

**PLANNING JUSTIFICATION REPORT UPDATE
FOR PUSLINCH WEST ESTATE SUBDIVISION**

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May 2026

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1. INTRODUCTION

This report has been prepared in support of an Official Plan Amendment (“OPA”) application by Cox Construction Ltd. (“Cox”) for a Country Residential development in the Township of Puslinch (“Puslinch”).

The lands subject to the OPA are described as Part of Lots 11 and 12, Concession 4, Township of Puslinch, County of Wellington (“Wellington”). The lands subject to this OPA are shown on Figure 1. The site is designated Secondary Agricultural (see Figure 2) and is zoned Agricultural (A) (see Figure 3). In this report, the terms “Site”, “Subject Land”, and “Subject Property” refer to the lands subject to the proposed OPA.

A Concept Plan (see Figure 4) has been prepared which provides for a 39 rural residential lot plan of subdivision serviced by private wells and private, individual septic systems (with nitrate tertiary treatment). The concept plan is subject to refinement as the planning process proceeds.

This Planning Justification Report sets out the planning rationale and specific zoning standards that will be adhered to in the future Draft Plan of Subdivision application. The Subject Land is in the Township of Puslinch. Forestell Road is located immediately north of the site. Sideroad 10 marks the western limits of the site and Sideroad 12 identifies the eastern limits. The City of Guelph is approximately 1.25 km east from the site.

1.1 Purpose and Objectives

The purpose of the planning application is to redesignate the site from Secondary Agriculture to Country Residential to permit the development of rural residential subdivision. Recent changes to the 2024 Provincial Planning Statement (“PPS”) provide for multi-lot residential development on Rural Lands, subject to criteria. Prohibitions set out in the Places to Grow Growth Plan, 2019 along with its Policy 2.2.9.6 which prohibits multi-lot residential development (not permitted in a site-specific approved zoning or OP designation as of June 16, 2006) were revoked on October 20, 2024. In recognition of this change, on March 27, 2025, the County of Wellington approved its first Country Residential development under this new policy regime (OP-2021-02) in almost two decades.

This Planning Justification Report (“PJR”) sets out the planning rationale for the proposed development. The objectives of this report are as follows:

- Describe the site and relevant background for the site.
- Describe the proposed development concept, including a summary of related technical reports that were prepared in support of the OPA application.
- Identify the relevant planning policies associated with the proposed development and assess the relative conformity of the proposed development to these policies.
- Evaluate the compatibility of the proposed development to the adjacent land uses and recommend measures to enhance compatibility, where relevant.
- Set out recommendations for future planning applications associated with the proposed development.

1.2 Background

The subject property is a former and active licenced pit referred to as the Nigro Pit. This pit was operated by Eramosa Sand and Gravel Ltd., St. Mary’s Cement/CBM and Cox Construction Ltd. The Nigro Pit was a Class A licence that permitted the extraction of mineral aggregate resources, both above and below the established water table. The annual tonnage limit for licence was

500,000 tonnes. Following extraction, the site was rehabilitated and surrendered. A small pond in the northwest corner remains with the rest of the land used for agricultural purposes.

In 2017, a rural residential severance was conditionally approved on the site (northeast corner). This lot was subsequently sold and a non-farm residential dwelling was built on the 0.4 ha lot.

The County of Wellington 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.

The following three planning commitments directly relate to the proposed development.

2.2.9 Maintain the small town and rural character of the County.

2.2.10 Protect the agricultural land base for farming.

2.2.11 Ensure that farmers, following normal farming practices, are not hindered by conflicting development. (**Wellington County Official Plan**, Page 5, December 2025)

In this context, the subject land represents an appropriate and strategic location to accommodate rural residential growth, as the site consists of a disturbed former aggregate extraction operation with no agricultural capability. The proposed development therefore provides an opportunity to address rural housing demand without resulting in the loss of viable agricultural lands and is consistent with the broader objective of directing development away from active agricultural areas.

The development of the subject lands will provide rural residential housing, including Accessory Residential Units, available to residents of the Town and County.

The development on the subject land would be implemented by way of a site-specific amendment to the Zoning By-law (ZBA) and Plan of Subdivision. The ZBA and Plan of Subdivision would be prepared, following the approval of this OPA. A Stormwater Management Report will be prepared as part of the Plan of Subdivision application. The method of servicing is private individual wells (drilled bedrock wells) and private individual septic systems (tertiary treatment systems to provide enhanced treatment of effluent). This approach has proven to be a successful method of treatment in the County of Wellington. The proposed servicing is described in subsection 3.3 of this report.

2. EXISTING CONDITIONS AND SURROUNDING LAND USES

The subject property is owned by Cox Construction Ltd. (“Cox”). The site is a former licensed mineral aggregate operation known as the Nigro Pit. The pit was formerly operated by Eramosa Sand and Gravel Ltd., St. Mary’s Cement/CBM, and Cox Construction Ltd. Aggregate extraction has occurred both above and below the water table on the subject lands. Following depletion of the mineral aggregate resources, the site was rehabilitated and portions of the licence were surrendered.

The subject lands include a small pond located in the northwest corner of the site that was created through former extraction below the water table. The remainder of the lands are generally disturbed and consist of cultivated agricultural fields, former pit floor areas, and limited scrubland/hedgerow vegetation. In 2025, portions of the site were planted in row crops (corn).

As previously noted, a rural residential severance was approved on the northeast corner of the site in 2017 and subsequently developed with a single detached dwelling serviced by a private drilled well and private septic system.

The surrounding land uses include non-farm residential uses, agricultural uses, natural heritage features, and mineral aggregate operations. The surrounding rural area is characterized by large-lot residential development serviced by private individual wells and septic systems.

There are several aggregate pit licences located in proximity to the site, including Licence Nos. 5710, 20212, 625710, 624889, and 129817. Cox has completed substantial rehabilitation works associated with these licences and surrendered over 40 hectares of Licence No. 5710 in 2024. Additional lands associated with Licence Nos. 5710 and 625710 are proposed to be surrendered in 2026. The remaining active aggregate operations associated with Cox are generally located west of Sideroad 10 and within Licence No. 624889.

Licence No. 129817 is owned and operated by St. Marys Cement Inc. (Canada). This operation is located over 400 metres from the proposed development area and extraction activities within the southwest portion of the licence have been completed.

The subject lands are setback from adjacent significant natural heritage features. Figure 5 illustrates the Natural Heritage Features in proximity to the site and Figure 6 illustrates the aggregate licences in proximity to the site.

The City of Guelph is located approximately 1.25 kilometres northeast of the subject lands.

3. TECHNICAL SUPPORTING DOCUMENTATION

Several supporting technical reports were prepared for this OPA application, including: Agricultural Impact Assessment, Environmental Impact Assessment, Traffic Impact Brief, Noise Feasibility Study and a Servicing Options Assessment. The findings of these reports are summarized in the following paragraphs.

3.1 Agricultural Impact Assessment

An Agricultural Impact Assessment (“AIA”) was completed by Stovel and Associates Inc. (April 2026) to evaluate potential impacts on agriculture from the proposed residential development and to identify mitigation measures to abate these impacts to the extent feasible.

Key findings of the Agricultural Impact Assessment include:

- The report states that no active agricultural buildings or other forms of capital investment related to agriculture are located onsite.
- The report notes that the site was progressively rehabilitated to an agricultural end use.
- The report identifies that approximately 16.6 ha of the site is cultivated.
- The report indicates that farm data sheets were also delivered to all potential livestock operations in the Secondary Study Area.
- Minimum Distance Separation (MDS) calculations were completed as part of the AIA (Appendix C) to evaluate surrounding livestock operations.
- The MDS analysis identified that only one surrounding agricultural operation has the potential to influence the subject lands, with an associated setback of approximately 162 metres, and that the required setback is limited in extent.

3.2 Environmental Impact Assessment

An Environmental Impact Assessment (“EIA”) was completed by Stovel and Associates Inc. (April 2026) to evaluate the impacts that the proposed development may have on the natural environment and the means by which negative impacts may be reduced or eliminated.

Key findings of the Environmental Impact Assessment include:

- The report states that the subject land is primarily disturbed and/or used for agricultural purposes.
- The report identifies that there are no natural or semi-natural vegetation communities located within the area proposed to be developed.
- The report notes that a small, unclassified wetland is located approximately 15–20 m south of the site.
- The report further states that the subject land drains away from the wetland.
- The report indicates that all internal runoff would move to the former pit floor and/or pond and is expected to infiltrate.
- The report notes that no significant volume of runoff is expected to enter or exit the site under current conditions.
- The report identifies that the development area will have a groundwater recharge function.

Based on the foregoing, the EIA concludes that the proposed development will not result in negative impacts to natural heritage features or ecological functions.

3.3 Servicing Options Assessment

A Servicing Options Assessment was completed by Scheckenberger & Associates Ltd. (April 2026) to evaluate the feasibility of servicing the proposed development.

Key findings of the Servicing Options Assessment include:

- The report states that each lot is proposed to be serviced by a private well and individual septic system.
- The report identifies that domestic water supplies are available within the bedrock aquifer.
- The report notes that the shallow groundwater flow direction is generally east to west across the site.
- The report additionally indicates that no potential off-site effects are anticipated.

3.4 Traffic Impact Brief

A Traffic Impact Brief was completed by Paradigm Transportation Solutions Limited (April 2026) to identify and assess the potential transportation impacts of the proposed development.

Key findings of the Traffic Impact Brief include:

- The study finds that the site is estimated to generate 32 trips in the weekday AM peak hour and 40 trips in the weekday PM peak hour, equivalent to one trip every two minutes.
- The study concludes that the location of the proposed street connections to both Sideroad 10 N (Road A) and Forestell Road (Road B) provide sufficient sight distance in accordance with the guidance published in the Transportation Association of Canada Geometric Design Guide for Canadian Roads and the Township of Puslinch Entrance By-law.
- The study identifies that removal of the deciduous foliage on the east side of Sideroad 10 N immediately along the western edge of Lot 1, and ensuring Road A intersects the crest of the vertical curve on Sideroad 10 N would improve visibility for outbound motorists from the site.
- The study concludes that development of the site is not forecast to significantly impact traffic operations at Sideroad 10 N and Forestell Road.
- The study further concludes that the development can be supported with no requirement for off-site transportation network improvements.

These findings confirm that the surrounding road network can accommodate the proposed development.

3.5 Noise Feasibility Study

A Noise Feasibility Study (May 21, 2026) was completed by HGC Noise Vibration Acoustics ("HGC") to assess potential noise impacts from nearby licensed aggregate extraction facilities on the proposed residential development. The study considered the existing aggregate operations located to the north, northeast, and west of the subject lands, including crushing and screening operations, a wash plant, an asphalt plant, and associated loader, excavator, and haul truck activity.

Key findings of the Noise Feasibility Study include:

- The study assessed stationary noise impacts from surrounding aggregate operations in accordance with applicable MECP and MNRF guidelines.
- The study found that the Snyder Pit, located northeast of the site, is not expected to generate significant noise impacts at the proposed development due to distance and the presence of closer existing noise-sensitive receptors.

- The study notes that lands immediately north of the site and Forestell Road have been rehabilitated and surrendered, and no significant noise sources are associated with those lands.
- Worst-case operating scenarios were modelled for the adjacent gravel pits, including extraction, processing, haul truck movements, loaders, the asphalt plant, and wash plant operations.
- The predicted daytime and nighttime sound levels at representative receptors within the proposed development are expected to meet the applicable MECP sound level limits.
- The study concludes that additional noise controls or mitigation measures are not required.
- A warning clause is recommended to advise future residents that noise from nearby aggregate/industrial facilities may be audible at times.

Based on the findings of the Noise Feasibility Study, the proposed development is considered feasible from a noise compatibility perspective. The study confirms that nearby aggregate operations are not expected to result in unacceptable noise impacts on the proposed residential lots, subject to the inclusion of the recommended warning clause.

4. THE OFFICIAL PLAN AMENDMENT

The existing Official Plan designation for the site is Secondary Agriculture. This designation reflects the lower agricultural capability of the soils associated with the site. Given the fact that the soil horizons have been disturbed (because of historic pit extraction on the site), the site is considered disturbed and CLI – Soil Capability for Agricultural classification is not applicable to the site.

There are no Greenland and Core Greenland areas on the subject property.

Offsite, a small unevaluated wetland is mapped approximately 15 m south of the site. A provincially significant wetland is mapped well south of the site. No refinements to the Greenland or Core Greenland designations as a result of this proposed development.

4.1 Official Plan Amendment

An Official Plan Amendment (OPA) has been submitted to the County of Wellington to provide for site-specific recognition of the subject land as set out below (see Attachment No. 1):

Proposed OPA:

PA7-XX Puslinch West Estate

THAT **Schedule B7 (PUSLINCH)** is amended by designating 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 11 and 12, Concession 4, in the Township of Puslinch as illustrated on the attached Schedule "A" of this amendment.

4.2 Zoning Bylaw Amendment

Following approval of the Official Plan Amendment, an application for a Zoning By-law Amendment ("ZBA") will be submitted to the Township of Puslinch.

The subject lands are currently zoned Agricultural (A). The proposed Zoning By-law Amendment will rezone the subject lands to a site-specific Rural Residential (RUR) Zone with Holding Provisions.

The Township of Puslinch Comprehensive Zoning By-law identifies the Rural Residential (RUR) Zone as a zone intended to "provide for and regulate residential lots in rural areas, typically on lands designated Secondary Agricultural in the County Official Plan" (Page 7, Township of Puslinch Zoning By-Law).

The proposed development is intended to generally conform to the existing Rural Residential (RUR) Zone standards contained in Table 6.2 of the Township of Puslinch Zoning By-law. The applicable RUR standards include:

- Minimum Lot Area: 0.4 hectares;
- Minimum Lot Frontage: 30 metres;
- Minimum Front Yard: 6 metres;
- Minimum Interior Side Yard: 3 metres;
- Minimum Exterior Side Yard: 6 metres;
- Minimum Rear Yard: 6 metres;
- Maximum Lot Coverage: 40%;

- Maximum Building Height: 11 metres; and
- Minimum Landscaped Open Space: 30%.

Additional site-specific zoning provisions may be required through the Zoning By-law Amendment process to implement the future Draft Plan of Subdivision.

A Holding “(H)” provision is also anticipated to be applied to the subject lands. The Holding provision would only be removed once the Draft Plan of Subdivision has received approval and the applicable technical and servicing requirements of the Township have been satisfied.

4.3 Draft Plan of Subdivision

An application for a Draft Plan of Subdivision will be made to the County of Wellington. At this stage in the process, the details of the lot fabric, identification of parkland (if required), stormwater management facilities, drainage and municipal roads will be established. The Draft Plan of Subdivision will be prepared by an Ontario Land Surveyor, with input from the relevant technical and engineering professionals on the applicant’s study team. The Draft Plan of Subdivision process provides for the input of the County of Wellington, Township of Puslinch, Grand River Conservation Authority, utilities and other public bodies and agencies (such as the local school boards). As part of this future application, a naturalized landscaping plan will be developed by a Landscape Architect. This landscaping plan will be set as a condition of Draft Plan approval and completed later in the planning process.

The development of the Draft Plan of Subdivision (including the conditions of Draft Plan approval) and the zoning will help to guide the proposed development and ensure that the rural character of the site is maintained.

5. PLANNING FRAMEWORK

The planning policy framework that guides development for this type of proposal in a rural municipality, such as the Township of Puslinch, is set out in the following paragraphs. The key elements of the policy framework are:

- ⇒ Efficient Development should be promoted if it sustains the long-term financial well-being for the municipality;
- ⇒ Residential development, including lot creation, is a permitted use on Rural lands;
- ⇒ Impacts on agriculture, including consideration of MDS setbacks and the loss of good quality prime agricultural land, should be avoided;
- ⇒ Impacts on the natural heritage system should be avoided.

5.1 The 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 1 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 1: 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. Site is well setback from existing significant wetland north of the site. 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 agricultural soils on the site. Site is a pit. There are no MDS impacts from the proposed development. From an agricultural perspective, the proposed development onto the subject lands will not impact agricultural operations in the Township of Puslinch. |
| c) The conservation and management of natural resources and the mineral resource base; | Mineral aggregate resources have been depleted from the site. No impact on mineral aggregate resources from the proposed development. |

| | |
|---|---|
| d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; | The site is a pit. No significant archaeological, cultural or historical features are on the site. No impacts anticipated. |
| e) The supply, efficient use, and conservation of energy and water; | Water supply was addressed through Groundwater Science Corp. |
| 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 a safe and healthy rural residential development. Transportation Impact Study ensured that the proposed entrance is safe and meet 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 39 residential lots. |
| 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 rural residential growth in the Township of Puslinch. |
| 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 Township of Puslinch. The development will be well-screened from existing uses. The urban section for the onsite streets will promote safe pedestrian mobility through the use of street lighting, curbs and sidewalks. |
| s) 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.

5.2 Provincial Planning Statement

The Provincial Planning Statement (PPS) 2024 sets out policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning.

The following policies from the PPS help direct municipalities in making decisions related to planning applications such as the Cox Construction proposal (Bolding has been added by the author for emphasis).

Policy 2.6.1 sets out the policy framework for considering lot creation on rural lands.

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
 - d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.
4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Rural lands are defined as: lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

The subject lands are designated Secondary Agricultural. In the County of Wellington, lands designated Secondary Agricultural are considered Rural lands. As previously noted, there are no municipal services in the Township of Puslinch. Therefore, individual on-site water and sanitary servicing is appropriate for this proposed development given that such services are not anticipated to result in a negative impact.

The findings of the supporting technical studies demonstrate that the proposed development can be appropriately serviced, will not result in negative impacts to natural heritage features, and satisfies the applicable Provincial Planning Statement policies.

Policy 4.1 Natural Heritage sets out the provision that natural features and areas shall be protected for the long term. PPS Policy 4.1.4-5 sets out the provision that development and site alteration shall not be permitted in significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, fish habitat and habitat of endangered species and threatened species. Figure 5 illustrates that the proposed development is setback over 120 m from these significant natural heritage features. Onsite field investigations in 2025 confirmed that there are no endangered or threatened species on the subject lands. The proposed development is consistent with the Natural Heritage provisions of the PPS, 2024.

Minimum Distance Separation (MDS) requirements have been evaluated through the Agricultural Impact Assessment (2026), including updated Farm Data Sheets and setback calculations. The MDS analysis identifies that only one surrounding agricultural operation has the potential to influence the subject lands, with an associated setback of approximately 162 metres extending from this operation. The extent of this setback is limited and does not constrain the proposed development. The proposed development can be appropriately accommodated with respect to MDS requirements and does not introduce land use conflicts with existing agricultural operations.

Policy 4.5.4 sets out a policy to protect Mineral Aggregate Operations. This policy reads as follows:

4.5.4 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.

The subject land is a former pit. All extractable resources were depleted from the site, prior to licence surrender. Figure 8 illustrates the western portion of Licence No. 5710. Aggregate extraction at Pit Licence No. 5710 is substantially complete where the closest working face is over 600 m from the subject lands. This pit has substantial perimeter berms (7 m in height) and a 'no processing' restriction in the southeasterly corner of the pit. The development of the extraction plans and relevant noise mitigation was guided by a Noise Impact Assessment prepared by a qualified professional.

Substantial portions of the lands immediately north of the subject lands (north of Forestell Road) have been rehabilitated and surrendered. Cox Construction Limited will also be surrendering additional lands northeast of the subject lands in 2026.

The proposed development will not hinder the continued operation of the mineral aggregate operation.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan is a legal document intended to give direction over the next 20 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources. All land use and servicing decisions must conform to the policies of this plan. Through this Plan, County Council will outline a long-term vision for Wellington County's communities and resources.

The Provincial government has ultimate legislative responsibility for land use planning and community development. The County has been delegated a number of provincial planning responsibilities and will continue to encourage the Province to allow a greater degree of community control in land use matters affecting Wellington. The County recognizes and accepts the value of provincial policy statements to provide a common planning framework for Ontario and its planning decisions shall be consistent with the Provincial Planning Statement.

Policies 4.3.1, 4.3.2 and 4.3.3 set out the guiding principles and policy direction for development in the rural area. As previously note, Figure 2 identifies the subject property as being designated Secondary Agricultural Area. The subject land is not considered to be prime agricultural land (AIA, 2026).

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.3.2 Secondary Agricultural Areas

Areas with agricultural capability but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed.

4.3.3 Policy Direction

- a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:*
- i) municipal scale studies demonstrate that the land would more appropriately be placed in a greenlands or secondary agricultural designation in consultation with the OMAF;*
 - ii) studies demonstrate that limited non-residential use is appropriate.*

b) Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.

c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following.

i) Need

- *projected population for the local municipality and county or growth allocated by broader studies*
- *public health or safety considerations*
- *existing vacant land already designated for the proposed use*
- *potential for infilling existing areas*
- *previous rates of land consumption*
- *availability and efficiency of servicing*
- *need for a variety of opportunities to encourage economic development and satisfy housing and business demand*

ii) Alternative Locations

- *impacts on agricultural land and operations*
- *location requirements of the proposed use*
- *degree of land fragmentation in the area*
- *Canada Land Inventory classification*

ii) Compliance with minimum separation distances established for livestock operations. (Wellington County Official Plan, Page 24, December 2025).

With reference to i) Need, the County of Wellington 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. The proposed development would satisfy approximately 1/6 of need for rural residential lots, without the consumption of agricultural land. This represents a unique opportunity in the Township to address future growth opportunities.

The AIA documents that the subject land is not considered to be prime agricultural land and would be amongst the lowest priority lands for agricultural protection in the municipality. This is because the site is an active and former gravel pit. The AIA also documents that the proposed development will comply with the MDS distances established for livestock operations.

Section 4.6.5 (Agricultural Impact Assessment) of the County of Wellington Official Plan requires that:

Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

- a. the opportunity to use lands of lower agricultural potential;*
- b. compliance with the minimum distance separation formulae for livestock operations;*
- c. the degree to which agricultural expansion may be constrained;*
- d. potential interference with normal agricultural activities and practices;*
- e. potential interference with the movement of agricultural machinery on roads;*

f. such other concerns as a Council may consider relevant.

Table 2 below outlines how the proposal conforms to Section 4.6.5 of the County of Wellington Official Plan:

Table 2: Compliance with Section 4.6.5 of the County of Wellington Official Plan

| Policy Criteria | Conformity Response |
|---|--|
| a) the opportunity to use lands of lower agricultural potential; | The subject lands are a rehabilitated former aggregate extraction operation and therefore do not represent lands of high agricultural capability. The proposed development utilizes lands of reduced agricultural potential consistent with the intent of this policy. |
| b) compliance with the minimum distance separation formulae for livestock operations; | Minimum Distance Separation (MDS) calculations were completed as part of the AIA, which identify that only one surrounding agricultural operation has the potential to influence the subject lands, with an associated setback of approximately 162 metres. The proposed development can be accommodated with respect to MDS requirements. |
| c) the degree to which agricultural expansion may be constrained; | The AIA identifies that only one surrounding agricultural operation has the potential to influence the subject lands, and that the associated setback is limited in extent. Based on this analysis, the proposed development is not anticipated to constrain the ability of surrounding agricultural operations to expand. |
| d) potential interference with normal agricultural activities and practices; | The AIA identifies that no active agricultural buildings or capital agricultural investments are located onsite and evaluates surrounding agricultural operations. Based on this context, the proposed development is not anticipated to interfere with normal agricultural activities and practices. |
| e) potential interference with the movement of agricultural machinery on roads; | The proposed development will not interfere with the movement of agricultural machinery on adjacent roadways, as the surrounding road network is designed to accommodate rural traffic and the development is not anticipated to generate significant traffic volumes. |
| f) such other concerns as a Council may consider relevant. | No additional concerns related to agricultural compatibility have been identified. |

With respect to the development of new Country Residential Areas, the following policy is provided:

“6.9.1 Defined

Country Residential Areas are low density rural subdivisions on individual services. New Country Residential Areas are not allowed.”

Respectfully, it is the opinion of this Registered Professional Planner that OP Policy 6.9.1 is not consistent with the PPS, 2024.

The County of Wellington Official Plan sets out several policies that relate to the consideration of the proposed development. These policies are as follows:

- 4.7 Urban Area Protection
- 4.9.7 Paris and Galt Moraine
- 5. Greenlands System
- 6.6.3 Existing Aggregate Operations.

Urban Area Protection

Section 4.7 of the Official Plan sets out considerations for the protection of a distinct Urban-Rural Boundary. 4.7.1 reads as follows:

“In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation (“MDS”) Formula.*

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally, the expansion of existing developments may be considered if the overall intent of this section is met. A clear distinction between urban and rural areas should be maintained.”

With respect to the proposed development, the application is set approximately 1200 m from the City of Guelph (Figure 9). Therefore, the proposed development conforms to this policy.

Paris and Galt Moraine Policy Area

The Subject Land is mapped within the Paris and Galt Moraine. Policy 4.9.7 recognizes the uniqueness and importance of the Paris and Galt Moraines. The Official Plan sets out policies to ensure that the functions associated with the Paris and Galt Moraines are considered and protected.

A report was prepared by Groundwater Science Corp. (2025) that addresses the policies associated with the Official Plan policies. Groundwater Science Corp. concluded that, based on the current development proposal and this review:

- The development is not expected to include significant landform alterations, more specifically landform alterations within the site have already occurred due to past approved activities (extraction and rehabilitation), this proposal has the potential to restore site conditions further.
- The proposed development will remain 120 m or more from PSW’s and other natural heritage features that may rely on groundwater.
- The proposed development will remove agricultural uses and the associated potential for largescale fertilizer applications to the site, which will reduce overall nutrient loading.
- Construction activities are not expected to directly impinge on the water table or groundwater system (e.g. excavations and foundations are expected remain above the water table).

- Future stormwater management targets are expected to include the maintenance of site recharge volumes and distribution (i.e. no significant water balance changes are expected).
- Subject to the findings of complete MECP Procedure D-5-4 and D-5-5 assessments at the site, normal individual residential water taking and water return through individual septic systems is not expected to result in any significant water quantity impacts on the overburden or bedrock aquifers.
- The proposed tertiary treatment septic systems are expected to reduce potential nitrate loading at the site and therefore maintain or enhance local groundwater quality.

Therefore, on an initial basis we can expect that the proposed development will not significantly alter local groundwater conditions on-site. In addition, we would also not anticipate any potential off-site effects to either the local groundwater systems, or features in the area that rely on groundwater (such as wetlands, creeks, springs, discharge areas, or, private water wells). Therefore, Paris and Galt Moraine Policy Area groundwater protection objectives would be met (Pages 8-9).

Greenland System

The Official Plan sets out a policy structure to identify Core Greenland (i.e. wetlands, hazard lands, and habitat for endangered and threatened species) and Greenland features (i.e. significant woodlands, fish habitat, ANSI's, streams/valleylands, ESA's, ponds, lakes and reservoirs).

An Environmental Impact Assessment (2026) has been completed, which confirms that no negative impacts to natural heritage features or ecological functions are anticipated.

It is recognized that an offsite unevaluated wetland is located within 15 m from the subject lands. This feature is designated Core Greenland. The proposed development will not result in a direct or indirect impact on this unevaluated wetland. No vegetation removal will result and the surface drainage from the site does not contribute to this wetland (see Figure 5). Standard mitigative measures, such as silt fencing, will be recommended to ensure no negative impacts. Standard rear yard setback of 6m will be incorporated into the proposed development. This will ensure a setback of over 20 m to this unevaluated feature. The rear yard setbacks will be implemented via the site-specific ZBA that will be submitted by the proponent later.

Existing Aggregate Operations

Policy 6.6.3 of the Official Plan sets out the requirement to protect existing mineral aggregate operations.

6.6.3 Existing Aggregate Operations

Existing licensed mineral aggregate operations are permitted and shall be recognized in Municipal zoning by-laws. Licensed aggregate operations are shown in Appendix 2 of this Plan. Expansion of an existing operation shall be subject to all policies of this Plan which would apply to new aggregate operations. These operations will be protected from new uses which would preclude or hinder their expansion or continued use, or which would be incompatible due to public health, public safety or environmental concerns.

As previously discussed in section **5.2 Provincial Planning Statement**, the existing pit Licence No. 5710 is located north of the site. This pit licence is owned by Cox Construction Limited; Cox is the proponent of this proposed residential development. No impacts on this operation are anticipated given the substantial setbacks/buffer area between the pit and the proposed

development. Similarly, no impacts related to public health, public safety or environmental concerns are anticipated.

In conclusion, it is my opinion that the proposed development conforms to the County of Wellington Official Plan.

6. SUMMARY AND CONCLUSION

This Planning Justification Report has been prepared in support of an Official Plan Amendment application for the Subject Land, described as Part of Lots 11 and 12, Concession 4, Township of Puslinch. This form of development on Rural Lands was recently permitted through the approval of PPS, 2024. Since the approval of PPS, 2024, the County has approved one similar Country Residential development in the Township of Puslinch. Therefore, this proposed development does not create a precedent.

The proposed development is compatible with uses on adjacent lands. There are several non-farm residential units in the local area that were created by severance. This proposed development will create housing of similar size and form.

The proposed development will be serviced by private individual wells and private individual sewage treatment systems with tertiary treatment capability. This method of servicing is appropriate for the Township of Puslinch, given that there are no municipal services available in the municipality.

The proposed development will consist of single detached residential dwellings. The Conceptual Site Plan illustrates a preliminary lot fabric for the subject lands. Two accesses are proposed: one on Forestell Road and one on Sideroad 10. Both proposed accesses have clear sight lines.

The conceptual lot layout will be further adjusted through the Plan of Subdivision process and associated detailed engineering reports that will be prepared in support of that future application. As part of this future application, a naturalized landscaping plan will be developed by a Landscape Architect. This landscaping plan will be set as a condition of Draft Plan approval and completed later in the planning process.

This report provides a review of the planning framework, with specific focus on the issue of development in rural municipalities, in particular development on rural lands. The guiding policies of the Province and County place emphasis on the need to ensure that rural development does not consume good farmlands and does not impact on significant natural heritage features. As documented in this report, the subject lands are in the Secondary Agricultural designation and the site is setback from adjacent significant natural heritage features. No impacts are anticipated.

The application includes all the fundamentals of good development as expected in the Township of Puslinch which are as follows:

- i. As there are no municipal services in the Township, the development can be serviced by private individual sanitary and water services.
- ii. The development does not consume good agricultural soils.
- iii. The development does not result in economic hardship for the municipality. In fact, it is anticipated that a positive economic benefit will result with increased municipal taxes and employment related to the construction of housing at the site.

- iv. The development can be serviced by a paved municipal road with safe lines of sight.
- v. The development provides for the best and highest use of the lands in question.
- vi. The development can be integrated into the existing area and maintain the character of the existing area.
- vii. The development is safe and can be developed without negative impact on the existing Natural Heritage System. Measures will be set out as conditions of draft plan approval that will plant additional native trees.
- viii. The development will not result in any farmland being consumed to facilitate the development of rural housing in the municipality.

The proposed development represents an appropriate response to both identified rural housing needs and concerns regarding the loss of agricultural lands, by directing growth to a disturbed site with limited agricultural capability rather than active farmland.

The supporting technical studies demonstrate that the proposed development can be appropriately serviced, will not result in negative environmental impacts, and is compatible with surrounding land uses.

I have been informed by my client, Cox Construction Ltd., that they look forward to working with municipal Councils to address any concerns that Councils may have with the proposal.

This report has been prepared and respectfully submitted by,

Robert Stovel

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



Base Map Source:

Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Powered by Esri.

LEGEND

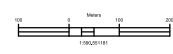
-  SITE LOCATION
-  CITY OF GUELPH

**SITE LOCATION MAP
FIGURE 1**

*PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON*

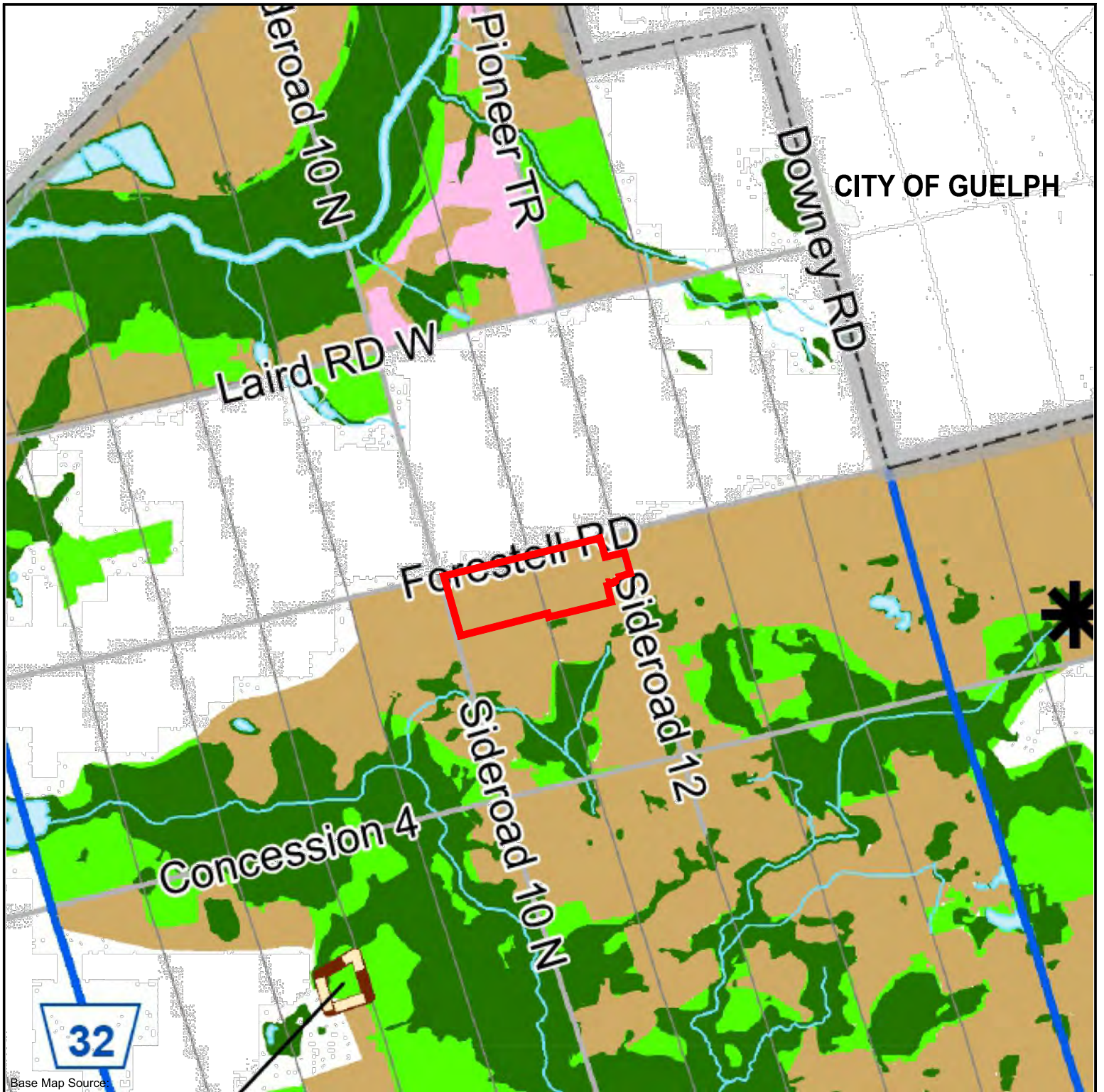
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E: stovel.associates@outlook.com



DATE:
31-Mar-26

FILE:
Puslinch West Estate
Development



LEGEND

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- Hamlet Area
- Secondary Urban Centre
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area
- Regionally Significant Economic Development Study Area

Other

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

Mineral Aggregate Resources are identified in Schedule D of the Official Plan. Licensed Aggregate Operations are identified in Appendix 2 of the Official Plan.

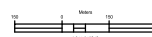


SITE LOCATION

*PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON*

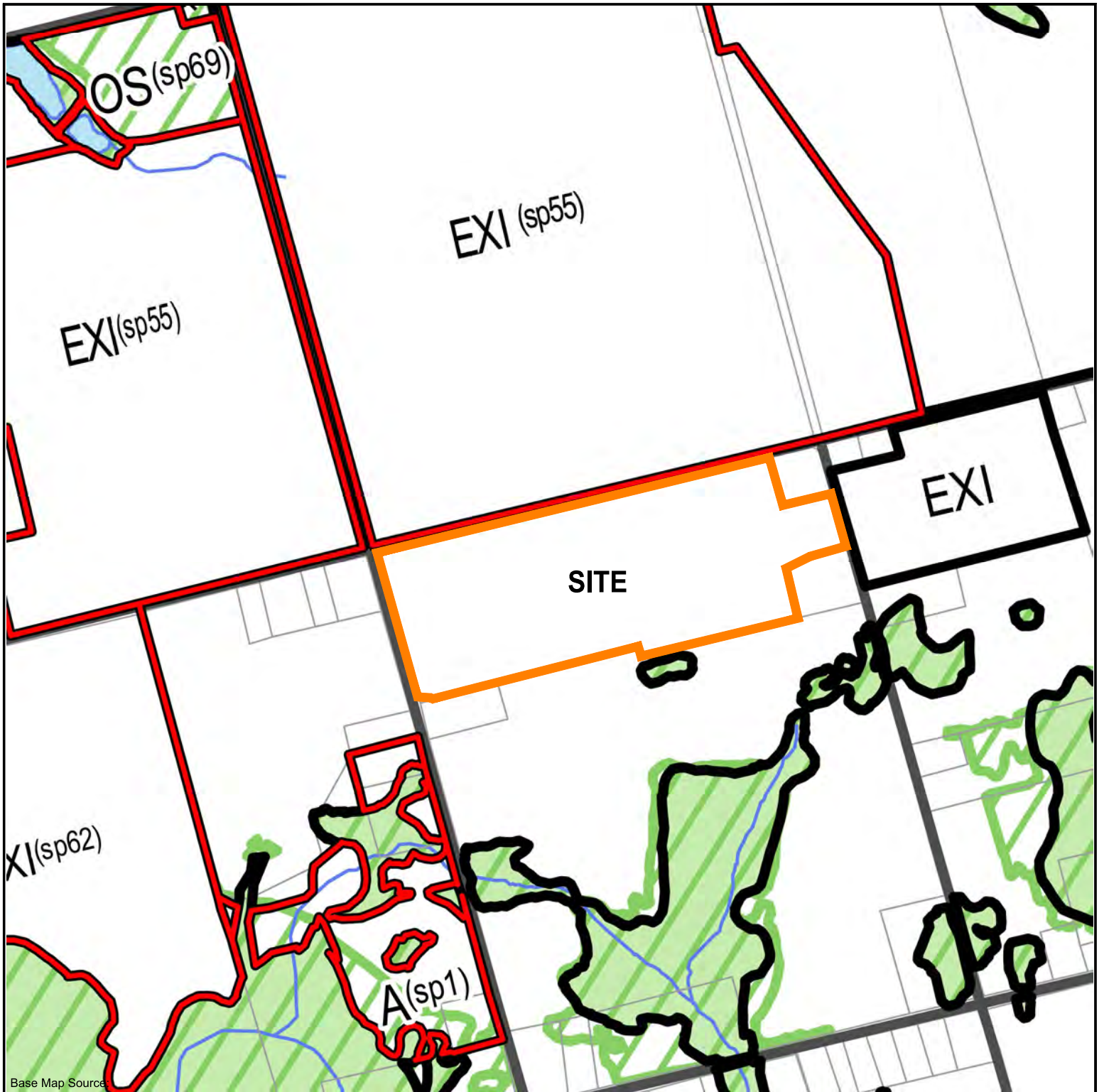
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DATE:
21-Nov-25

FILE:
Puslinch West Estate
Development



Base Map Source:

LEGEND

-  SITE LOCATION
-  120 m Study Area
-  Site Specific Exemption
-  Zoning Limits
-  Environmental Protection Overlay
-  Natural Environment

Zone Descriptions

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IHD Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Resort Residential
- RUR Rural Residential
- UR Urban Residential
- F- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

Puslinch Schedule 'A' Zoning By-law No. 023

Figure 3

*PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON*



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DATE:
15-Dec-25

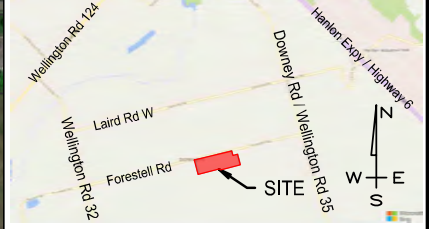
FILE:
Puslinch West Estate
Development

**PUSLINC WEST DEVELOPMENT
CONCEPT PLAN**

Figure 4
Cox Construction Limited

PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



- NOTES
1. THIS IS NOT A PLAN OF SURVEY.
 2. ALL MEASUREMENTS SHOWN ARE IN METRES.
 3. THE SITE IS CURRENTLY ZONED A (AGRICULTURE).
 4. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

LEGEND

| | |
|--|----------------------|
| | LANDS SUBJECT TO OPA |
| | WETLAND |



LAND USE TABLE

| Description | Lots / Blocks | Area |
|-------------------------|---------------|-------------|
| Low Density Residential | 1 - 39 | 16.9 |
| Storm Water Management | 40 | 1.7 |
| Road Network | | 2.3 |
| TOTAL | | 20.9 |

LAND USE TABLE

| LOT No. | SIZE (ha) | FRONTAGE (m) |
|---------|-----------|--------------|
| 1-7 | 0.41 | 54.0 |
| 8 | 0.41 | 48.0 |
| 9-14 | 0.41 | 44.0 |
| 15 | 0.41 | 24.5 |
| 16 | 0.44 | 23.0 |
| 17 | 0.41 | 36.7 |
| 18 & 19 | 0.42 | 34.8 |
| 20 | 0.42 | 35.8 |
| 21 | 0.42 | 37.7 |
| 22 | 0.46 | 61.8 |
| 23 | 0.47 | 60.9 |
| 24 | 0.42 | 54.4 |
| 25 | 0.42 | 54.4 |
| 26 | 0.47 | 60.9 |
| 27 | 0.46 | 60.8 |
| 28 | 0.50 | 53.6 |
| 29 | 0.42 | 62.8 |

LAND USE TABLE

| LOT No. | SIZE (ha) | FRONTAGE (m) |
|---------|-----------|--------------|
| 30 | 0.48 | 63.0 |
| 31 | 0.41 | 62.3 |
| 32 | 0.42 | 62.3 |
| 33 | 0.44 | 62.3 |
| 34 | 0.44 | 60.3 |
| 35 | 0.41 | 54.6 |
| 36 | 0.74 | 79.5 |
| 37 | 0.44 | 77.7 |
| 38 | 0.44 | 77.7 |
| 39 | 0.45 | 78.4 |



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DRAFT

12/15/2025

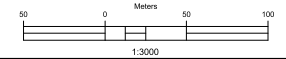


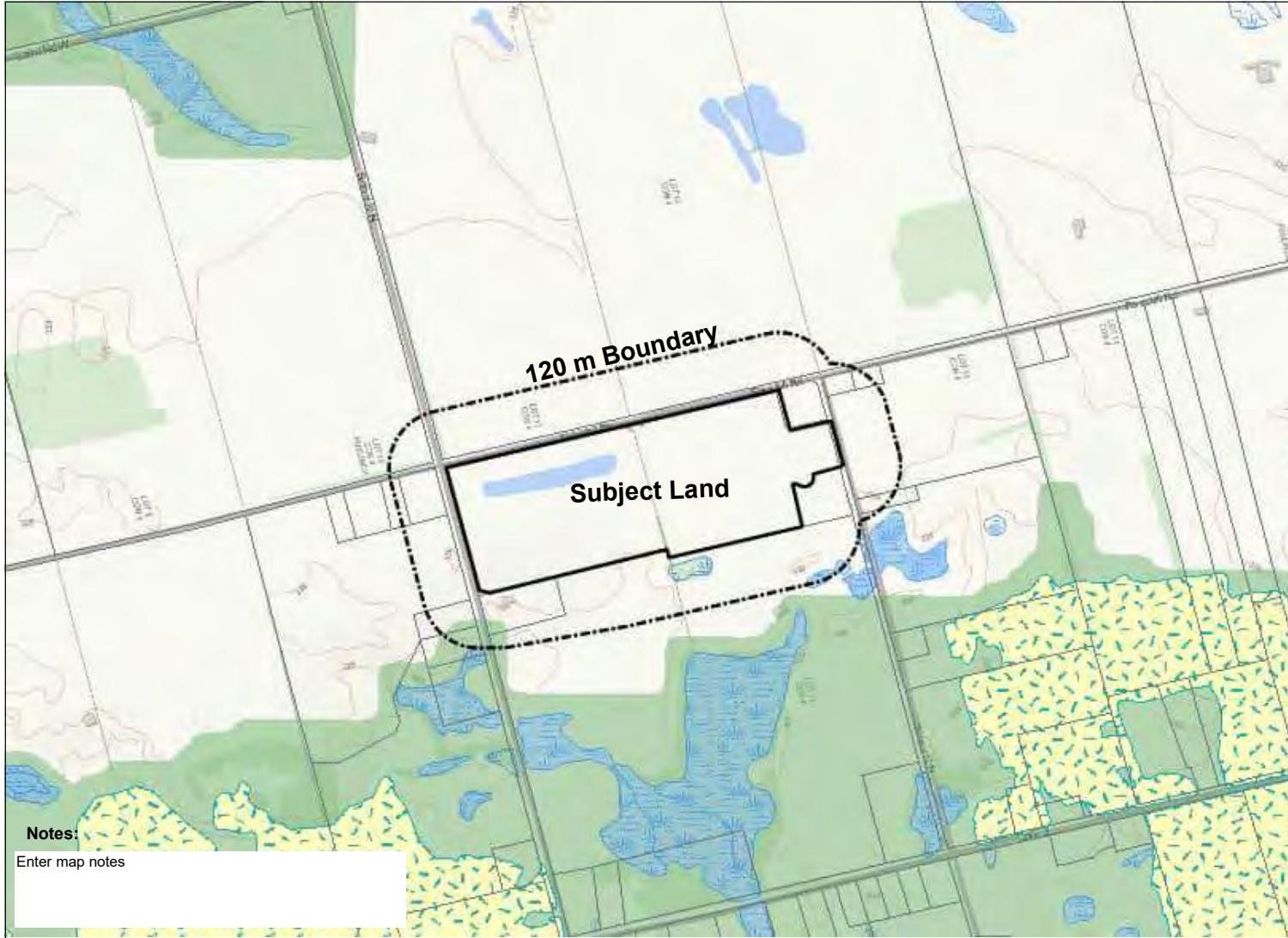


Figure 5 - Natural Heritage Features

Map created:12/15/2025

Legend

- Assessment Parcel
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Conservation Reserve
- Provincial Park
- Natural Heritage System



Notes:

Enter map notes

0.6 0 0.32 0.6 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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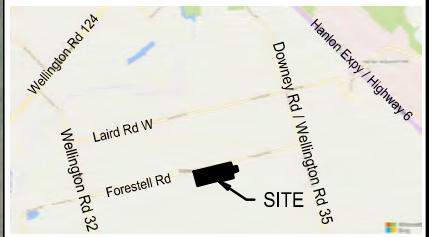
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Agricultural Operations and MDS I Figure 6

PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



NOTES

1. THIS IS NOT A PLAN OF SURVEY.
2. THE SITE IS CURRENTLY ZONED M4 (EXTRACTIVE INDUSTRIAL).
3. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

LEGEND

- SITE LOCATION
- 1500 m STUDY AREA
- MUNICIPAL BOUNDARY
- AGRICULTURAL OPERATION
- COMMON FIELD CROP
- RECREATIONAL
- PASTURELAND / OLD FIELD
- LICENSED AGGREGATE OPERATION
- INACTIVE AGGREGATE OPERATION
- Non-Farm Residence
- MDS I SETBACK

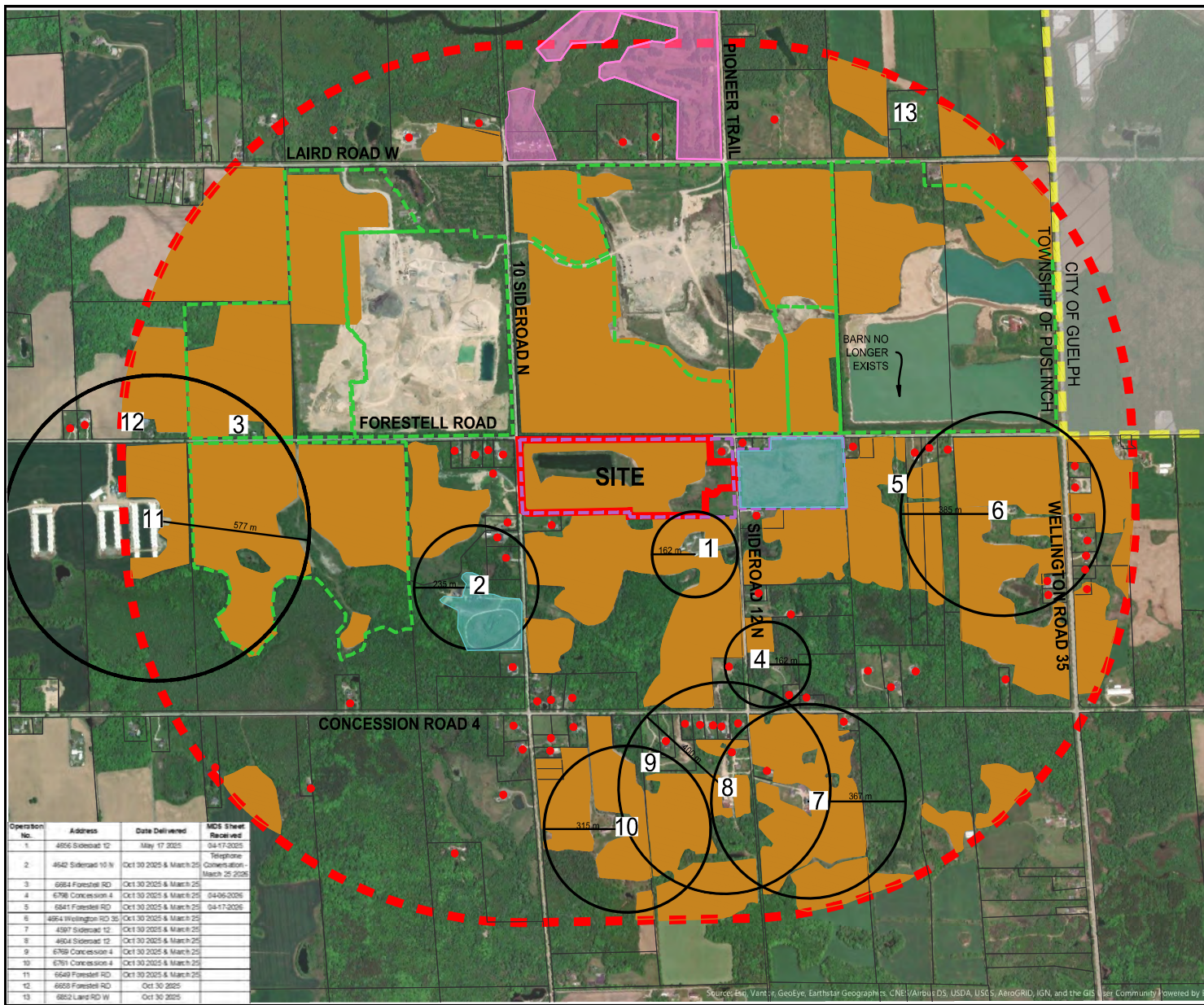
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NORTH

4/20/2026

Meters
1:15000



| Operation No. | Address | Date Delivered | MDS Sheet Received |
|---------------|-----------------------|------------------------|--|
| 1 | 4856 Sideroad 12 | May 17 2025 | 04-17-2025 |
| 2 | 4942 Sideroad 10 N | Oct 30 2025 & March 25 | Telephone Conservation - March 25 2025 |
| 3 | 6984 Forestell RD | Oct 30 2025 & March 25 | |
| 4 | 6798 Concession 4 | Oct 30 2025 & March 25 | 04-06-2026 |
| 5 | 6841 Forestell RD | Oct 30 2025 & March 25 | 04-17-2026 |
| 6 | 4894 Wellington RD 35 | Oct 30 2025 & March 25 | |
| 7 | 4397 Sideroad 12 | Oct 30 2025 & March 25 | |
| 8 | 4804 Sideroad 12 | Oct 30 2025 & March 25 | |
| 9 | 6769 Concession 4 | Oct 30 2025 & March 25 | |
| 10 | 6761 Concession 4 | Oct 30 2025 & March 25 | |
| 11 | 6649 Forestell RD | Oct 30 2025 & March 25 | |
| 12 | 6659 Forestell RD | Oct 30 2025 | |
| 13 | 6852 Laird RD W | Oct 30 2025 | |


Source: Esri, Vantir, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri



Base Map Source:

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LEGEND

 SITE LOCATION



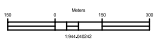

 CITY OF GUELPH

Figure 7

*PT LOT 11 and 12 CON 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON*

| | | | |
|---|---|---|--------------------|
|  SAI PLANNING. AGROLOGY. ENVIRONMENTAL. | Stovel and Associates Inc. 651 Orangeville Road Fergus, Ontario N1M 1T9 T: 519-766-8042 E: stovel.associates@outlook.com | | |
| |  |  | DATE: 26-Nov-25 |

DRAFT – Official Plan Amendment

AMENDMENT NUMBER ____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Cox Construction Limited
Part of Lots 11 and 12, Concession 4
Township of Puslinch

December 15th, 2025

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ____ to the
Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number ____ to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED _____

WARDEN

CLERK

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to redesignate a portion of the subject property, being approximately 20.8 hectares (51.4 acres) in size from Secondary Agriculture to Country Residential to permit the development of a rural residential subdivision.

The amendment does not change the Core Greenlands and Greenland designation as there are no such features on the subject property.

LOCATION AND PROPERTY DESCRIPTION

The land subject to this amendment is located within the Township of Puslinch and is described as Part Lots 11 and 12 Concession 4, and situated on the south side of Forestell Road. The site is a former gravel pit that includes a pond (created through below water extraction). The site has been fully extracted, rehabilitated and the licence has been surrendered. The site does not include any natural heritage features. The site includes active agricultural land. The subject property does not include any permanent structures.

Surrounding land uses include rural residential, a mineral aggregate operation, natural features and agricultural lands.

BASIS

The intent of this amendment is to change the designation of the subject property from 'Secondary Agriculture' to 'Country Residential'. The proposed amendment to the County Official Plan would support a rural residential subdivision. New provisions in the Provincial Planning Statement, 2024 ("PPS") provide for residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services (Policy 2.6.1 c) on rural lands.

The subject property is rural lands based on the Secondary Agriculture designation. The proposed OPA is consistent with the PPS, 2024.

OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent will also submit an application to the Township of Puslinch requesting an amendment to the Township's Zoning By-law. A draft Plan of Subdivision application will also be required.

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Preliminary Nitrate Impact and Water Supply Feasibility Study (Groundwater Science Corp, 2025) and a Planning Justification Report (Stovel and Associates, 2025). A conceptual Site Plan has also been prepared to illustrate the proposed entrance, street network and lot fabric.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

The land identified in the attached Schedule "A" shall be subject to appropriate zoning. The zoning by-law may include site-specific provisions regarding permitted uses, building setbacks, minimum lot sizes, lot coverage, and minimum landscaped areas.

PART B - THE AMENDMENT

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

DETAILS OF THE AMENDMENT

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

1. THAT **Schedule B7 (PUSLINCH)** is amended by designating 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 11 and 12, Concession 4, in the Township of Puslinch as illustrated on the attached Schedule "A" of this amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. ____



That Schedule B-7 (PUSLINCH) be amended as shown, which includes a portion of the subject lands be amended to the Country Residential designation.

PART C - THE APPENDICES

LOCATION MAP

