

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

**PREPARED FOR:**

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**PREPARED BY:**



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December 2025

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## **1. INTRODUCTION**

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

The lands are described as Part of Lots 11 and 12, Concession 4, Township of Puslinch, County of Wellington. The lands subject to this OPA are shown on Figure 1. The site is designated Secondary Agricultural (see Figure 2) and is zoned Agriculture (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 the usual caveats that it is subject to refinement and discussion as the planning processes proceed.

This Planning Justification Report sets out the planning rationale and specific zoning standards that will be adhered to in the future of Subdivision application. The Subject Lands are located 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.

## **2. PURPOSE**

The purpose of the planning application to redesignate the site from Secondary Agriculture to Country Residential to permit the development of an estate subdivision. Following the approval of the OPA, a Zoning Bylaw Amendment (“ZBA”) application and a Draft Plan of Subdivision application will be submitted to Township of Puslinch and County of Wellington respectively. A draft OPA is attached to this report (see Attachment No. 1).

The proposed zoning standards for this zone will closely align with the Rural Residential Zone:

- Minimum 0.4 ha lot area,
- Minimum 25 m frontage;
- Minimum 7.5 m front yard setback,
- Minimum 2 m interior side yard setback,
- Minimum 5 m exterior side yard setback,
- Minimum 7.5 m rear yard setback, and
- Maximum 40% lot coverage.

These zoning provisions can be refined through discussions with the municipality. A Holding – H zone will also be proposed. The removal of the H symbol would only occur once a Draft Plan of Subdivision is given draft plan approval subject to conditions including the Applicant entering into a Subdivision Agreement with the Township.

## **3. BACKGROUND**

The Subject Property is a former licenced pit. The Licence permitted extraction below the water table. The Licence was surrendered in 2018 following rehabilitation. In 2019, a rural residential severance was approved on the site (northeast corner).

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.

The development on the Subject Lands will provide rural residential housing, including Accessory Residential Units, available to residents of the Township and County.

The development on the Subject Lands would be implemented by way of a Plan of Subdivision. The servicing for the proposal will be set out in the Functional Servicing and Stormwater Management Report. 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 Township.

#### Functional Servicing

The proposed development can be adequately serviced as outlined as follows;

- The site can be accessed via two entrances; new proposed SR 10 entrance and an existing entrance on Forestell Road. Both entrances have clear sight lines. Internal roads will be constructed to Township of Puslinch municipal standards for an urban local road on a 20m Right-of-Way. The existing entrance on Forestell Road serviced the former pit operation. This former operation had an annual tonnage limit of 500,000 tonnes. Traffic from the proposed development will be significantly less than this.
- Private sanitary treatment systems can be adequately accommodated on the proposed large lots. Preliminary information indicates that site conditions are suitable for septic sewage systems.
- Private wells are proposed for water servicing of the development. The lot configurations are sufficient to adequately accommodate a well on each lot. Preliminary hydrogeologic background information indicates that site conditions are suitable to provide adequate water for the proposed development.
- The development can be fully serviced with hydro, cable and telecommunications.
- Gas servicing is available on SR 10, however, it has not been determined if these services can be extended to the site.
- Stormwater management controls will be set out as per a future Stormwater Management Report.
- The site will be designed as a full urban road cross-section, with sidewalks and curb/gutter.

Municipal water and sanitary sewers are not available in the Township of Puslinch.

#### **4. EXISTING CONDITIONS AND SURROUNDING LAND USES**

The property is owned by Cox Construction Ltd. The property is a former pit. Cox purchased the pit from St. Mary's Cement in 2013. The pit licence was surrendered in 2018.

The property includes a small pond that was created by former below water extraction. The pond is in the northwest corner of the site. The remainder of the site is used for agricultural purposes. In 2025, a row crop (corn) was harvested.

As previously noted, a rural residential severance was created in 2019. A house was constructed on this property. The house is serviced by a private drilled well and a private septic system.

The surrounding land uses include nonfarm residential uses, agricultural uses, natural heritage features, mineral aggregate operations. The site is setback over 120 m from significant natural heritage features. Figure 5 illustrates the Natural Heritage Features in proximity to the site.

Cox operates an existing mineral aggregate operation north of the site. Cox has surrendered much of the lands north of the subject property in 2024. Additional lands are proposed to be surrendered in 2026. Figure 6 illustrates the proximity of licensed pits in proximity to the site.

The City of Guelph is located approximately 1.25 km north of the site.

## **5. THE OFFICIAL PLAN AMENDMENT**

The existing Official Plan designation for much of the Subject Lands 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 are not applicable to the site.

There are no Greenland and Core Greenland areas on the subject property. Offsite, a small unclassified wetland is mapped approximately 15 m south of the site. A provincially significant wetland is mapped south of the site (beyond 120 m). Therefore, no refinements to the Greenland or Core Greenland designations are affected by this proposed 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 Lands as set out below:

***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.*

## **6. THE ZONING AMENDMENT**

The existing zoning of the Subject Lands, for the most part, is Agriculture. The details of a zoning bylaw amendment will be set out in a separate application and planning report, following the approval of the OPA.

It is anticipated that the proposed zoning amendment will rezone the subject property from Agriculture – A zone to a site-specific zone, the Rural Residential Zone.

## **7. 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.

### 7.1 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.

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.

There are no large livestock barns in proximity to the site. The property to the south of the site includes a small chicken flock with less than 1 animal unit of chickens. A Farm Data Sheet was received from the owner of the farm, however, due to the fact that the Farm Data Sheet was not completed fully, an accurate MDS I setback could not be calculated. Additional dialogue with this neighbour will be required at a subsequent stage of the development. A preliminary MDS I arc of 185 m was calculated and is shown on Figure 7.

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.

## **7.2 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.

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 Lands are mapped within the Paris and Galt Moraine (Figure 10). 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).

As previously noted, no significant natural heritage features as defined in the PPS, 2024 are associated with the subject lands and adjacent lands. Therefore, an Environmental Impact Assessment has not been completed.

It is recognized that an offsite unevaluated wetland is located within 15-30 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 7.5 m 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 **7.1 – Provincial Planning Statement**, the existing pit Licence No. 5710 is located north of the site. This pit licence is owned by Cox Construction Limited, the proponent of this proposed 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.

## **8. SUMMARY AND CONCLUSION**

This Planning Justification Report has been prepared in support of an Official Plan Amendment application for the Subject Lands 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 access 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 out 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 well 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 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 can be set out as conditions of draft plan approval that will plant additional native trees.

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*

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



**LEGEND**

-  SITE LOCATION
-  CITY OF GUELPH

**SITE LOCATION MAP**

**FIGURE 1**

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

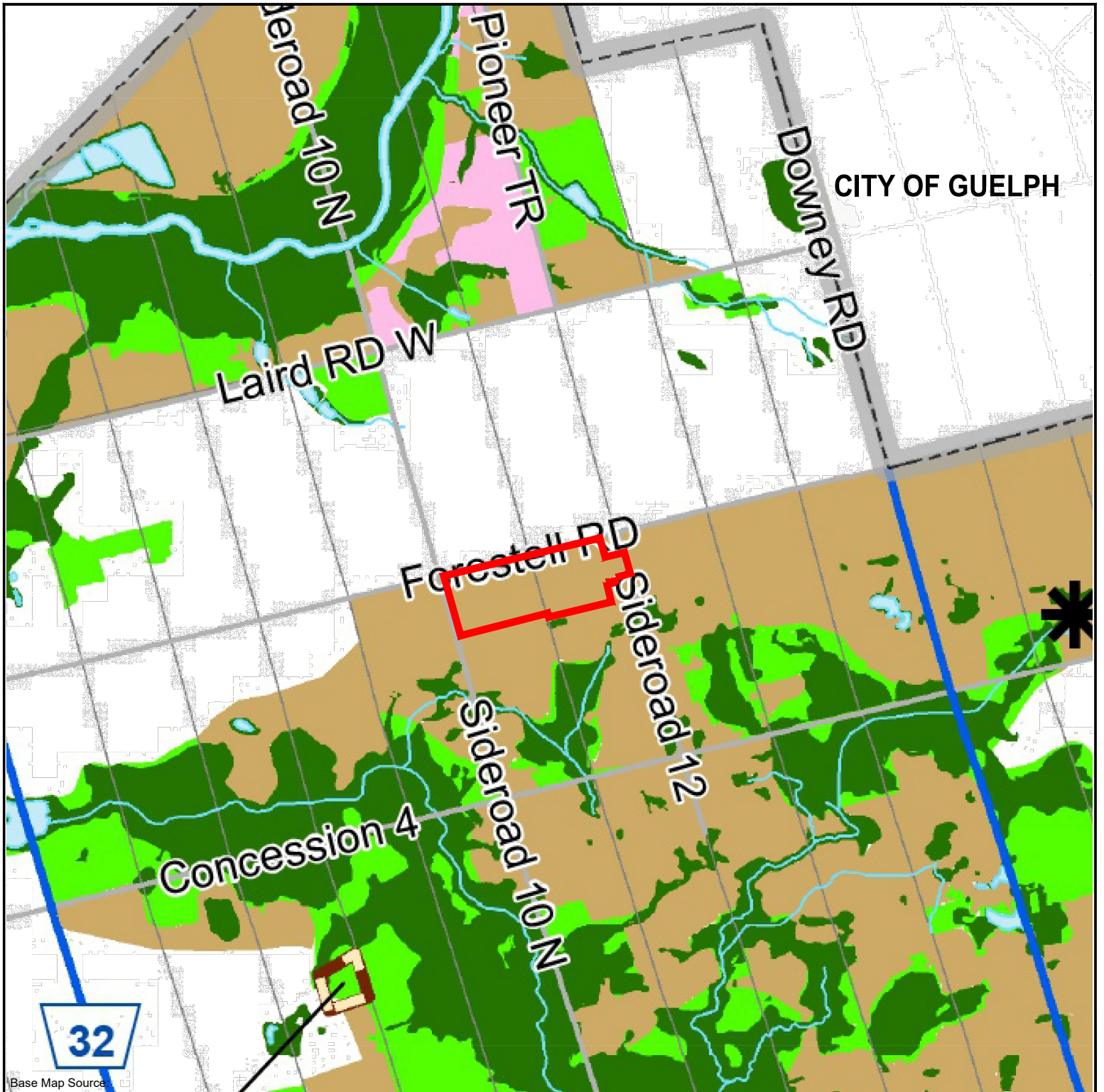
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DATE:  
26-Nov-25

FILE:  
Puslinch West Estate  
Development



Base Map Source:

**LEGEND**

<p><b>The Greenlands System</b></p> <ul style="list-style-type: none"> <li> Core Greenlands</li> <li> Greenlands</li> <li> Earth Science ANSI</li> </ul> <p><b>The Rural System</b></p> <ul style="list-style-type: none"> <li> Prime Agricultural</li> <li> Secondary Agricultural</li> <li> Hamlet Area</li> <li> Secondary Urban Centre</li> <li> Mineral Aggregate Area</li> <li> Recreational</li> <li> Rural Employment Area</li> <li> Country Residential</li> <li> Policy Area</li> <li> Regionally Significant Economic Development Study Area</li> </ul>	<p><b>Other</b></p> <ul style="list-style-type: none"> <li> Landfill Site</li> <li> Proposed Interchange</li> <li> Proposed Major Roadways</li> <li> County Roads</li> <li> Provincial Highway</li> <li> Railways</li> <li> Waterbody</li> <li> Watercourse</li> </ul> <p><small>Mineral Aggregate Resources are identified on Schedule D of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.</small></p>
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**SITE LOCATION**

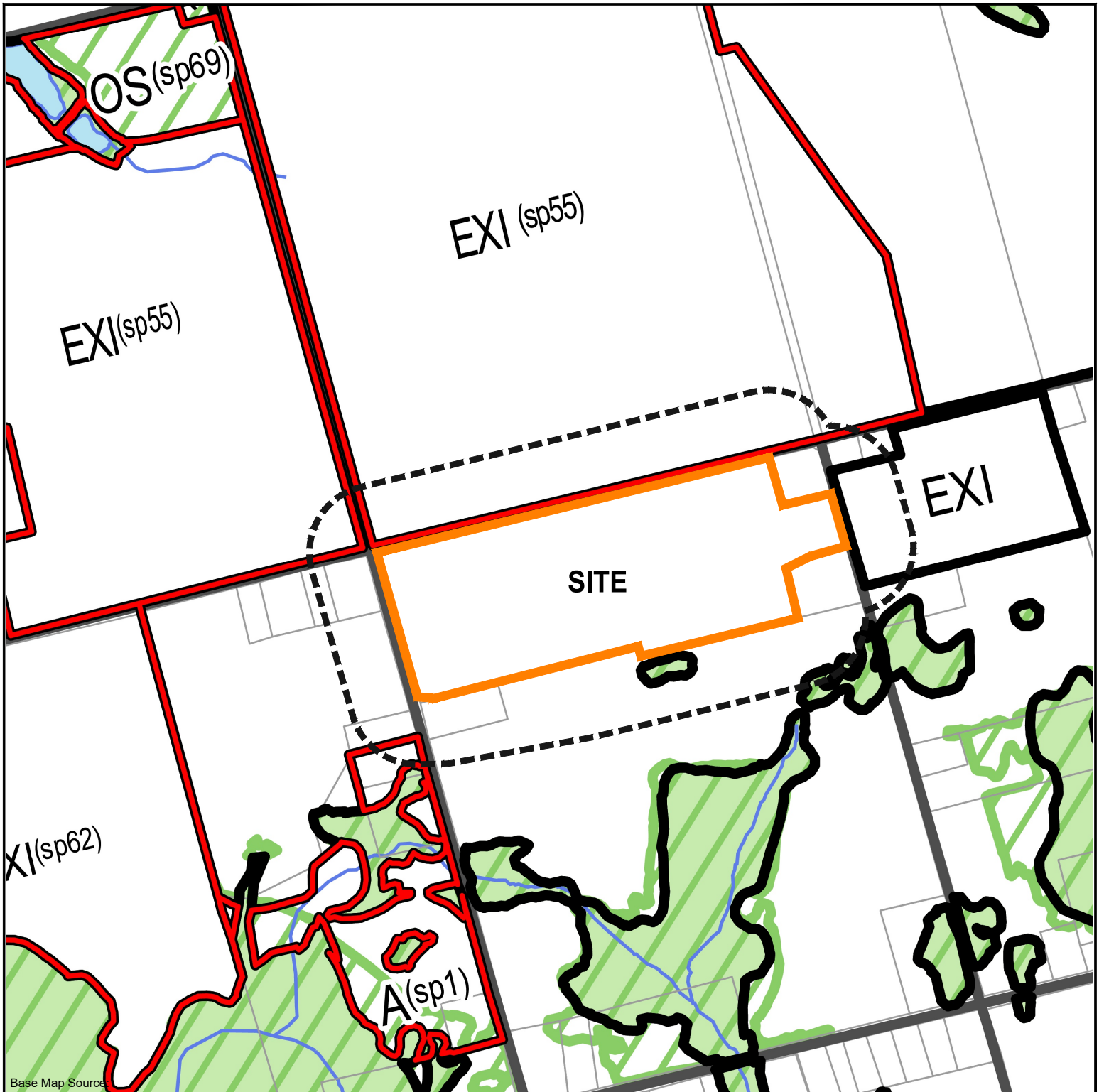
**County of Wellington Official Plan  
Schedule 'B7' Land Use Puslinch**

**Figure 2**

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

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			<p>DATE: 21-Nov-25</p>



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
- IND 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

**PUSLINCH WEST DEVELOPMENT  
CONCEPT PLAN  
Figure 4**

**Cox Construction Limited**

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. 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
<b>TOTAL</b>		<b>20.9</b>

**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

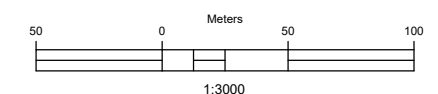
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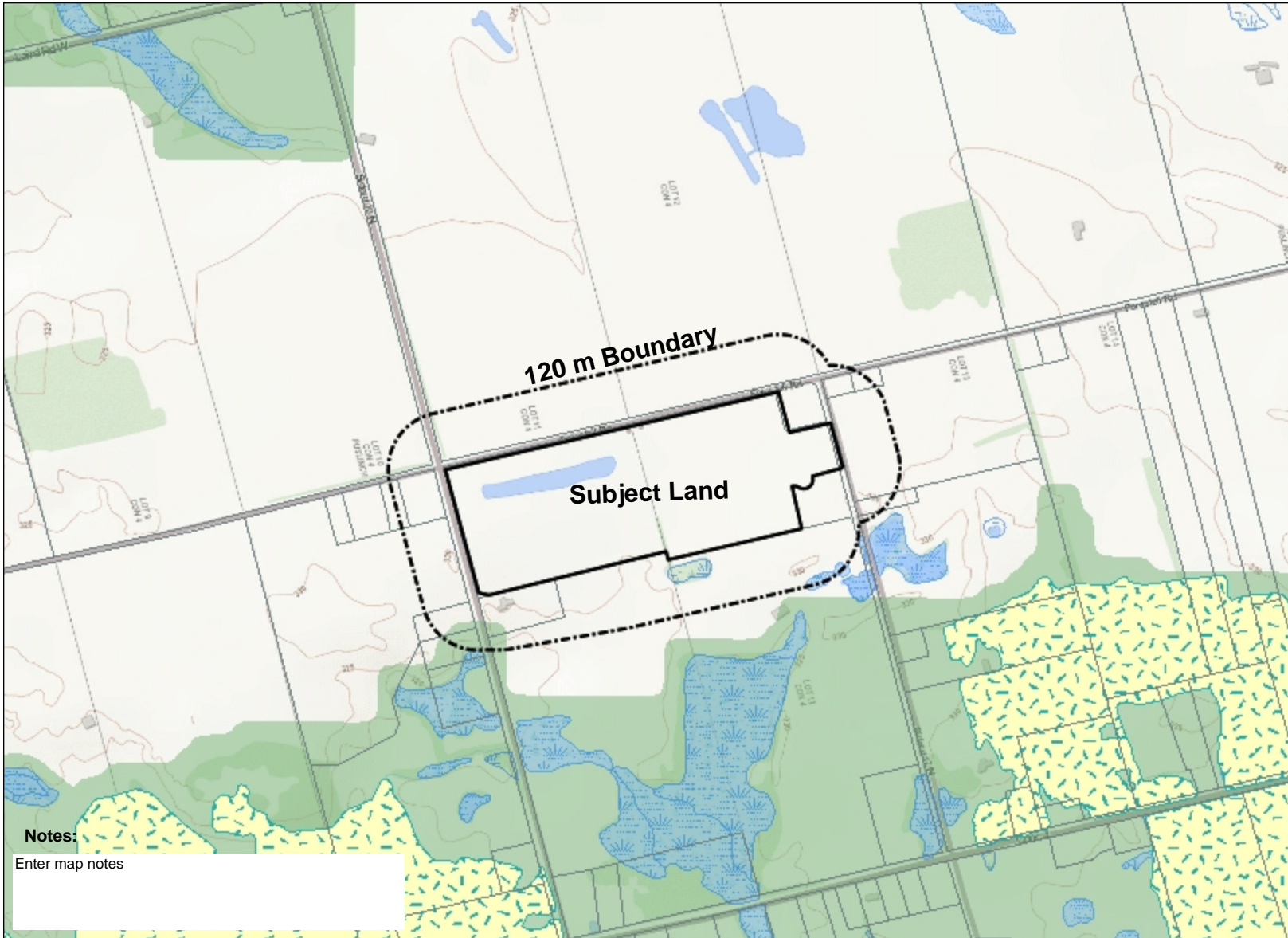
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12/15/2025















### Figure 5 - Natural Heritage Features

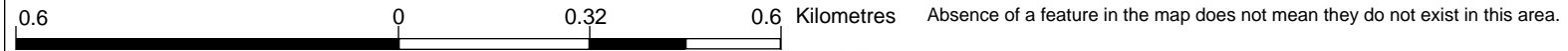
Map created:12/15/2025



#### 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



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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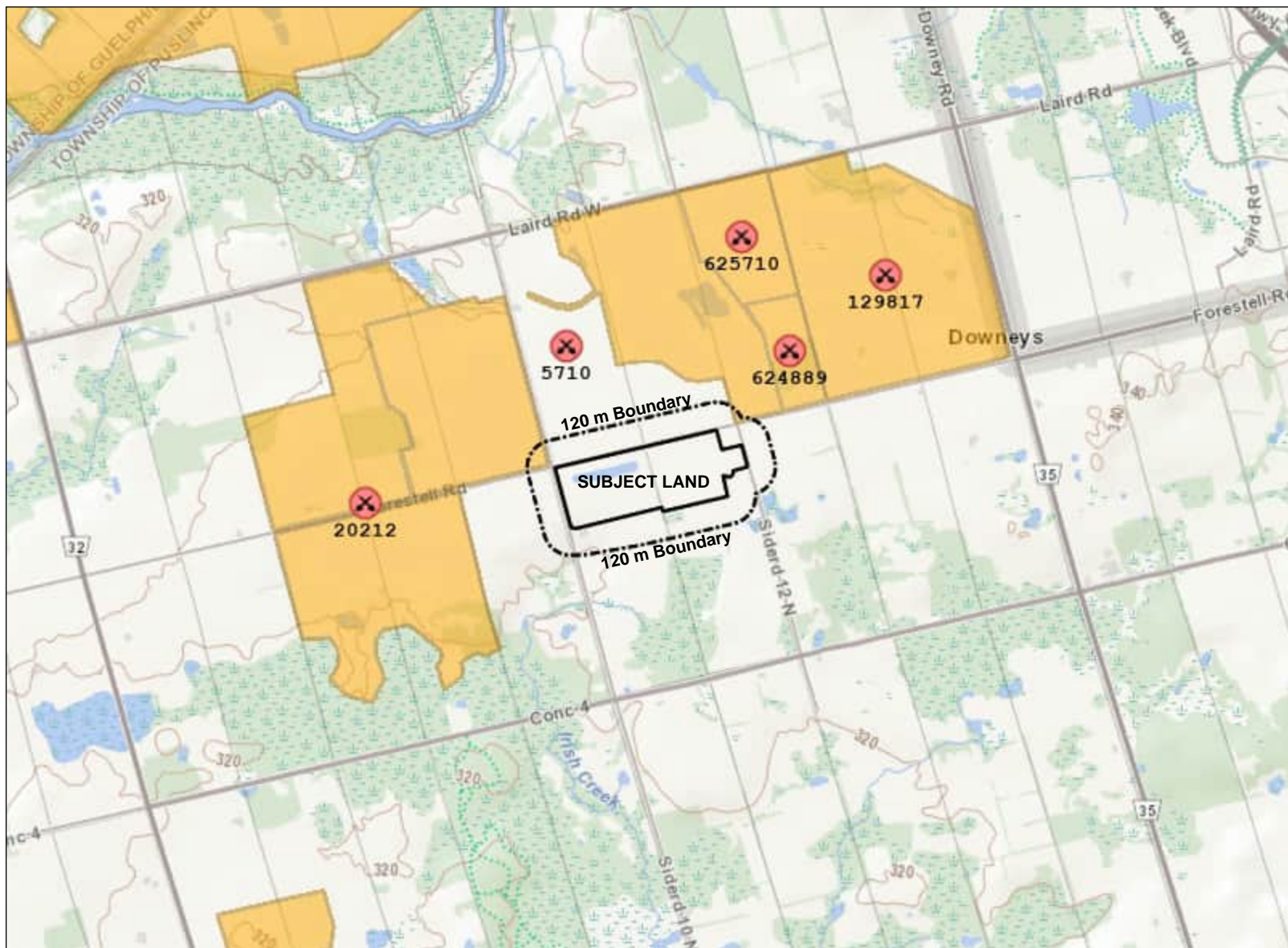


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GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008  
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Figure 6 - Mineral Aggregate Licences



**Legend**

-  ALPS ID Label
-  Aggregate Site Authorized



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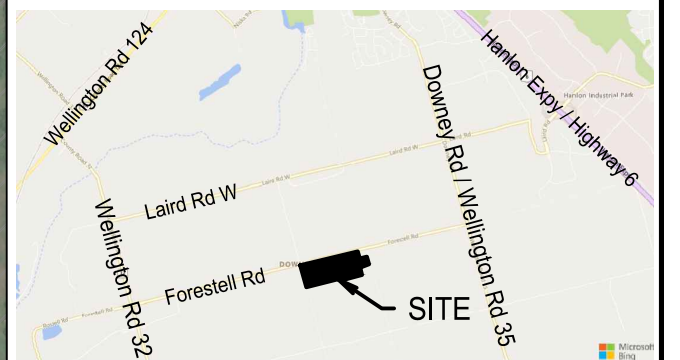
Imagery Copyright Notices: Ontario Ministry of Natural Resources; NASA Landsat Program; First Base Solutions Inc.; Aéro-Photo (1961) Inc.; DigitalGlobe Inc.; U.S. Geological Survey.



# Agricultural Operations and MDS I Figure 7





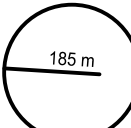
5338 WELLINGTON RD 125  
PT LOT 11 and 12 CON 2  
TOWN OF ERIN  
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



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

**LEGEND**

-  SITE LOCATION
-  1500 m STUDY AREA
-  MUNICIPAL BOUNDARY
-  AGRICULTURAL OPERATION
-  MDS I SETBACK

**SAI** Stovel and Associates Inc.  
651 Orangeville Road,  
Fergus ON  
N1M 1T9  
P: 519-766-8042  
E: stovel.associates@outlook.com

 NORTH

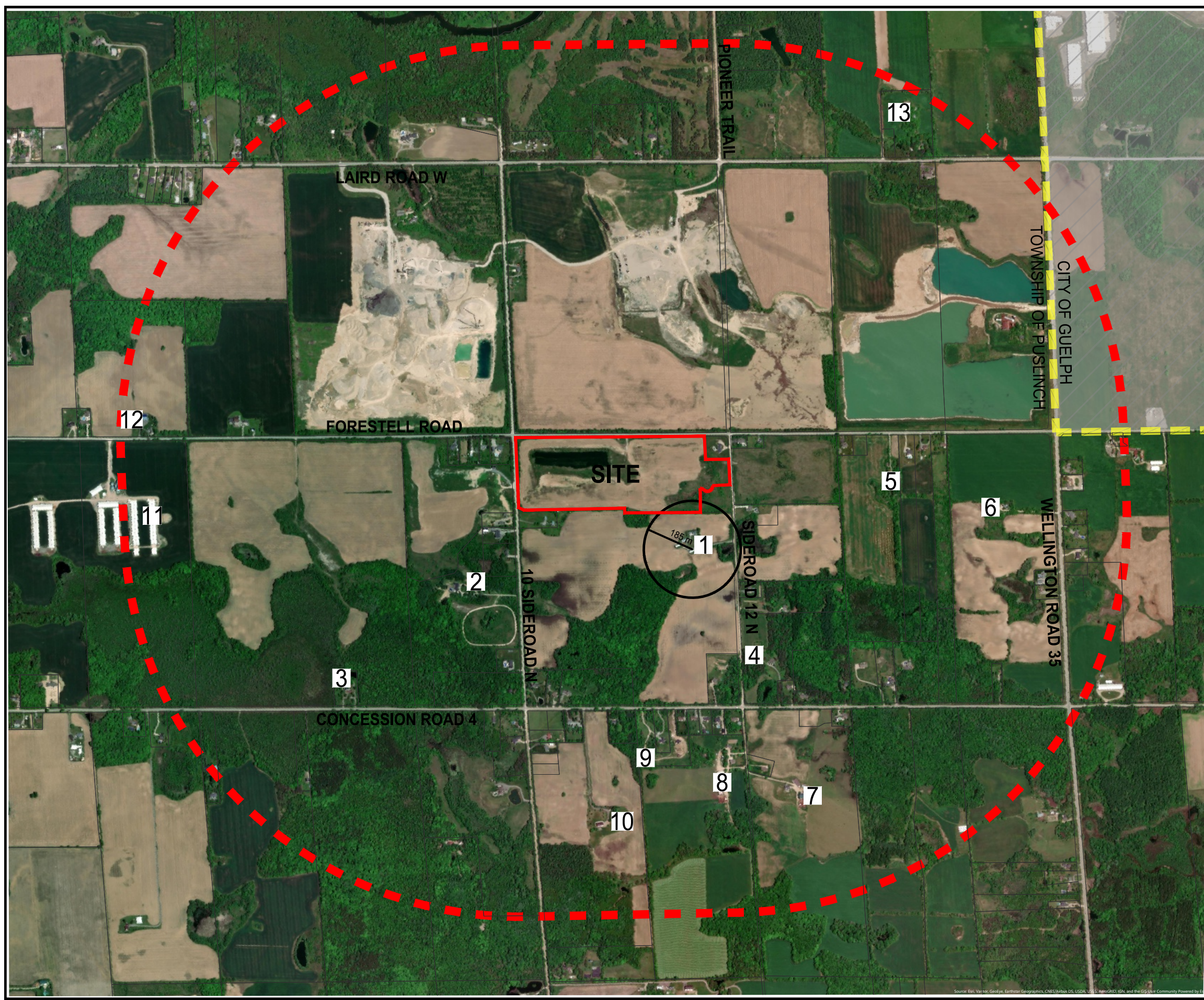
**DRAFT**

12/15/2025

Meters

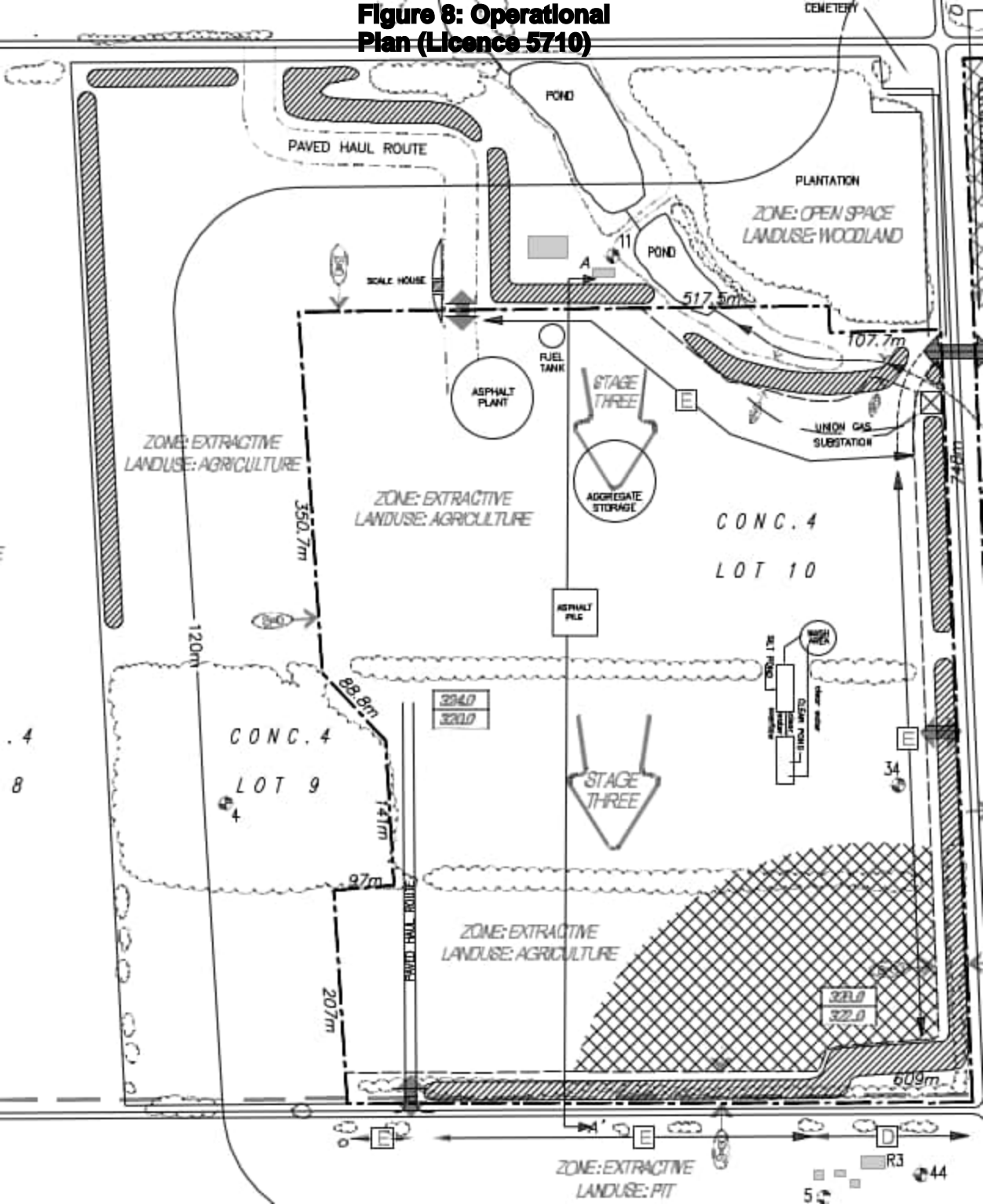
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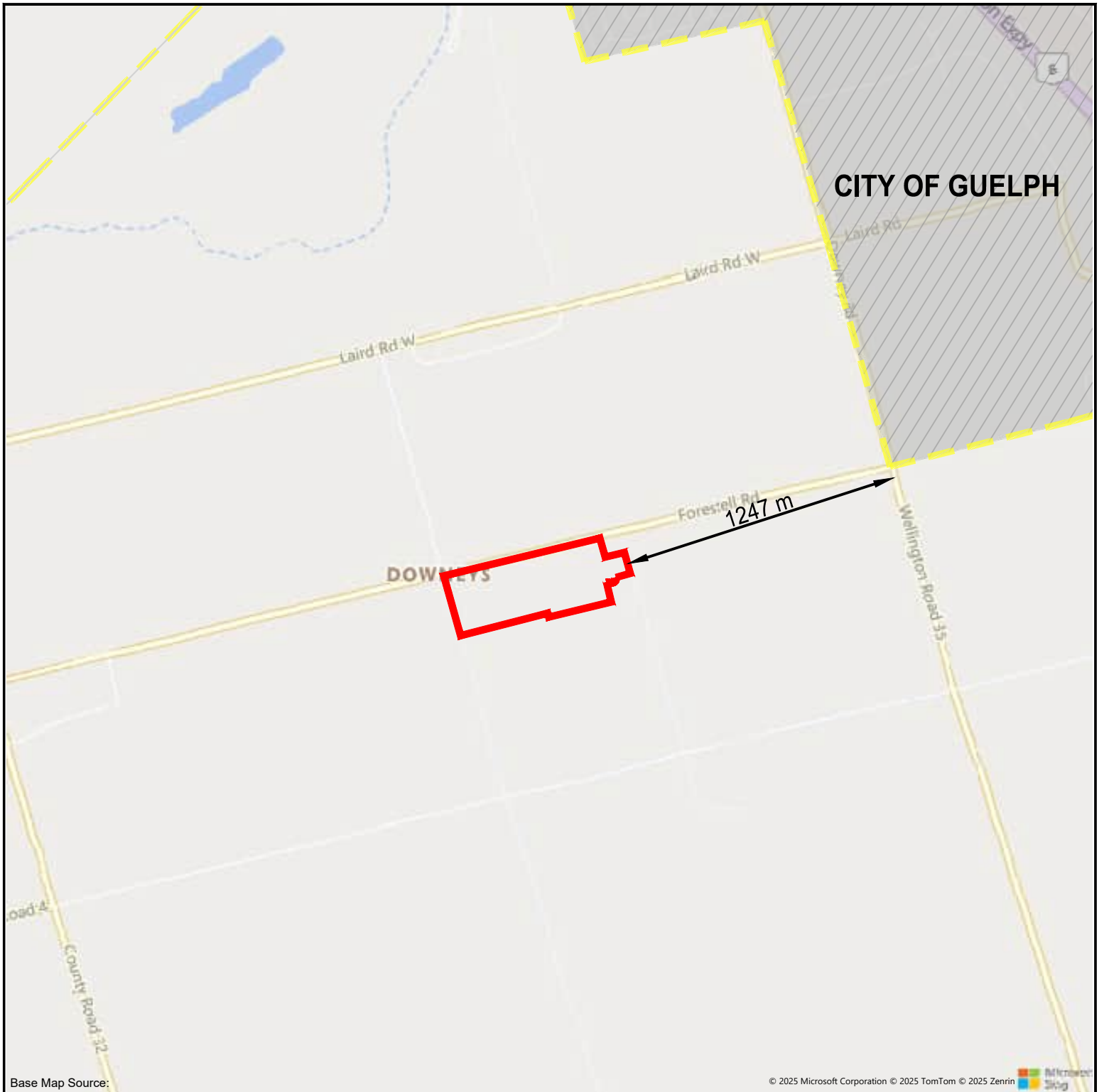
1:15000



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

**Figure 8: Operational Plan (Licence 5710)**





**LEGEND**



SITE LOCATION



CITY OF GUELPH

**Urban / Rural Separation Map**

**Figure 9**

*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

FILE:  
Puslinch West Estate  
Development

**Legend**

Source Protection Plan Boundary

Paris Galt Moraine Policy Area

**Wellhead Protection Area**

A

B

C

**Vulnerability Score**

10

8

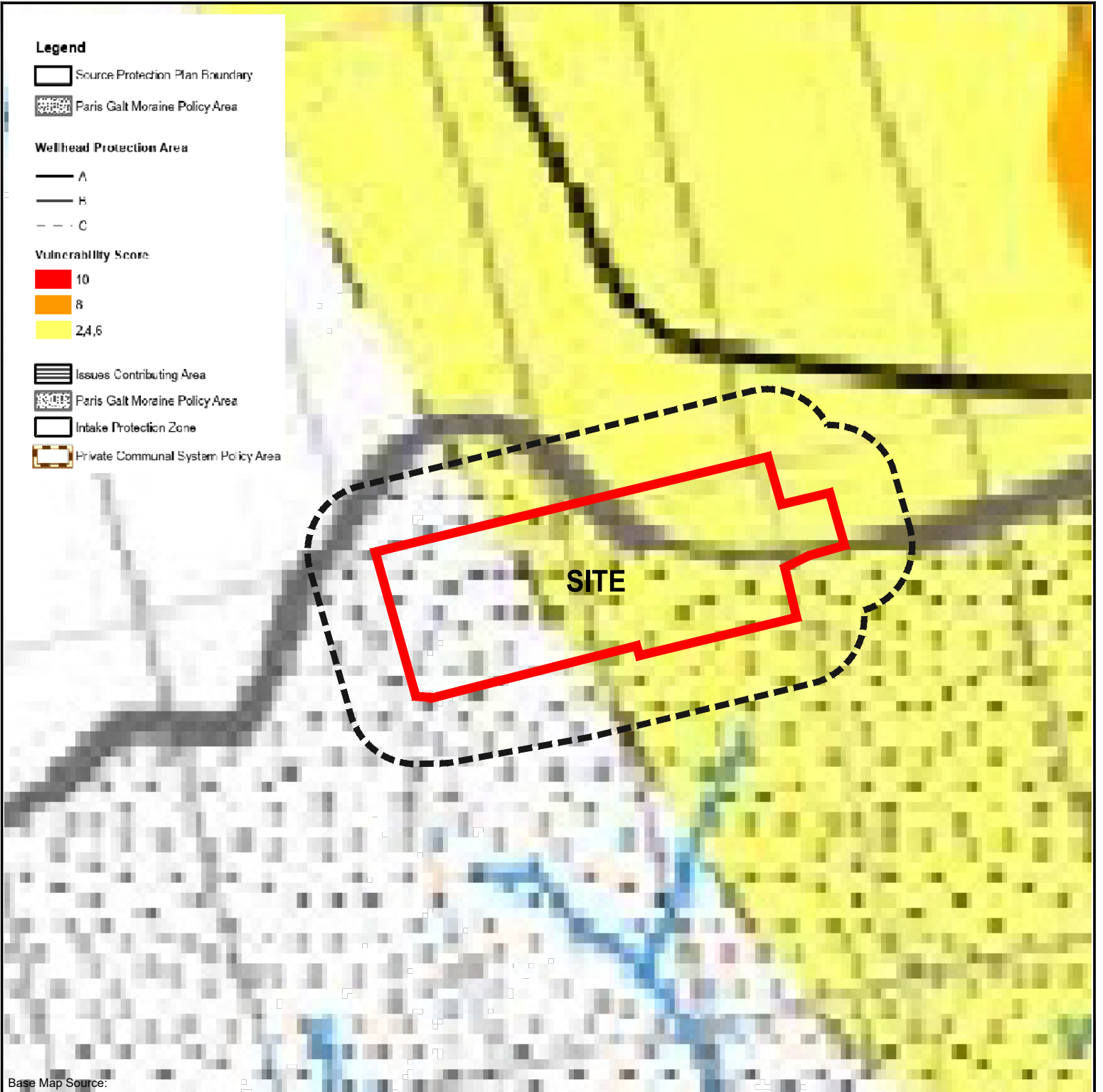
2,4,6

Issues Contributing Area

Paris Galt Moraine Policy Area

Intake Protection Zone

Private Communal System Policy Area



Base Map Source:

**LEGEND**

SITE LOCATION

120 m Study Area

**County of Wellington Official Plan  
Schedule 'C7' Sourcewater Protection  
Puslinch  
Figure 10**

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

**SAI**  
PLANNING. AGROLOGY.  
ENVIRONMENTAL.

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T: 519-766-8042  
E: [stovel.associates@outlook.com](mailto:stovel.associates@outlook.com)



DATE:  
15-Dec-25

FILE:  
Puslinch West Estate  
Development



**FARM DATA SHEET**  
**Minimum Distance Separation I (MDSI)**  
 County of Wellington

**NOTE TO FARM OWNER(S)**  
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Doreen Nigro

**Contact Information**

Email \_\_\_\_\_ Telephone 519-824-5868  
 Civic Address 4656 Side Road 12N Municipality PUSHNICHT  
 Lot \_\_\_\_\_ Concession \_\_\_\_\_ Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 148.8 Acres

Signature of Livestock Facility Owner Doreen Nigro Date APR 14, 2025

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 800 sq ft ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
  - V2 Solid, outside, covered
  - V3 Solid, outside, no cover, ≥30% dry matter
  - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - V5 Liquid, inside, underneath slatted floor
  - V6 Liquid, outside, with a permanent, tight-fitting cover
  - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
  - L2 Liquid, outside, with a permanent floating cover
  - M1 Liquid, outside, no cover, straight-walled storage
  - M2 Liquid, outside, roof, but with open sides
  - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

**FARM DATA SHEET (continued)**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 - 27 kg)		
	Feeders (27 - 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)	99	
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	40	N/A

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?  
 PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9