south of the Eramosa River, in the northeastern part of the township. Data from water well records and from licenced sand and gravel pits indicate that the deposit is predominantly gravel with a thickness of 6 to 17 m. One licenced sand and gravel pit has been

opened in this resource area (Pit No. 175). A 6 to 7 m face exposes poorly sorted, often coarse aggregate consisting of approximately 60 to 70% gravel and 30 to 40% sand. This deposit is currently active and is being expanded. According to Burwasser (1976) the resource area contains large aggregate reserves. The deposit extends through the southern part of the City of Guelph and becomes part of Selected Resource Area 37. Field investigation reveals that the quality of the aggregate in the area selected at the secondary level is much poorer in quality than that in Selected Sand and Gravel Resource Area 37.” (ARIP 162).

Figure 5 illustrates the extent mineral aggregate resources in the Arkell area. There are no existing licensed mineral aggregate operations in proximity to the site. The closest licensed pit is over 1.5 km northwest of the subject property.

The aggregate deposit is recognized as a mineral aggregate deposit of secondary significance. Given the small size of the property (less than 20 ha) and the proximity of the site to the existing Settlement of Arkell, it is the considered opinion of SAI that the prospect of establishing a licensed pit on the subject property is not a commercially viable option and would not be in the public interest. The challenges of operating an industrial facility near Arkell, given its small size and the requisite mandatory setbacks and acoustic buffers (amongst other social issues such as truck traffic, concerns related to dust and water) would make the resource use unfeasible.

To ensure effective mineral aggregate resource conservation, the proposed development will utilize (where available) onsite aggregates for the construction of onsite infrastructure.



3.9 Agricultural Impact Assessment

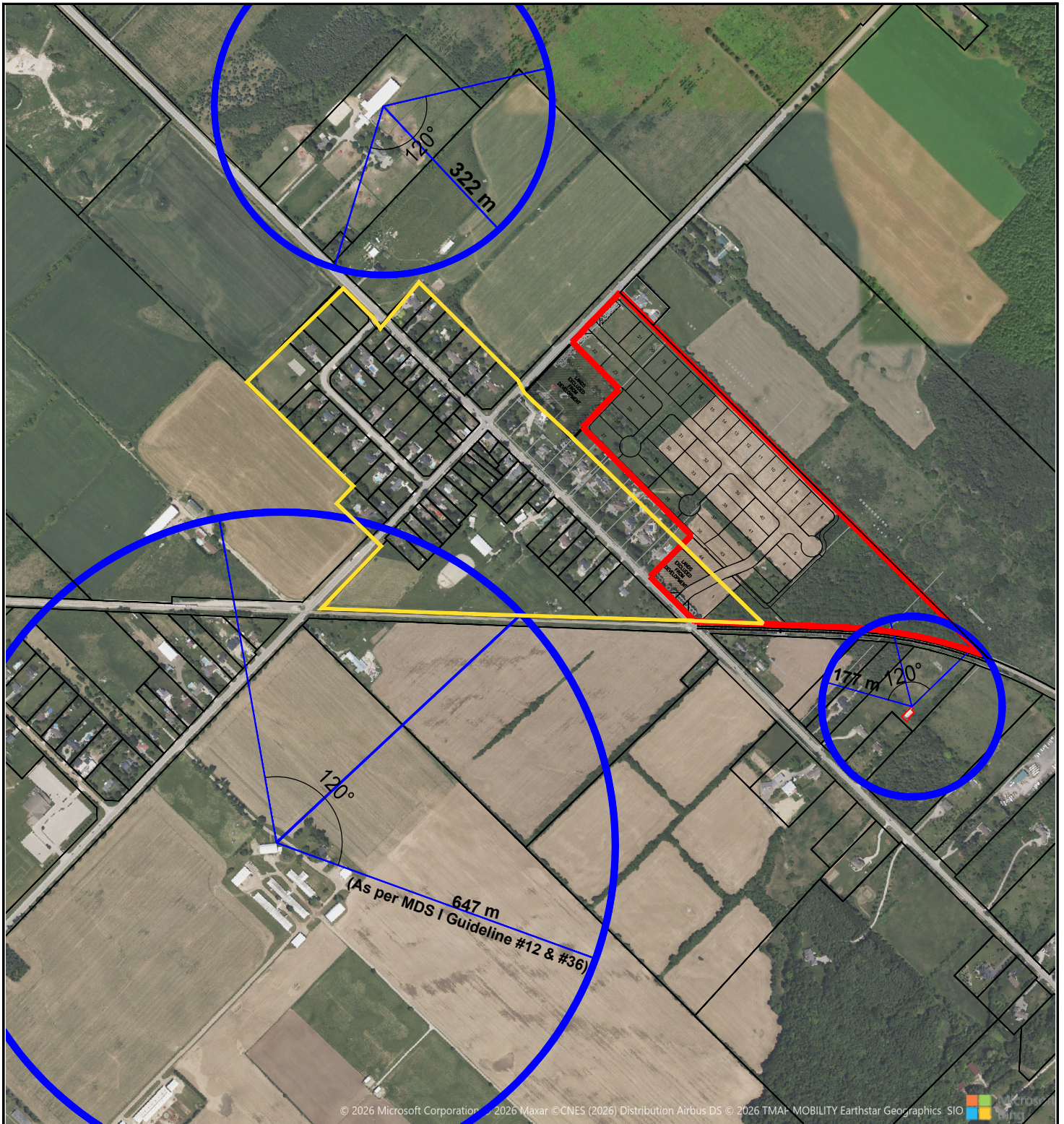
An Agricultural Impact Assessment ("AIA") was completed by SAI. An AIA is required because much of the site is mapped as Prime Agricultural in the County of Wellington Official Plan. The southern portion of the site is mapped as Secondary Agriculture, and a portion of the site is included in the Hamlet designation.

The AIA reviewed relevant background information, including soils mapping, aerial photography and agricultural statistics. This information was supplemented by mapping of agricultural operations, cropping patterns and non-agricultural land uses for lands within 1.5 km of the subject property. In addition, Farm Data Sheets were circulated to livestock farms within 1.5 km of the site. This information was used to support the assessment of Minimum Distance Separation I setbacks associated with the proposed settlement boundary expansion.

The following conclusions of the AIA are noted:

- the site does not include any barns or significant forms of capital investment related to agriculture;
- there are no significant livestock barns in the immediate vicinity of the site;
- The completed MDS I analysis confirmed that the proposed settlement boundary expansion can comply with the applicable MDS I setbacks associated with nearby livestock operations. The analysis was completed in accordance with the OMAFA Minimum Distance Separation Formulae Implementation Guidelines, including Guideline #12 and Guideline #36.
- There are no alternate locations of lower agricultural capability abutting Arkell.
- The subject lands represent the preferred location from an agricultural perspective to expand Arkell.

Based on the findings of the Agricultural Impact Assessment, the proposed settlement boundary expansion represents the preferred location for growth associated with the Hamlet of Arkell from an agricultural perspective. The assessment confirmed that the subject lands do not contain significant agricultural infrastructure, that there are no adjacent livestock operations that would be negatively impacted by the proposal, and that the proposed development complies with the Minimum Distance Separation (MDS I) Formulae. The assessment further concluded that alternative expansion areas surrounding Arkell are generally characterized by similar or greater agricultural capability and/or greater agricultural constraints. Accordingly, the proposed development is not anticipated to result in significant adverse impacts on the surrounding agricultural system.

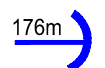


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Legend

 EXISTING HAMLET BOUNDARY LIMIT

 SUBJECT LANDS

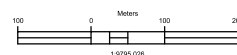
 MDS ARC

MDS I

PART OF LOTS 7, 8, & 9 CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

SAI
PLANNING. AGROLOGY.
ENVIRONMENTAL.

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DATE:
28-May-26



4.0 PLANNING FRAMEWORK AND ASSESSMENT OF CONFORMITY

This section of the PJR provides an overview of the legislation, Policy Statements, Official Plan policies, and Zoning Regulations that relate to the proposed development application.

4.1 Ontario Planning Act

The Planning Act, R.S.O. 1990, serves as the foundational legislation for land use planning in Ontario. It sets out the requirements for Official Plans, Zoning By-Laws, Site Plan Approvals, and other planning instruments. Additionally, the Act empowers the Minister of Municipal Affairs and Housing to establish policy statements and plans that guide land use planning and development throughout the province, most notably, the Provincial Planning Statement.

The following sections of this report outline how the Planning Act applies to the proposed development and provide commentary on the ways in which the proposal aligns with the legislative direction established by the Act.

Section 2 of the Planning Act sets out various '*Matters of Provincial Interest*'. In carrying out their responsibilities under the Planning Act, decision-makers must have regard to these Matters of Provincial Interest. Table 2 outlines the Matters of Provincial Interest set out in Section 2 of the Planning Act and commentary regarding how each matter has been considered, where applicable.

Table 2: Matters of Provincial Interest set out in Section 2 of the Planning Act

Provincial Interest	Demonstration of Regard
a) The protection of ecological systems, including natural areas, features, and functions;	No impact on ecological systems as there are no significant natural heritage features onsite. A Tree protection and management plan will be implemented through a condition of draft plan approval.
b) The protection of agricultural resources of the Province;	There are no significant MDS impacts from the proposed development. From an agricultural perspective, settlement boundary expansion onto the subject lands represents the preferred option for development in Arkell.
c) The conservation and management of natural resources and the mineral resource base;	Mineral aggregate resources conservation will be utilized to ensure that available aggregate resources are used for the proposed development.
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	No significant archaeological, cultural or historical features associated with the site. No impacts anticipated.
e) The supply, efficient use, and conservation of energy and water;	Water supply was addressed through a study completed by a Qualified Professional. <i>"The results from 3 test wells indicate that the Gasport Fm. aquifer (lower aquifer) can meet the water quantity requirements of new individual lots on the</i>

	<i>proposed development property. Further, interpretation of the test well performance indicates that the aquifer can support the water quantity requirements associated with 50 new residential lots at the site.” (Groundwater Supply Assessment, 2023, ARL Groundwater Resources Ltd.)</i>
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	Adequate servicing (water and sewage) will be provided by private individual services. Waste management is provided through the County of Wellington. Maintenance of the internal roads will be provided by the Township of Puslinch.
g) The minimization of waste;	Waste management services are through roadside pickup as per scheduling by the County of Wellington.
h) The orderly development of safe and healthy communities;	The proposed development represents an orderly expansion of the settlement of Arkell. Traffic Impact Assessment ensured that the proposed entrances are safe and meet the sight line requirements.
i) The accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;	The proposed development will have no impact on the accessibility for persons with disabilities to community services and facilities.
j) The adequate provision and distribution of educational, health, and recreation;	The proposed development is not anticipated to impact on the provision and distribution of education and health services. The applicant has proposed a park on the subject lands.
k) The adequate provision of a full range of housing, including affordable housing;	The proposed development will provide housing, including additional residential uses (subject to owner preference) that is appropriate for the Township of Puslinch.
l) The adequate provision of employment opportunities;	The proposed development will result in full-time and part-time employment opportunities related to the construction of the onsite roads/servicing and the development of 44 residential units.
m) The protection of the financial and economic well-being of the Province and its municipalities;	The proposed development will generate development charges, municipal taxes and parkland dedication for the municipality.
n) The co-ordination of planning activities of public bodies	The proposed development is not anticipated to impact on the planning activities of public bodies.
o) The resolution of planning conflicts involving public and private interests;	The proposed development is not anticipated to impact on planning conflicts involving public and private interests.

p) The protection of public health and safety;	The proposed development will ensure that public health and safety is maintained through the completion of relevant engineering reports.
q) The appropriate location of growth and development;	The proposed development represents the preferred location for expansion of the Arkell settlement boundary.
r) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposed development will not impact on public transit in the municipality, as there is no public transit in the Township of Puslinch.
s) The promotion of built form that, i) is well-designed, ii) encourages a sense of place, and iii) provides for public spaces that are high quality, safe, accessible, attractive, and vibrant.	The proposed development is consistent with the building form and lot sizes found in the Arkell community. The development will be well-screened from existing uses. The urban section for the onsite streets will promote safe pedestrian mobility using street lighting, curbs and sidewalks.
t) The mitigation of greenhouse gas emissions and adaption to a changing climate.	The proposed development is not anticipated to impact on greenhouse gas emissions in the municipality.

Based on the foregoing, it is our opinion that the proposed development has regard for the matters of Provincial interest as set out in the Planning Act.

4.2 Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS establishes the policy foundation for regulating the development and use of land in the province and provides policy directions on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages efficient use of land, resources and public investment in infrastructure. The PPS strongly encourages development that would provide long-term prosperity, environmental health, and social well-being. The 2024 PPS applies to planning decisions made on or after the effective date and applies to the consideration of the proposed official plan and zoning bylaw amendment applications. The following is a summary of the PPS policies that are relevant to the proposed development application.

The PPS is to be read in its entirety, and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

PPS (2024) policy 2.3.2 provides the following direction regarding settlement boundary expansions:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. *In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*

- a. *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c. *whether the applicable lands comprise specialty crop areas;*

- d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
 - g. *the new or expanded settlement area provides for the phased progression of urban development.*
2. *Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.*

The following table documents conformity of the proposed development with policy 2.3.2.1 of the PPS, 2024.

Table 3: Conformity Analysis – PPS, 2024 – Settlement Area Boundary Expansions (Policy 2.3.2.1)

Policy 2.3.2.1	Conformity	Analysis
<i>a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses</i>	Yes	Land Need Analysis conducted by the County of Wellington sets out the need for 250 units in the Township of Puslinch (of which 50 units are anticipated to be provided for expansion of Arkell). The proposed development (44 units) provides approximately 17% of the total needed growth in the Township.
<i>b) if there is sufficient capacity in existing or planned infrastructure and public service facilities</i>	Yes	There are no existing or planned infrastructure and public services facilities in the municipality. Capacity for private servicing was assessed by a Qualified Professional.
<i>c) whether the applicable lands comprise specialty crop areas</i>	Yes	Development is not comprised of Specialty Crop Areas.
<i>d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas</i>	Yes	An alternate site location analysis was completed. The settlement of Arkell is surrounded by good agricultural land so avoidance is not possible. The subject lands are deemed to be a reasonable alternative for expansion of the settlement boundary as the lands represent the lowest priority agricultural lands in the local area immediately adjacent to the settlement, with no significant MDS impacts.

<i>e) whether the new or expanded settlement area complies with the minimum distance separation formulae</i>	Yes	The proposed Development complies with the MDS formulae.
<i>f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance</i>	Yes	The Agricultural Impact Assessment concluded that the proposed settlement boundary expansion will not result in significant adverse impacts on the surrounding agricultural system. The assessment confirmed that there are no significant livestock operations adjacent to the site, no significant agricultural infrastructure onsite, and that the subject lands represent the preferred location for expansion of the Hamlet of Arkell from an agricultural perspective.
<i>g) the new or expanded settlement area provides for the phased progression of urban development</i>	Yes	Proposed expansion of settlement represents a logical progression of development.

PPS Policies 3.5.1 and 3.5.2 address land use compatibility with major facilities and sensitive land uses.

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

A Noise and Vibration Feasibility Study was completed by HGC in April 2026 to assess the potential impacts of road traffic on Arkell Road and Watson Road South and rail traffic associated with the Guelph Junction Railway. The study concluded that the proposed residential development is feasible from a noise and vibration perspective, provided that recommended mitigation measures are incorporated into the detailed design of the subdivision. Recommended measures include upgraded building façade and glazing requirements for select lots, ventilation measures, acoustic barriers adjacent to the railway corridor, warning clauses, and appropriate setbacks from the railway right-of-way. The study further concluded that applicable Ministry of the Environment, Conservation and Parks (MECP) and railway requirements can be achieved through the detailed design and draft plan approval process. Accordingly, the proposed development is considered appropriate from a noise and vibration perspective.

The findings of the Noise and Vibration Feasibility Study demonstrate that potential adverse effects associated with transportation corridors can be appropriately mitigated through detailed design measures, consistent with the compatibility and land use planning policies of the Provincial Planning Statement, 2024.

Sewage and Water

Policy 3.6.4 sets out the consideration of servicing: *“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”*

Response:

The Functional Servicing and Stormwater Management Report prepared by Crozier and the Groundwater Supply Assessment prepared by ARL Groundwater address this policy. These studies note that the use of individual on-site water and sewage services are appropriate, and the use of such services will not result in negative impacts, including potential cross-jurisdictional impacts. The studies confirm that the proposed development will be serviced in a manner that is consistent with the existing development in the local area.

Natural Heritage

Policy 4.1 sets out the requirements for the protection of natural heritage features and areas. A Scoped Environmental Impact Study (EIS) was completed by Stovel and Associates Inc. (2026) to assess the potential impacts of the proposed development on natural heritage features and ecological functions. The EIS determined that there are no wetlands, significant woodlands, valleylands, fish habitat, areas of natural and scientific interest, or other significant natural heritage features within the area proposed for development.

The EIS concluded that the proposed development will not result in negative impacts on significant natural heritage features or ecological functions, provided that the recommended mitigation measures are implemented. The proposed development has been designed to largely avoid the onsite plantation and minimize impacts to existing vegetation communities. Appropriate tree protection, mitigation, and future permitting requirements can be addressed through the draft plan approval process.

Accordingly, the proposed development is consistent with the natural heritage policies of the Provincial Planning Statement, 2024, as no negative impacts on significant natural heritage features or ecological functions have been identified.

Mineral Aggregate Resources

Policy 4.5.2.3 sets out the requirement for mineral aggregate resources conservation: “Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.”

Mineral aggregate resource conservation means

a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and

b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Response

The proposed development will be consistent with the requirement for mineral aggregate resource conservation. Available aggregate will be used for road construction at the site. This will reduce the need

for aggregate to be trucked in from adjacent pits, thus minimizing the potential for impacts on the adjacent residential community.

Policies 4.5.2.4 and 4.5.2.5 set out the policy to consider and protect existing mineral aggregate operations and mineral aggregate resource areas:

4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*

Response:

There are no existing licensed mineral aggregate operations located in proximity to the subject lands. Therefore, no impacts on licensed mineral aggregate operations are anticipated.

The subject lands are part of a secondary deposit of mineral aggregate resources. However, given the immediate proximity of existing residential development associated with the Settlement of Arkell, it is concluded that development of the subject lands as a residential subdivision serves a greater long-term interest. Further, the relatively small area of the site would result in portions of the reserve being sterilized due to mandatory setbacks under the ARA and acoustic buffering. This would make resource use unfeasible.

Cultural Heritage and Archaeology

PPS Policies 4.6.1-3 requires the protection of built heritage resources and archaeological resources.

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

There are no built or cultural features on the subject lands.

An Archaeological Study was completed by Lincoln Environmental Consultants ("LEC"). No significant archaeological resources were identified onsite.

The northern portion of the site was not assessed by LEC. This area will need to be examined by a licensed archaeologist. It is recommended that this be completed as a condition of draft plan approval.

Provincial Planning Statement Conclusion

The proposed development is consistent with the PPS, providing locally appropriate development that is needed in the Township of Puslinch.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan ("County OP") was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County Official Plan, as amended, was last revised December, 2025. The proposed development was declared complete in 2006.

As previously noted, the County OP (modified Schedule A-2 of OPA 119, April 12, 2023) designates Arkell as a Hamlet. The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. Secondary urban centres and hamlets are expected to be built out with modest expansions. Hamlets are expected to eventually be built out on existing designated lands, while growth beyond their current boundaries will be limited (6.3). Development will be relatively small-scale given the level of service available in the settlement. The primary residential use will be low-density single detached houses compatible with existing housing in Arkell. Sewage and water services will be provided in accordance with section 11.2 of the County Official Plan. Road access will be via internal roads will be via a local road and a County Road. In all cases, appropriate siting standards will be met and road functions maintained (6.11.2). The proposed development is a reasonable expansion option for the settlement of Arkell.

Policy 4.9.5 of the County OP sets out policies related to Source Water Protection. Mapping available on the County of Wellington website indicates that the site is part of a WHPA-B protection zone associated with the municipal wells serving the City of Guelph. Vulnerability is scored 8 across the site and the immediate surrounding areas. This means that waste disposal, conventional sewage disposal systems and DNAPLs are all considered significant threats. The proposed development does not include waste disposal facilities or DNAPL storage. On site sewage disposal systems with tertiary treatment is proposed to for wastewater disposal. It is understood that the tertiary treatment systems are not considered significant threats, if they receive regular inspections and maintenance. As a result, the need for application of source protection policies should be limited.

Policy 4.9.7 of the County OP sets out policies related to the consideration and protection of the Paris and Galt Moraine. The Paris and Galt Moraines are unique landforms that function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. Only the southeast corner of the site is located within the Paris and Galt Moraine Policy Area. This area is mostly not proposed for development. No surface water features or wetlands are in the immediate vicinity of the property. The area of the property proposed for residential development was observed to be relatively flat with no obvious evidence of the hummocky terrain that characterizes the Paris and Galt Moraines. Land Use planning maps indicate that the nearest Greenland's are about 200 - 400 m to the northeast of the site. The nearest surface/groundwater features are the springs at the Arkell Springs property, approximately 500 - 1000 m to the north of the site. The nearest continuous surface water feature is the Eramosa River beyond the Arkell Springs property. ARL Groundwater Resources Ltd. provides the opinion that *"there is little to no opportunity for the development to have a measurable effect on any of these features given the separation distances involved."*

The following table provides an overview of the responses to technical requirements set out in 4.6.2 of the County OP.

Table 4: Overview of the responses to technical requirements set out in OP Policy 4.6.2

Relevant County Policy (4.6.2)	Response/Analysis
a) Need	The County of Wellington has examined rural residential growth as part of the Official Plan Review (Committee Report prepared by Jameson Pickard, September 12, 2024). This analysis determined that there was a need for 250 rural residential lots in Puslinch. (September 12, 2024 - Official Plan Review - 2024 Rural Residential Growth Analysis). <i>For Arkell, the County has estimated a potential of about 50 units if expansion were to be realized. In both cases additional policy and technical review would be necessary to determine the feasibility of such expansions (June 12, 2025, County Official Plan Review – Phase 3B Rural Residential Growth).</i> The proposed development would satisfy approximately 17.5% of the anticipated future need for rural residential lots in Puslinch.
b) Appropriateness of site for proposed use (size, shape and ability to accommodate intensity of use)	The site has been long identified for future expansion option for Arkell (since 2006). The proposal is for single detached homes on private services the same as what is found in Arkell. Lot shape and sizing are similar to what exists in Arkell and generally meets the requirements of the Zoning Bylaw.
c) Adequacy of Servicing	Appropriate engineering studies were completed to address the provision of stormwater, water and sewage treatment. The measures recommended in these technical reports ensures that Ministry guidelines are satisfied.
d) Compatibility	The proposed single detached homes are similar in use, height and density to what currently exists in Arkell. Landscaping recommendations will provide for adequate buffering. Noise warning clauses on specified lots will be implemented. No impacts on adjacent land uses are anticipated.
e) Impact on Natural Resources (Agriculture and Mineral Aggregates)	No impacts on agriculture or mineral aggregates are anticipated. There are no pits in the area and existing livestock operations are well setback from the property. There are no MDS I impacts associated with the proposed development lands.
f) Impact on biodiversity and connectivity to natural features.	No impacts on significant natural heritage features or functions (including biodiversity and connectivity) are anticipated. Through tree protection and management for the development, an overall net improvement is anticipated.
g) Exterior design (bulk, scale and layout of buildings and other design elements)	The exterior design will be similar to the existing built-up area of Arkell. Additional tree plantings are proposed to assist in buffering the visual impact of the proposed development.
h) Possibility of site contamination.	No known areas of contamination onsite and no known petroleum deposits of significance in the area.
i) Methods to reduce or eliminate negative impacts.	Technical reports were prepared that include recommendations to reduce or eliminate potential impacts, including noise warning clauses, tree preservation and management plan, landscaping, and sedimentation and erosion control plans.

j) Other planning matters considered important by a Council.	At this stage in the process, no other planning matters have been identified at this time.
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Official Plan Policy 4.8 sets out relevant planning provisions for the expansion Primary Urban Centres, Secondary Urban Centres and Hamlets. Policy 4.8.4 (**Hamlet Expansion**) sets out the following:

“None of the hamlets in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. Hamlet expansions of more than 5 residential lots or units will not be allowed. The expansion must be based on the criteria as set out in Section 4.8.2.”

The County of Wellington prepared a Planning Report PD2025-20 (June 12, 2025). This report estimates that approximately 50 units are allocated for the expansion of Arkell.

Table 5 sets out the criteria for considering expansion of a Primary Urban Centre, Secondary Urban Centre and Hamlet.

Table 5: Expansion Criteria

Consideration	Analysis	Conformity
<i>a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available; i) within the County of Wellington; and ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;</i>	County planning report sets out the need for 50 lots for the expansion of Arkell.	Yes
<i>b) the expansion makes available sufficient lands for a time horizon not exceeding the year 2051, based on the analysis provided for in a);</i>	As above.	Yes
<i>c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1, the phasing policies of Section 3.6 and the other policies of this Plan;</i>	The intensity/density of the proposed development is consistent with development patterns in Hamlets.	Yes
<i>d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;</i>	Not in Greenbelt	Not applicable
<i>e) the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;</i>	No public service facilities or infrastructure required to support the proposed development.	Yes
<i>f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;</i>	Alternate Site Evaluation Study completed. Subject property represents the lowest capability lands in proximity to Arkell. All lands surrounding Arkell are prime agricultural lands. Proposed development will not result in MDS I impacts on adjacent farms.	Yes

i) reasonable alternatives that avoid prime agricultural areas are evaluated; and; ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;		
g) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	AIA completed. No adverse impacts on Agri-Food Network including agricultural operations are anticipate.	Yes
Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed: i) the existing development pattern in the community; ii) the potential impacts on people; iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources; iv) the impacts on natural heritage systems and features; v) the impacts on groundwater and surface water; vi) the impacts on the safety and efficiency of existing or planned infrastructure; vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources; viii) logical boundaries based on existing property lines or recognized physical features where possible; and ix) other planning criteria considered appropriate in the circumstances.	• Development pattern is consistent with lot fabric in Hamlet • Potential impacts on people are minimal. • Mineral aggregate resources have been considered and will be used to construct the proposed development. Site is not considered to be a viable commercial pit site given the proximity to the Hamlet and sensitive uses. • Impacts on ground and surface water have been evaluated and impacts are considered to be minimal • No significant archaeological resources and no cultural resources onsite. • Subject property represents a logical expansion of the Hamlet. A portion of the site is already designated Hamlet. Onsite plantation will have minimal encroachment. • Other planning criteria have been considered (noise/vibration) and relevant mitigation measures have been documented and will be implemented.	Yes
l) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet;		Not applicable.

<i>j) the settlement area to be expanded is in compliance with the minimum distance separation formulae.</i>	No MDS I impact as documented in the AIA.	Yes.
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A Draft of a site-specific Official Plan Amendment is included in Appendix A. The proposed OPA redesignates lands that are currently designated “Prime Agricultural” and “Secondary Agricultural” to “Hamlet”. Section 10.1.3 of the Official Plan sets out Matters for Consideration when considering lot creation by subdivision:

Table 6: County Consideration (new lot creation by subdivision consent or part lot control)

Consideration	Analysis	Conformity
<i>a) that any new lots will be consistent with official plan policies and zoning regulations;</i>	Lands to be re-zoned to a site-specific Hamlet Residential zone.	Yes
<i>b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;</i>	Engineering reports (stormwater, grading, sewage systems, water supply assessment) have been prepared. No financial burden to the Township anticipated.	Yes
<i>c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;</i>	No municipal services.	N/A
<i>d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;</i>	Traffic study addresses safe access and sight lines.	Yes
<i>e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.</i>	Traffic study addresses public streets.	Yes
<i>f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;</i>	Geotechnical and stormwater report address this matter.	Yes
<i>g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;</i>	A Tree Protection and Compensation Plan will be prepared as a condition.	Yes
<i>h) that natural heritage features are not affected negatively;</i>	There are no significant natural heritage features in the area proposed for residential uses.	Yes
<i>i) that lots are not created in areas which would pose a threat to public health or safety;</i>	The proposed development will not pose a threat to public health.	Yes
<i>j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;</i>	An AIA was prepared to address agricultural impacts. No MDS impacts on the proposed residential development lands. No licensed pits in proximity to the site. Mineral aggregate resources conservation will be employed at the site.	Yes
<i>k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;</i>	The size of the lots is based on engineering studies.	Yes
<i>l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;</i>	The proposed lots are compatible with the surrounding uses. No	Yes

	MDS impacts on the residential development lands.	
<i>m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;</i>	The new lots have logical lot lines.	Yes
<i>n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;</i>	The new lots will have adequate access.	Yes
<i>o) that the creation of any lot is necessary, timely and in the public interest;</i>	The new lots are in demand and necessary for local employment.	Yes
<i>p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.</i>	Growth Plan was replaced by PPS, 2024. The site is not included in the Greenbelt Plan area.	Yes

It is our opinion that the proposed development satisfies these requirements.

4.4 Township of Puslinch Zoning By-Law

The Township of Puslinch Comprehensive Zoning By-law No. 23-18 (“Zoning Bylaw”) sets out the relevant zones and zoning provisions for the municipality. As previously noted, the Site is zoned Agricultural (A) and will require a zoning amendment to permit the establishment of the residential land uses on the site. Should Township Council want to establish a park in the area, a public park is permitted in the Hamlet Residential zone.

The proposed residential zone is a site-specific Hamlet Residential (HR) Zone. The permitted uses of the site-specific HR zone are limited to a Dwelling - single-detached, an Additional Residential Unit, a Home business, and a Park (public). The following table sets out a zoning conformance chart for specific zoning regulations in the HR – XXX zone. There is one exception to the HR provisions. The minimum lot area is reduced to 0.2 ha. This reduction in lot size is supported by relevant technical reports. A draft of the site-specific zoning amendment is included as Appendix B.

It is noted that the retained portion of 605 Arkell Road (i.e., lands that will not form part of the proposed residential subdivision) is zoned Agriculture. Given that this existing parcel is a less than 4 ha in size, the provisions of Section 11.4 – Reduced Agricultural Lot Requirements will apply. The retained portion of 605 Arkell Road will comply with the standards set out in Table 11.3 – Reduced Lot Agricultural Zone Standards of the Township’s Zoning Bylaw.

A Holding (H) provision is also included in the site-specific bylaw. The holding provision sets out the requirements for the applicant to enter into a subdivision agreement with the Township to satisfy conditions, including financial and servicing, as set out by the Township of Puslinch. The Holding provision will allow for refinements to the development through the Draft Plan of Subdivision process, such as matters related to sight triangle measurements, future ownership of Blocks, required road widenings etc. (to the satisfaction of Council) will be addressed following the refinement of the Draft Plan of Subdivision. All of these details require legal survey associated with the Draft Plan of Subdivision.

Table 7: Zoning Chart

Hamlet Residential	Required (23-18)	Provided	Compliance
Min. Lot Area	0.4 ha	0.2 ha	No
Min. Lot Frontage	20m	30m	Yes
Min. Front Yard	3m	3m	Yes
Min. Interior Side Yard	2m	2m	Yes
Min. Exterior Side Yard	3m	3m	Yes

Min. Rear Yard	6m	6m	Yes
Max. Lot Coverage	40%	40%	Yes
Max. Building Height	11 m	11 m	Yes
Min. Landscaped Open Space	15%	15%	Yes

5.0 CONCLUSIONS

The proposed Official Plan Amendment redesignates lands that are currently designated “Prime Agricultural” and “Secondary Agricultural” to “Hamlet”. The proposed Zoning By-Law Amendment rezones the lands from Agricultural to a site-specific Hamlet Residential zone (with a Holding provision). The Official Plan Amendment and Zoning By-Law Amendment applications are consistent with the PPS and conform to the County of Wellington Official Plan.

The proposed development is a logical expansion of an existing settlement. The proposed development will satisfy, in part, the projected need for residential units in the municipality. The subject lands represent the preferred location from an agricultural perspective to expand the Hamlet of Arkell.

The proposed development will not result in a negative impact on agriculture. There are no MDS I impacts associated with the proposed development.

Engineering studies have been prepared in support of the application. Recommendations have been developed to ensure that the proposed development meets relevant provincial guidelines. These recommendations form the basis of condition of draft plan of subdivision.

Following the approval of the Official Plan Amendment, the proposed Zoning Bylaw Amendment can be considered and approved by the Township of Puslinch. The draft plan of subdivision application will address the details of lot layout and parkland dedication. A revised draft plan of subdivision will be prepared at a future date by the Ontario Land Surveyor following general agreement on the lot fabric associated with the proposed development.

Robert Stovel

ROBERT P. STOVEL, MCIP, RPP, P.AG.

Rob Stovel Jr.

ROBERT L. STOVEL, B.Sc.

Appendix A – Draft Official Plan Amendment

The Corporation of the County of Wellington

BY-LAW NO. ____

To adopt:

Official Plan Amendment No. ____ to the County of Wellington Official Plan

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to incorporate certain modifications to the text of Part 9, Local Planning Policy, regarding the Arkell Subdivision;

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to redesignate lands mapped as “Prime Agricultural” and “Secondary Agricultural” to “Hamlet Area”;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. _ to the Wellington County Official Plan, is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsection 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

Passed this __ day of __, 20__.

Mayor _____

Clerk _____

Official Plan Amendment Number ____
To the County of Wellington's Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ____ to the County of Wellington Official Plan.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are the lands located on the northern side of Watson Road, east of Arkell Road (County Road 37), described as Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch, County of Wellington.

The proposed development is approximately 18.8 hectares in size.

2.0 Basis

These lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. This development is deemed to be residential infilling and rounding out of an existing settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

3.0 Other Approvals:

In addition to the proposed County Official Plan amendment, the proponent has also applied to the Township of Puslinch requesting an amendment to the Zoning By-law. The purpose of the By-law is to implement site specific OPA _ to permit infilling and rounding out of an existing settlement.

4.0 Supporting Information

In support of the proposed amendments to the planning documents, the proponent has prepared an Water Supply Assessment, Functioning Servicing and Stormwater Management Report, Traffic Impact Assessment an Agricultural Impact Assessment and Planning Justification Report.

Part 2 – The Amendment

All of this part of the document entitled **Part 2 – The Amendment**, consisting of the following text constitutes Amendment No. ____ to the County of Wellington Official Plan.

1.0 Details Of The Amendment

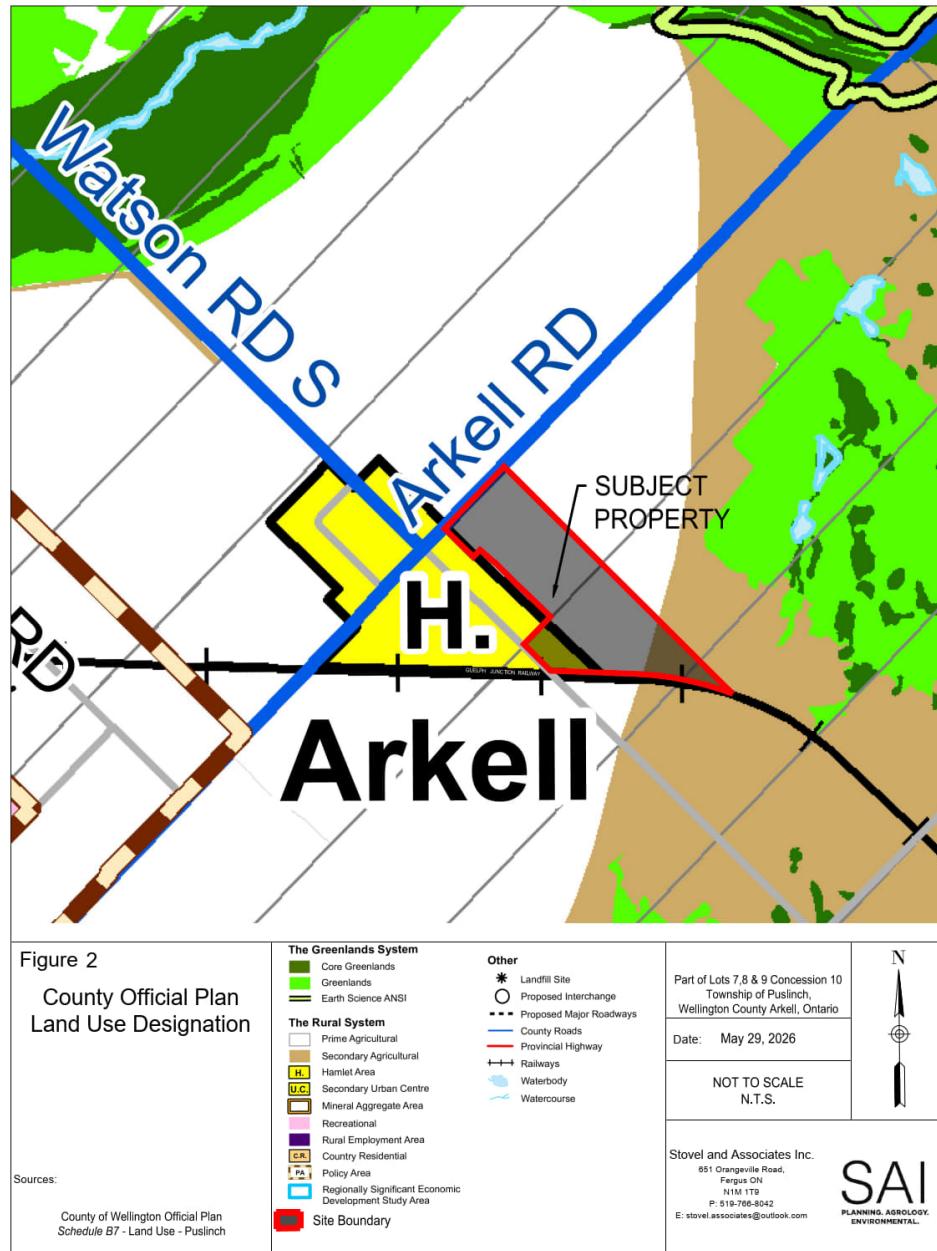
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule B-7 (Puslinch)** is amended by changing a portion of the subject land to the Hamlet designation as illustrated on the attached Schedule “A”.

Part 3 - Map Changes

The Site designated as “Prime Agricultural” and “Secondary Agricultural” to be redesignated to “Hamlet Area”, as demonstrated on “Schedule A”.

SCHEDULE A



Source: Wellington County Official Plan, Schedule B7 Puslinch (2024)

Appendix B – Draft Zoning By-Law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____-2026

Being a by-law to amend By-law 023/18, as amended being the Zoning By-law for the Township of Puslinch

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

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH HEREBY ENACT AS THE FOLLOWS:

1. THAT Table 2.1 a. Residential is hereby amended by adding the following to the first column: “Hamlet Residential”, to the second column the short form: “HR” and to the third column the following description, which pursuant to section 2.1 b of Bylaw No. 023-18 as amended, does not form part of the Zoning By-law.
2. THAT Schedule “A” of the By-law 023/18 is hereby amended by rezoning a portion of Part of Lots 7, 8, and 9, Concession 10, within the Township of Puslinch from Agriculture (A) Zone to Hamlet Residential Zone – Holding (HR-xxx-“H”) as shown on Schedule “A” of this By-law;
3. THAT the subject land as shown on Schedule “A” to this By-law shall be subject to the following site-specific provisions for the Hamlet Residential (HR-xxx-“H”) Zone:

Zone Standard	Hamlet Residential (HR-xxx)
Minimum Lot Area (ha)	0.2
Min. Lot Frontage (m)	20
Minimum Front Yard (m)	3
Minimum Interior Side Yard (m)	2
Minimum Required Exterior Side Yard (m)	3
Minimum Rear Yard (m)	6
Maximum Permitted Lot Coverage	40

Maximum Permitted Building Height (m)	11
Minimum Required Landscaped Open Space	15
Permitted Uses	Dwelling - single-detached, an Additional Residential Unit, a Home business, and a Park (public)

4. THAT the subject land as shown on Schedule “A” to this By-law shall be subject to a **HOLDING PROVISION**, as set out below:

i) A Holding (H) Provision is hereby established and identified on Schedule ‘A’ attached hereto, by the letter “H” in parentheses following a zoning symbol established in this By-law.

ii) Where a zoning symbol is followed by the letter “H” in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter “H” by an Amendment By-law as approved by Council in accordance with the provisions of Section 36 of the Planning Act.

iii) Until the removal of the letter “H”:

a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed in section iv) (a) has been satisfied;

iv) The (H) Holding Provision shall only be lifted for all other uses when the Township of Puslinch is satisfied that the following items have been addressed:

a) A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Puslinch has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

5. In all other respects, the provisions of Zoning By-law 023/18, as amended shall apply.

6. Upon approval of the site-specific Official Plan Amendment by the County of Wellington, this by-law shall take effect from date of passing thereof, providing no appeal has been filed. Where appeals to the by-law are received in accordance with provisions of the Planning Act, the by-law shall come into effect upon approval of the Ontario Land Tribunal.

**READ A FIRST, SECOND A THIRD TIME AND FINALLY PASSED THIS __ DAY OF
_____, 2026**

James Seeley, Mayor

Justine Brotherston, Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

SCHEDULE “A”

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ZONING BY-LAW
SCHEDULE 'A'



**THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH EXPLANATION OF BY-LAW NO.-____2026**

By-law Number _ - 2026 amends the Township of Puslinch Zoning By-law 23/18 by rezoning a portion of Lots 7, 8, and 9, Concession 10, within the Township of Puslinch, from a site specific AGRICUTLURAL (A) ZONE to the HAMLET RESIDENTIAL (HR) ZONE to permit the future development of a residential subdivision.

A HOLDING (H) ZONE provision has been attached to the zone to ensure that Township requirements, financial and otherwise, have been satisfied. The Holding – H zone provisions will be set out as following:

Prior to the removal of the holding symbol, draft plan approval for a plan of subdivision on the Subject Lands shall be required to be granted, together with the entering of a subdivision agreement with the Township to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

Appendix C – Curriculum Vitae of Report Authors

ROBERT P. STOVEL, M.Sc., RPP, MCIP, P.Ag.

EDUCATION

M.Sc, Rural Planning, University School of Rural Planning and Development, University of Guelph, 1988.

B.A. Geography, Wilfrid Laurier University, 1986.

MEMBERSHIPS

Member of the Ontario Professional Planners Institute.

Member of the Canadian Institute of Planners.

Member of the Ontario Institute of Agrologists.

POSITIONS HELD

1995 - Present: Stovel and Associates Inc., Fergus, Ontario - President.

1993 - 1995: Ecological Services Group, Guelph, Ontario - Senior Project Manager.

1988 - 1992: Ecological Services For Planning Ltd., Guelph, Ontario - Planner.

EXPERIENCE

Extensive project experience on public sector and private sector developments. Planning assignments include site plan preparation, official plan amendments, zoning by-law amendments, consent applications, plan of subdivision and plan of condominium applications and peer review. These projects have required considerable government and non-government agency liaison, interdisciplinary team coordination and the integration of a variety of disciplines. I have been qualified to provide evidence at both the Ontario Municipal Board and Joint Board.

Hydroelectric and natural gas Environmental Assessment and Planning projects include: Union Gas 12 " Route Selection and Corridor Study (Orillia) and Lennox to Bowmanville 500 Kv Environmental Study and Monitoring Program.

Selected projects in planning projects include the following: selected plan review for the Town of Halton Hills planning department, testimony at the OMB related to the Hoddinott Plan of Condominium development, environmental planning evaluation in support of proposed residential severance in Ballinafad, planning opinion report for the Van Ryn application, and environmental and agricultural planning justification reports relating to estate residential development applications in the Town of Milton and the Town of Halton Hills.

Public sector projects include the following: planning/resources management review for the Town of Halton Hills (residential development), County of Grey (agricultural) and the Township of North Dumfries (aggregate); input to provincial highway expansion in the County of Peterborough (MTO Class EA of Highway 7) and the County of Essex (MTO Class EA of Highway 3); municipal landfill site searches and site expansions in the County of Victoria, County of Peterborough, County of Essex, and Regional Municipality of Haldimand-Norfolk; municipal road widening project in the Region of York (Weston Road); municipal bridge project in the Township of Mono (County of Dufferin); YDSS expansion project in the Town of Markham and Town of Pickering; and municipal water and sewage works EA in the City of Stratford.

- Coordinated private sector pit and quarry licence applications include: Flamboro Quarries Licence Expansion, Cox Construction's Puslinch Pit Expansion, Ospringe Pit Expansion, Lockhart Pit Expansion (Woolwich Township), and Shoemaker Pit (TMGL - Pilkington Township), Dufferin Construction - Wayside Borrow Pit (Hamilton Airport), Greenwood Construction (East Garafraxa Pit Expansion), MTO Highway 8 Bridge and Road Development in the City of Kitchener (MTO/Seegmiller), MTO 406 Aggregate Permit Project (Niagara).
 - Prepared Planning Impact Assessment for the proposed Audrey Meadows development (48 lots).
 - Prepared Planning Impact Assessment reports for Redi-Mix plant, and three mineral aggregate operations in the Chatsworth Township.
 - Prepared Planning Justification Report for the Trafalgar Road Sports Complex.
 - Prepared Planning Impact Studies for: Inverhaugh Pit, Puslinch Pit and Roszell Pit applications.
 - Prepared planning report for the Eisen Stone Yard project in the former Township of Nichol.
 - Prepared consent applications in both rural and urban settings in the County of Wellington.
 - Prepared Planning reports for the justification of golf course expansion and limited residential lot development adjacent to recreational uses in the County of Wellington.
 - Provided rural planning and agricultural examination of near urban area development in the Glen Williams and Glen Lamond area.
 - Examined the potential for agricultural conflicts for the proposed urban boundary adjustments in the urban areas of Fergus and Elora.
- Provided opinion evidence at Joint Board hearing on behalf of Town of Milton (Central Milton Holdings Limited).
- Completed Environmental Impact Study for proposed Audrey Meadows Estate Residential Subdivision in the Township of Puslinch.
- Completed Level 1 and/or Level 2 Natural Environment Reports for the following pit licence applications: Bosomworth Pit (Pilkington), Whitelaw Pit (Pilkington), Darrington Pit (Pilkington), Hale Farm (Minto), I-ON-X Acres Pit (Southwest Oxford), Schwartz Pit Expansion (Sullivan), Greenwood Pit (East Garafraxa), Palen Pit Expansion (Hibbert), Kraemer Pit (Huron East), Martin Pit (Huron East), and the Hartung Pit (North Perth).
- Completed the required seminar on the Ontario Wetland Evaluation System (3rd Edition), and the Wetland Environmental Impact Study, Technical Manual.
- Designed and implemented wetland monitoring programs for aggregate developments and estate residential developments.
- Completed wetland surveys in the following wetland complexes: Orangeville Reservoir, Hayesland-Christie, Dalrymple Lake, Star Wetland, Eramosa River Blue-Springs Creek, Philips Lake, Mossington Park, Cranberry/Oil Well bog, Humber River Marshes, Speed River, Beaverton River, Mill Creek, and Irish Creek.
- Completed forestry evaluations for woodlands in Puslinch Township, Centre Wellington, City of Hamilton, Woolwich Township, Southwest Oxford, Peel Region and Region of York.

CURRICULUM VITAE

Robert L. Stovel, B.Sc.

PROFESSIONAL PROFILE

Robert L. Stovel is a Planner with Stovel and Associates Inc. with professional experience in statutory land use planning, aggregate resource management, and agricultural land use planning across Ontario. His work involves the application and interpretation of provincial and municipal planning policy, including the Planning Act, Provincial Planning Statement, and the Aggregate Resources Act, in support of public and private-sector development applications.

Mr. Stovel works under the supervision of Registered Professional Planners and is progressively assuming increased responsibility in the preparation and coordination of planning materials, agency consultation, and policy analysis. He regularly liaises with municipal planning staff, conservation authorities, and provincial agencies, and contributes to interdisciplinary consultant teams addressing land use compatibility, agricultural protection, and resource management.

PROFESSIONAL EXPERIENCE

Planner

Stovel and Associates Inc., Fergus, Ontario, 2021 – Present

Mr. Stovel has worked on a range of public-sector and private-sector planning assignments involving aggregate resource development, agricultural land use planning, and rural development.

His responsibilities include:

- Preparation of Planning Justification Reports in support of Official Plan Amendments, Zoning By-Law Amendments, consents, and subdivision applications.
- Interpretation and analysis of provincial and municipal planning policy under the supervision of senior planners.
- Coordination with municipal planning staff, conservation authorities, and Provincial agencies.
- Participation in interdisciplinary consultant teams involving engineering, environmental, and agricultural specialists.

PLANNING COMPETENCIES & PROFESSIONAL EXPERIENCE

Preparation and evaluation of Planning Justification Reports for Official Plan Amendments, Zoning By-Law Amendments, consents, and plans of subdivision Application and interpretation of the Provincial Planning Statement and municipal Official Plans. Planning support for Aggregate Resources Act licence applications,

including land use compatibility and rehabilitation planning. Agricultural land use planning within Prime Agricultural Areas, including Agricultural Impact Assessments (AIAs) and Minimum Distance Separation (MDS I) analysis. Coordination with municipal staff, conservation authorities, and provincial agencies in support of planning approvals. Contribution to interdisciplinary planning teams addressing environmental, agricultural, and engineering considerations.

SELECTED AGGREGATE RESOURCE PROJECT EXPERIENCE

- Lockhart Pit Expansion (D & J Lockhart Excavators Ltd.), Township of Woolwich (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Lichty Pit (James Thome Construction Ltd.), Township of Centre Wellington (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Innes Line Pit (SAMI), Township of South-West Oxford (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Leslie Expansion Pit (Leslie Sand and Gravel Inc.), Township of Guelph-Eramosa (Planning Approvals and Aggregate Resources Act Licence Application), 2024-Present.
- Township of Puslinch, Peer Review of Application, CBM Lanci Pit Expansion and Aberfoyle South Pit Expansion, 2023-Present.
- Town of Caledon, Peer Review of Agricultural Impact Assessment, CBM Caledon Quarry, 2024-Present.
- Town of Caledon, Assistance in preparing Site Plan Section, Caledon Aggregate Standards Manual, 2025-Present.
- Township of Melancthon, Peer Review of AIA and Site Plans, Strada Aggregates Inc., Strada Pit & Quarry, 2025-Present.
- Preparation of annual Compliance Assessment Reports (CARs) for active gravel pits across Ontario.
- Preparation and Peer Review of site plan amendments and partial surrender amendments for municipal and private-sector pit operations.

SELECTED MUNICIPAL & AGRICULTURAL PLANNING EXPERIENCE

- Preparation of Agricultural Impact Assessments (AIAs) for development proposals within Prime Agricultural Areas.
- Peer review of AIAs and Minimum Distance Separation (MDS I) calculations under senior planner supervision.
- Preparation of agricultural rehabilitation plans for disturbed and post-extraction landscapes.
- Background policy research for the County of Middlesex addressing minimum farm parcel size in the Prime Agricultural Area.
- Planning support for rural consents, severances, and subdivision applications in the County of Wellington.

EDUCATION

Bachelor of Science (B.Sc.)
Providence College, 2020

PROFESSIONAL OBJECTIVE

Actively working toward eligibility for the Registered Professional Planner (RPP) designation through progressive professional experience under the supervision of Registered Professional Planners.