



PLANNING REPORT for the TOWN OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: November 21, 2018
TO: Karen Landry, CAO/Clerk
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING**
Zoning By-law Amendment Application D14/PIE – Pier Property Inc.
To rezone the severed lands from Agricultural (A) Zone to Highway Commercial (C2) Zone and to rezone the retained parcel from Agricultural (A) Zone to Industrial (IND) Zone to address a condition of provisional consent to create a commercial lot

SUMMARY

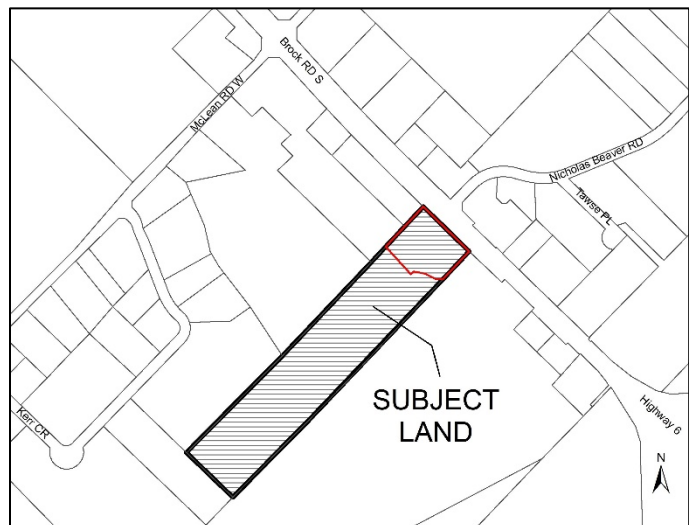
The purpose of the proposed zoning by-law amendment is to rezone the severed portion of the subject property from Agricultural (A) Zone to Highway Commercial (C2) Zone and to rezone the retained parcel from Agricultural (A) Zone to Industrial (IND)(h) Zone. This application has been submitted to address a condition of provisional consent regarding the creation of the commercial lot (applications B149/17) granted by the County of Wellington Land Division Committee. The purpose of this report is to provide the Township with information regarding the application. This rezoning application was deemed complete by the Township of Puslinch and a public meeting has been scheduled for November 21, 2018.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/PIE be received for information.

INTRODUCTION

This rezoning application relates to land legally described as Part of Lots 26 & 27, Concession 7, Township of Puslinch, municipally known as 267 Brock Road South (see Figure 1). The approximately 19.4 ha (47.9 ac) property is located on the west side of Brock Road South, opposite Nicholas Beaver Road, and south of McLean Road West.

Figure 1: Property Location



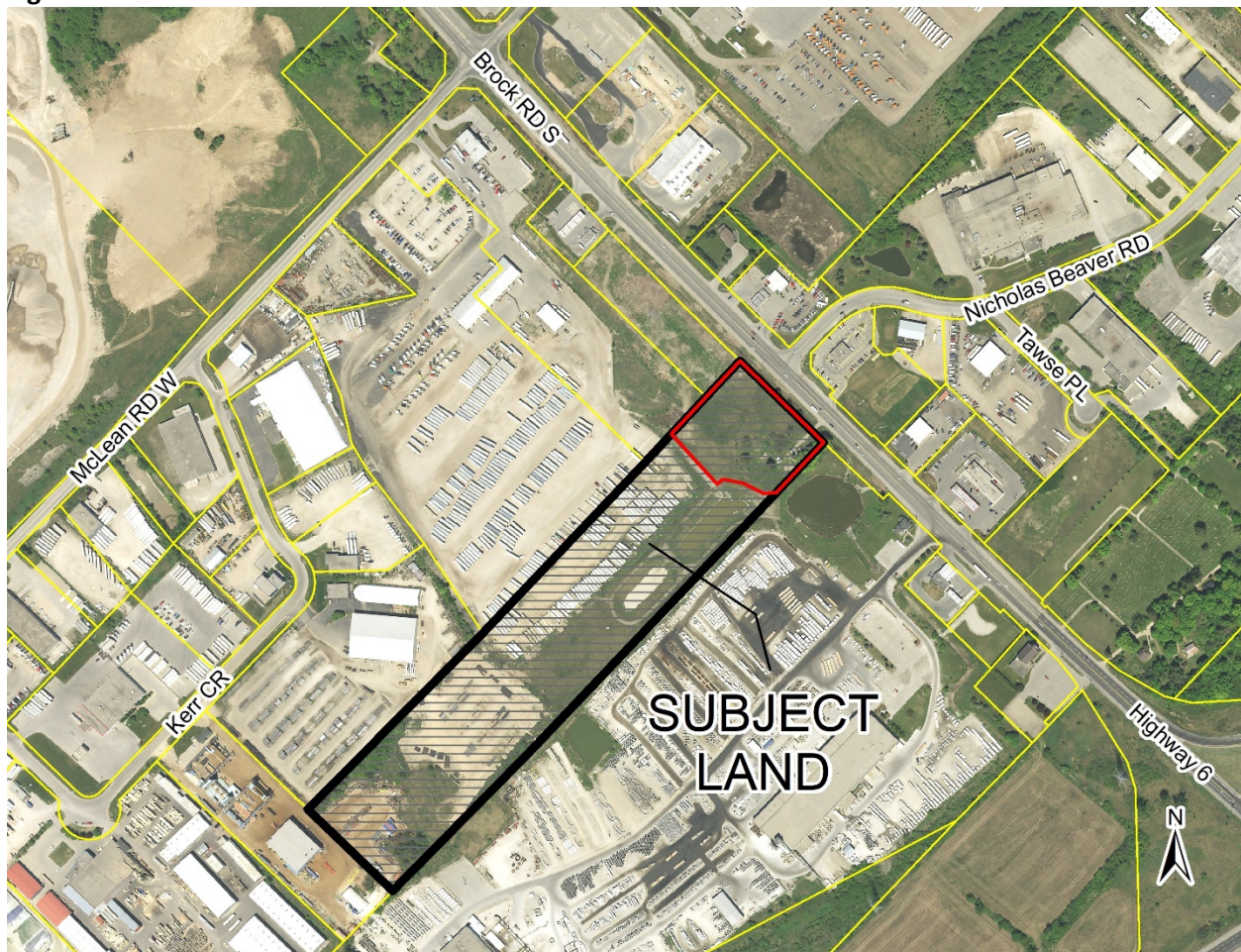
PROPOSAL

The purpose of the proposed zoning by-law amendment is to rezone the severed portion of the subject property from Agricultural (A) Zone to Highway Commercial (C2) Zone and to rezone the retained parcel from Agricultural (A) Zone to Industrial (IND)(h) Zone. This application has been submitted to address a condition of provisional consent regarding the creation of the commercial lot fronting onto Brock Road South (application B149/17) granted by the County of Wellington Land Division Committee.

In the new Comprehensive Zoning By-law 23/18 the subject property is rezoned from Agricultural (A) Zone to Highway Commercial (C2) Zone (the severed parcel) and Industrial (IND)(h) Zone. The holding provision states, "Prior to the removal of the holding symbol, Council shall require submission and approval of a Site Plan Approval application. Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application". Due to an appeal of the new Zoning By-law it is not yet in effect. In order to ensure that Condition 8 of Consent application B149/17 can be fulfilled, the applicant has filed this Zoning By-law amendment application to address Condition 8 (B149/17) which states:

"That zoning compliance for the severed and retained lands is achieved to the satisfaction of the Township of Puslinch..."

Figure 2 Aerial View



PROVINCIAL POLICY STATEMENT (PPS)

Section 1.3.1 of the PPS states that: "Planning authorities shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) Ensuring the necessary infrastructure is provided to support current and projected needs.

County Planning staff reviewed the PPS during the consent application and were satisfied that the proposed consent to create a commercial lot and an industrial lot was consistent with the PPS.

GREENBELT PLAN

The subject lands are not located within the boundary of the Greenbelt Plan.

PROVINCIAL GROWTH PLAN

The subject lands are located within the Growth Plan for the Greater Golden Horseshoe. Section 2.2.5 outlines a number of policies that encourages and promotes economic development and competitiveness in the Greater Golden Horseshoe.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RURAL EMPLOYMENT AREA within the County of Wellington Official Plan. Section 6.8.1 defines Rural Employment Areas as, "lands set aside for industrial and limited commercial uses which would benefit from a rural location due to:

- The need for a relatively large site; or
- The need for access to major transportation routes; or
- The need to be close to rural resources.

In all cases, rural employment areas will be used by "dry" industrial and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems." According to Section 6.8.2, "such industrial uses may include manufacturing, processing, fabrication and assembly, distribution and storage of materials. Accessory uses include the retail sale of products produced on-site may be allowed. Such commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in urban centres are not allowed."

CONSENT APPLICATIONS B149/17

The Wellington County Land Division Committee granted provisional consent for the commercial lot at the April 2018 Committee meeting. Consent application B149/17 proposed a vacant 1.1 ha (2.7 ac) commercial parcel with a retained 18.3 ha (45.2 ac) parcel. See Appendix A for Consent Sketch.

ZONING BY-LAW

According to Schedule 'A' of Zoning By-law 19/85, the subject land is currently zoned Agricultural (A) Zone. As discussed above, approval of the proposed severed lot requires (as a condition of approval) a change in zoning from Agricultural (A) Zone to Highway Commercial (C2) Zone and Industrial (IND)(h) Zone.

The proposed severed and retained lots both meet the minimum lot area and frontage requirements of the proposed respective zones.

AGENCY AND PUBLIC COMMENTS

This application was circulated to statutory agencies and Township departments on October 16, 2018. There were no comments from neighbouring property owners and we are in receipt of comments indicating no concerns from the Fire Department and the Heritage Committee.

NEXT STEPS

The public meeting for this application is scheduled for November 21, 2018. Staff will attend the upcoming public meeting to hear the applicant's presentation and any public comments.

Respectfully submitted

County of Wellington Planning and Development Department



Michelle Innocente, BES, BSc, RPP
Senior Planner

Appendix A: Consent Sketch

APPENDIX A: Concept Plan for Proposed Zone Change

