

Heritage Committee
Monday, July 25, 2016
1:00 p.m.
Council Chambers, Aberfoyle

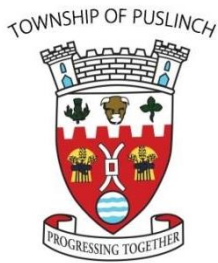
AGENDA

- Denotes Recommendation

1. Call meeting to order
2. Opening remarks
3. Disclosure of Pecuniary Interest
4. Approval of Minutes #
 - a) May 2, 2016 – Regular meeting
5. Regular Business
 - a) Zoning By-Law Amendment Application – Leachman – Aberfoyle Snowmobiles (92 Brock Rd. S, and a portion of the property to the rear with frontage on Gilmour Rd.).
 - b) Notice of Complete Application – Brock Road and McLean Road West.
 - c) Notice of Complete Application Brock Road and Gilmour Road.
6. Summer Tour Overview

Tour to commence at 1:30 p.m.

- a) **1:45 p.m.** – Ellis Chapel: 6705 Ellis Rd., Puslinch
 - b) **2:30 p.m.** – 6524 Roszell Rd., Puslinch
 - c) **3:30 p.m.** – 66 Queen St., South, Morriston (Calfass Farmhouse owned by Dave Bouck)
 - d) Walking Tour of Village of Morriston and visit to Winer Farm
5. Adjournment #
 6. Next meeting September 26, 2016 - 7:00 p.m.



Heritage Committee
Monday, May 2, 2016
7:00 p.m.
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Mary Tivy – Chair
John Arnold
Cameron Tuck
Barb Jefferson
John Levak

TOWNSHIP STAFF

Karen Landry – CAO/Clerk

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None stated.

3. OPENING REMARKS

Mary Tivy made a few opening remarks noting the committee had a full agenda.

4. APPROVAL/ADOPTION OF MINUTES

Moved by: Cameron Tuck Seconded by: Barb Jefferson

That the minutes of the Heritage Committee meeting dated February 1, 2016 be adopted.

CARRIED

5. DELEGATIONS

- (1) Lynn Crow, Founding member and past President of the Puslinch Historical Society

Lynn Crow gave a presentation regarding *The Communities of Puslinch* for the former school sections PHC S.S. 4 (Aberfoyle) and S.S.8 (Morrison and Puslinch Village).

- (2) Laura Murr – Niska Bridge Cultural Landscape

Laura Murr presented information on the history of Niska Road as a pioneer road and sought support for the conservation of the entire cultural heritage landscape which includes the Bailey Bridge.

6. REGULAR BUSINESS

- (1) Niska Bridge Cultural Heritage Landscape

The Committee determined to wait for the results of the Heritage Impact Assessment that is being completed by the City of Guelph.

(2) Black Bridge Cultural Heritage Landscape

Mary Tivy shared with the Committee correspondence from the City of Cambridge dated April 2016 regarding the proposed Black Bridge Cultural Heritage Landscape Official Plan Amendment.

The Committee requested staff to include this item on the agenda for the November meeting and to bring information regarding the zoning for the Roszell Farm and surrounding properties particularly the lands with an aggregate designation.

Karen Landry advised members that Tom and Tamara Hetherington, of the Black Bridge Community Association have inquired about making a delegation to the Committee to provide an update on this matter.

The Committee requested staff to make arrangements with Tom and Tamara Hetherington to delegate at its meeting to be held November 14, 2016.

(3) Ontario Heritage Conference

All members will be attending the conference.

Members will provide an update at the November meeting regarding their attendance at the conference.

(4) Municipal Heritage Register Update

Refer to Item 6 (15).

(5) Heritage Plaques and Property Research at the Wellington County Museum and Archives

Mary Tivy, Barb Jefferson and Cameron Tuck attended the Wellington County Archives on April 28, 2016 and received a property search tutorial. Mary Tivy expressed how fortunate the County is to have an archives of this quality and standard.

It was noted that the committee members should also attend the Puslinch Historical Archives. Mary Tivy will coordinate a date with the members.

(6) Guidelines for Assessing Heritage Value

Refer to Item 6 (15).

(7) City of Guelph: Carter/Caufield Farmhouse

Mary Tivy, expressed concerns with the condition of the home and advised she had made a request of the City of Guelph to view the property. The City has not agreed to a visit.

(8) Highway 6 Realignment

The Committee determined to include the Village of Morriston as part of its summer tour taking into consideration the recent announcement regarding the Highway 6 By-pass.

(9) Properties for Summer Tour on Monday, July 25, 2016

In addition to the Village of Morriston, the Committee will also include the Ellis Chapel as part of its summer tour.

(10) Designation of Ellis Chapel under the Ontario Heritage Act

The Committee has expressed interest in the potential of designating the Ellis Chapel in accordance with the Ontario Heritage Act. As a first step, the Committee will include a visit to this property on its summer tour.

(11) Barb Jefferson, Puslinch Historical Society – Spirit Walk Tour

Barb Jefferson advised the Puslinch Historical Society will be hosting a Spirit Walk Tour on Sunday, June 26, 2016 at 2:00 p.m. in Crieff.

(12) Notice of Zoning By-law Housekeeping Amendment and Public Meeting

Karen Landry, advised that this public meeting was held on April 21, 2016, and that it is common for a municipality to have a housekeeping amendment completed every one or two years to make minor amendments and provide clarification where required.

There were no other comments regarding this amendment.

(13) Notice of Complete Application – 7456 McLean Road

Karen Landry noted that this application is to rezone the lands to permit an industrial mall including offices, truck repair shop and trailer parking. Karen Landry advised the public meeting date for this application has not been set.

There were no other comments regarding this application.

(14) Amending By-law D14/COL – Coles Label It! – Zoning By-law Amendment – 6691 Ellis Road – Part Lot 8, Concession 2

Karen Landry advised that Council extends its appreciation to the Committee for providing input on the Coles Label It! zoning by-law amendment application.

(15) Report HER-2016-001

Karen Landry provided a summary of the contents of the draft report and noted the Heritage Register that was approved by Council needs to be included with the report and those properties that have been added to the Heritage Register since that date need to be identified. It was also noted that criteria for evaluating and determining whether a property qualifies for listing needs to be developed.

Mary Tivy will send to Karen Landry the Heritage Register received from Lynn Crow noting what changes have occurred since March 7, 2012.

The Committee requested that the criteria as outlined in the County Official Plan – Part 4 – General County Policies form the basis of the Township's evaluation criteria and that the checklist produced by the Ministry also be added to the draft report. The Committee will review the draft report at its November meeting.

(16) Canada Day Coverage

Mary Tivy extended an invitation to the members to assist with the Heritage Committee's display at the Canada Day ceremony at the Puslinch Community Centre.

The members discussed the potential for featuring specific heritage properties as part of its display.

7. **ADJOURNMENT**

The meeting adjourned at 8:39 p.m.

8. **NEXT MEETING**

Monday, July 25, 2016 at 1:00 p.m. – Summer Tour

Monday, November 14, 2016 at 7:00 p.m.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

FILE: D11/LEA (Leachman – Aberfoyle Snomobiles)

LOCATION: 92 Brock Road S and a portion of the property to the rear with frontage on Gilmour Rd., Township of Puslinch

DATE: July 7, 2016

First Circulation:

S. Conway – GM BluePlan
Greg Scheifele – GWS
Stan Denhoed – Harden Environmental
Jason Benn – Fire
Robert Kelly – Building
Nathan Garland – GRCA
S. Wilhelm/A. Salis – County of Wellington – CIRCULATION LETTER ONLY
Pasquale Costanzo – County Engineering – CIRCULATION LETTER ONLY
Ontario Power General Inc. - email
Puslinch Heritage
Community Emergency Management Coordinator - email
Circulations Intake, Planning & Design - MMM Group Limited – Bell – email

Please find attached the first submission for a proposed rezoning of two parcels from an Agricultural (A) Zone to a specialized Hamlet Commercial (C1-_) Zone to permit the construction and operation of a sales/service recreational vehicle sales establishment.

The following documents are available in the circulation package:

- Application
- Preliminary Site Plan
- Planning Justification Report prepared by JL Cox Planning Consultants Inc.
- Stormwater Management Design and Servicing Brief prepared by Van Harten Surveying Inc. – Grading and Servicing Plan attached
- Noise Feasibility Study prepared by HGC Engineering

Please submit any comments by email to kpatzer@puslinch by:

Friday August 5th, 2016

Thank you,

Kelly Patzer
Development Coordinator



Township of Puslinch
7404 Wellington Road 34,
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

RECEIVED
Township of Puslinch

JUN 03 2016

Zoning By-law Amendment Application

Date submitted: _____

The Amendment:

Type of amendment:

Site specific:

Other (specify):

Purpose of and reasons for the proposed amendment(s):

To rezone the subject property from Agricultural (A) to a specialized Hamlet Commercial (C1) Zone

General Information:

1. Applicant Information:

Registered Owner's Name(s): Glenn & Mary Leachman, 2381154 Ontario Inc

Address: c/o 6 Gilmour Road

City: Aberfoyle, ON

Postal Code: N1H 6H9

Email Address: darryl@aber-sno.com

Telephone Number: 519-265-7677

Fax: _____

Applicant (Agent) Name(s): JL Cox Planning Consultants Inc.
 Address: 17 Spencer Crescent
 City: Guelph, ON
 Postal Code: N1L 1N1
 Email Address: jlcox@coxplan.ca
 Telephone Number: 519-836-5622
 Fax:

Other Name(s):
 Address:
 City:
 Postal Code:
 Email Address:
 Telephone Number:
 Fax:

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Duca Financial Services, 779 Woolwich St. Guelph, ON N1H 3Z2
 519-822-3441

Send correspondence to: Owner: Agent: Other: _____

When did the current owner acquire the subject land? Date: 06/15/2012 & 07/31/2013

4. What does the amendment cover?

The "entire" property:
 A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

5. Provide a description of the "entire" property:

Municipal address: 92 Brock Road South

Concession: 7 Lot: Part Lot 23

Registered Plan Number: _____

Area: 2.9 ha Depth: irregular m Frontage: 179 m
_____ ac _____ ft. _____ ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: 1.8 ha Depth: ± 100 m Frontage: 179 m
_____ ac _____ ft. _____ ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: No:

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: Places to Grow: Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: No:

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Central Business District and Residential

List land uses permitted by the current Official Plan designation:

Various commercial, residential and related uses

How does the application conform to the Official Plan?

See Planning Justification Report

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

10. Zoning:

What is the current zoning of the property? A

What uses are permitted? Residential and agricultural uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

contains a house, small barn and shed

12. How long has the "existing" use(s) continued on the subject land?

unknown

13. What is the "proposed" use(s) of the subject land?

to permit a recreational vehicle and lawn and garden equipment sales and service establishment and other commercial uses

14. Provide the following details for all buildings or structures on the subject land:

Building Details	Existing		Proposed	
Type of Building(s) or structures	house		commercial	
Date of construction	unknown		TBD	
Building height	± 7 m	ft	<10 m	ft
Number of floors	2		1 +mezzanine	
* Total floor area	240 m ²	ft ²	1330 m ²	ft ²
Ground floor area (exclude basement)	120 m ²	ft ²	1330 m ²	ft ²
Distance from building structure to the:				
Front lot line	13 m	ft	13 m	ft
Side lot line	103 m	ft	21 m	ft
Other side lot line	63 m	ft	114 m	ft
Rear lot line	71 m	ft	38 m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage	<2%		<10%	
*Number of parking spaces	72		41	
*Number of loading spaces	0		0	

Existing and Proposed Services:

15. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Right-of-way:

Seasonally maintained municipal road:

Water access:

Other (please specify):

16. What is the name of the road or street that provides access to the subject property.

Wellington Road 46 (Brock Road)

17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private well	<input type="checkbox"/>	<input type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<input type="checkbox"/>	<input type="checkbox"/>
Municipal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal sewers	<input type="checkbox"/>	<input type="checkbox"/>
Private septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: No:

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	unknown	Well. Cty	same	add uses	TBD
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>					

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: No:

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning Justification Report
 Stormwater Management Design and Servicing Brief
 Noise Feasibility Study

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- The location, size , and type of all existing and proposed buildings and structures on the subject land , indicating their distance from the front lot line, rear lot line, and side lot lines;
- The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Glenn and Mary Leachman and 2381154 Ontario Inc. of the

Township of Puslinch County/Region of

Wellington do hereby authorize

JL Cox Planning consultants Inc. to act as my agent in this application.

Mary Leachman
Glenn Leachman

 Signature of Owner(s)

June 2/16

 Date

Affidavit

I (we) John L. Cox of the
City Wellington of Guelph County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the City Wellington of Guelph in the
County/Region of Wellington this 3rd day of
June, 20 16.

[Signature]
Signature of Owner or authorized
solicitor or agent

June 3/16
Date

[Signature]
Signature of Commissioner

June 3/16
Date

Agreement to Post Sign and Permit Site Visits

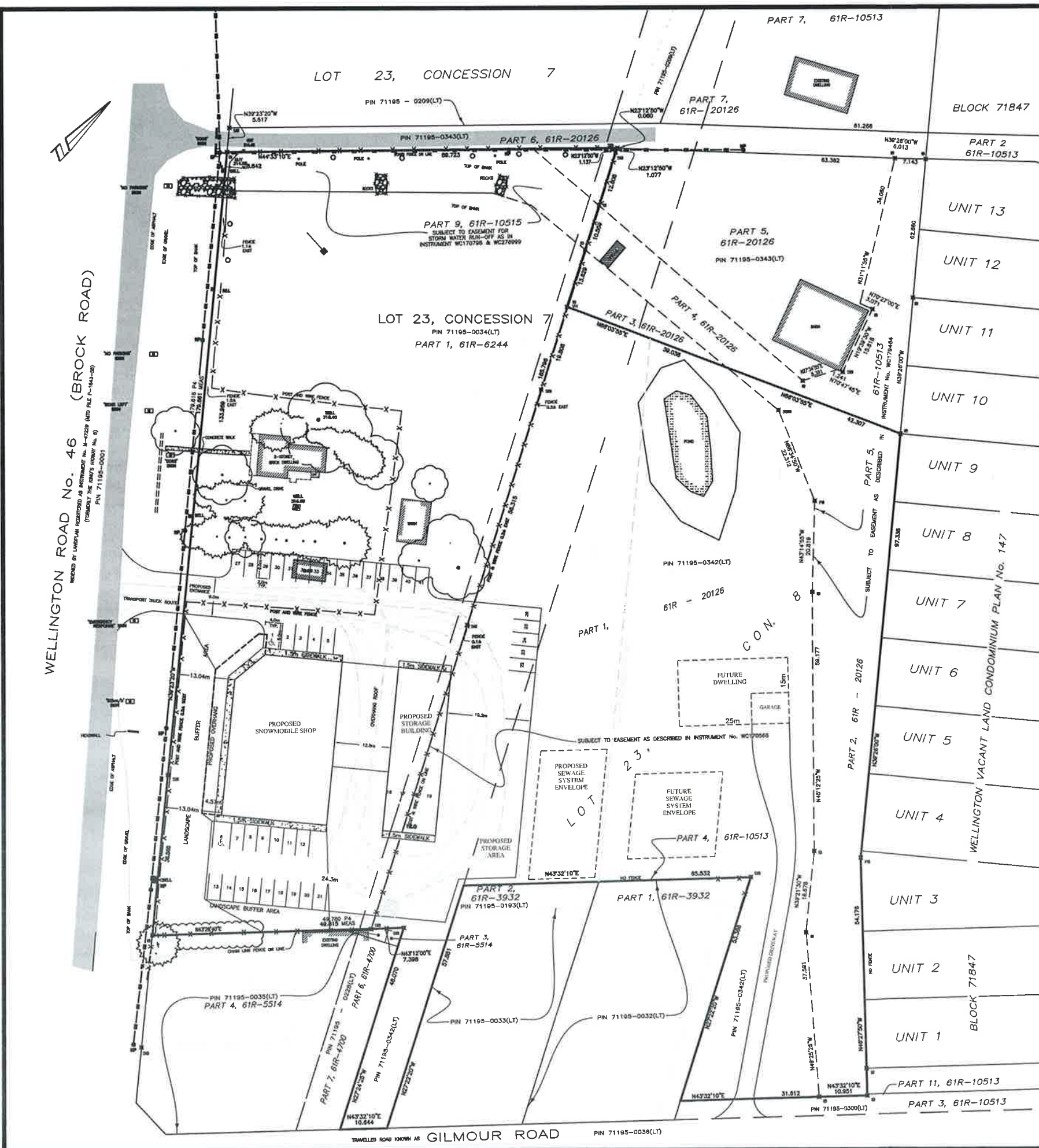
For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: Certain days as specified: By appointment only:

Mary Leachman
[Signature]
Signature of Owner(s)

June 2/16
Date



LEGEND:

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB	DENOTES .015 x .015 x 0.60 IRON BAR
SSIB	DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
CC	DENOTES CUT CROSS
1155 or VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
375	DENOTES BLACK SMOGMAKER et al., O.L.S.'s
P4	DENOTES DEPOSITED PLAN 61R-8244 BY (375)

ALL SURVEY MONUMENTS ARE 375 UNLESS OTHERWISE NOTED

EXISTING ELEVATION: 6.013

BELL PEDESTAL: BELL

HYDRO POLE: HP

GUY WIRE: GW

LIGHT STANDARD: LS

SIGN: [Symbol]

OVERHEAD HYDRO: OH

FENCELINE: X

DITCH/SWALE: [Symbol]

CENTRELINE OF ROAD: [Symbol]

EDGE OF BUSH: [Symbol]

TOP OF BANK: [Symbol]

CONCRETE: [Symbol]

ASPHALT: [Symbol]

GRAVEL: [Symbol]

WATER: [Symbol]

DECIDUOUS TREE: [Symbol]

CONIFEROUS TREE: [Symbol]

SAPLING: SACP or SAPD

SUBJECT PROPERTY:

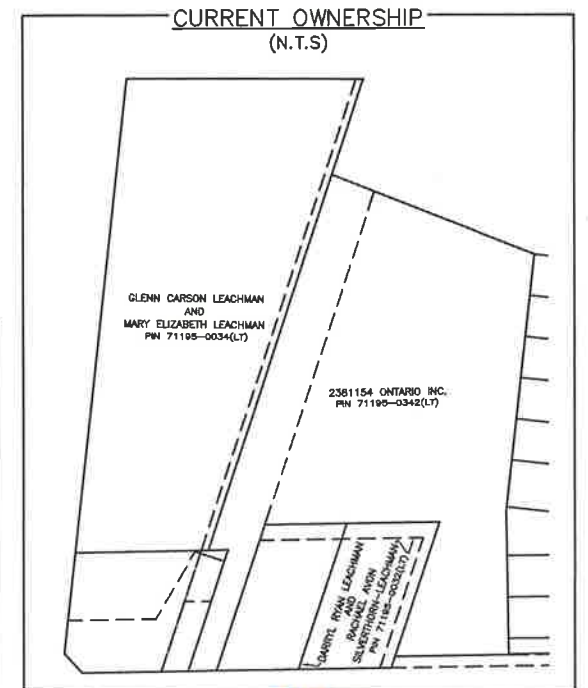
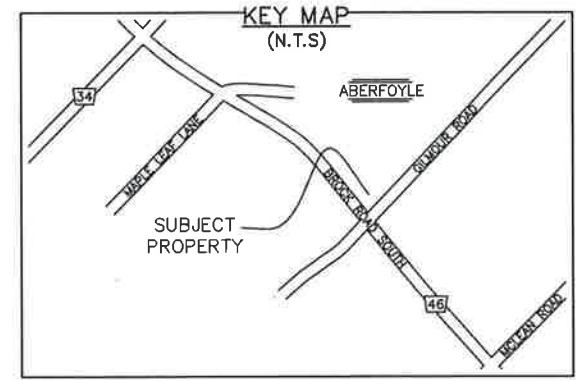
82 BROCK ROAD SOUTH
 PIN 71195-0034 (LT)
 PART OF LOT 23, CONCESSION 7 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8
 BEING PART 1, 61R-8244
 TOWNSHIP OF PUSLINCH
 SUBJECT TO EASEMENT:

- INSTRUMENT WC170798 OVER PART 9, 61R-10513 FOR STORM WATER DRAINAGE IN FAVOUR OF PARTS 1 & 2, 61R-10513
- INSTRUMENT WC276998 OVER PART 9, 61R-10533 FOR STORM WATER DRAINAGE IN FAVOUR OF UNITS 1-55 WELLINGTON VACANT LAND CONDOMINIUM PLAN No. 147

- BEARING AND COORDINATE NOTES:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR (2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999615.
 - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83-CSR (2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS TO A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HT-2, AS SUPPLIED BY NATURAL RESOURCES CANADA.



RECEIVED
 Township of Puslinch
 JUN 03 2016

PRELIMINARY SITE PLAN

PART OF LOT 23, CONCESSION 7
 PART OF ROAD ALLOWANCE BETWEEN
 CONCESSIONS 7 & 8
 CLOSED BY TOWNSHIP OF PUSLINCH
 BY-LAW 34-1989, INSTRUMENT No. ROS609892
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

PREPARED FOR: ABERFOYLE SNOMOBILES LTD.

PROJECT No. 21527-13
 DRAWING SCALE 1 : 1000

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.L. Cox Planning Consultants Inc.
 Urban And Rural Planning Services
 17 Spencer Crescent,
 Guelph, Ontario
 N1L 1N1
 Tel. (519) 836-5622

RECEIVED
Township of Puslinch
JUN 03 2016

**Aberfoyle Snomobiles Relocation
Planning Justification Report**

**In Support of
Official Plan and Zoning Bylaw Amendment Applications
for
92 Brock Road South
Township of Puslinch**

May 31, 2016

Prepared By:
JL Cox Planning Consultants Inc.
Guelph ON



1. Introduction

This report is prepared in support of Official Plan and Zoning Bylaw amendment applications to permit the relocation of Aberfoyle Snomobiles to 92 Brock Road South in the Hamlet of Aberfoyle, Township of Puslinch. The application proposes to re-designate the lands from Central Business District and Residential to a specialized Central Business District designation and rezone a portion of the lands from Agricultural (A) to Hamlet Commercial (C1) with special regulations.

1.1. The Property

The legal description of the subject property is Part Lot 23, Concession 7, Township of Puslinch. The entire area of the subject property is approximately 2.9 ha. (7.1 ac.) with a frontage of over 170 m. on Brock Road South (also known as Wellington Road 46).

The entire property consists of two separately owned parcels. The portion fronting on Brock Road is owned by Glenn and Mary Leachman. The other portion is owned by 2381154 Ontario Inc., which is owned by the principals of Aberfoyle Snomobiles, including Glenn and Mary Leachman.

The topography is fairly level, with a gradual slope of less than 2 metres from the rear of the property to Brock Road. A drainage easement is located along the east or rear boundary of the property and along the north side of the property to Brock Road with an outlet under the road. This portion of the property will also be used to accommodate the drainage for the proposed use.

1.2. The Business

Aberfoyle Snomobiles have operated at a leased location known as 60 Brock Road South a short distance to the north of the subject property; and also located within the Hamlet of Aberfoyle. The business has been at that location since 1971, and is a long standing local family owned business. Aberfoyle Snomobiles sells Arctic Cat snowmobiles and ATV's and accessory trailers. Arctic Cat and aftermarket parts, oil, garments and accessories are also sold. Sale of lawn and garden equipment may also be considered to produce an offset to the current seasonal nature of the business.

The current location is undersized and lacks adequate building space to accommodate the growth of the business. The proposed relocation will allow the business to expand some aspects of the operation such as the showroom area and operate in a more efficient manner.

1.3. Land Use Context

The lands are largely vacant, currently having a two storey brick dwelling, small barn and shed located on them. It is intended to retain the house for residential purposes, and for possible commercial expansion in the future.

The surrounding land uses include a variety of commercial, industrial and residential uses, including:

- Commercial to the north consisting of the Aberfoyle Mill restaurant
- Residential to the east consisting of Aberfoyle Meadows subdivision.
- Residential and agricultural uses to the south along Gilmour Road
- Commercial use to the west consisting of lands owned by Nestle Waters Canada

An aerial photograph of the subject lands and surrounding area is attached as Figure 1.

1.4. The Proposal

A preliminary site plan for the proposed development of the property is attached to this report. The key plan sets out the ownership of the separate parcels comprising the entire holding.

The proposal for the property is to develop it as follows:

- The proposed recreational vehicles sales establishment will be located in the southwest corner of the site adjacent to Brock Road. Its use will consist of two (2) buildings: a building containing a showroom, offices, parts and accessory sales and repair shop and a storage building for recreational vehicles to the rear of the main building and facing directly toward it. The space between the two (2) buildings will be used for vehicular access and drop off.
- The north part of the property will be retained with the existing house and drainage facilities. This will provide a transition to the commercial uses to the north, the closest of which is Aberfoyle Mill.
- The rear portion of the property is proposed to be used as a large single detached residential lot to be used by one of the owners of Aberfoyle Snomobiles. It is proposed to be retained as a separate parcel and not be redesignated or rezoned for commercial use. This will provide a residential buffer between the

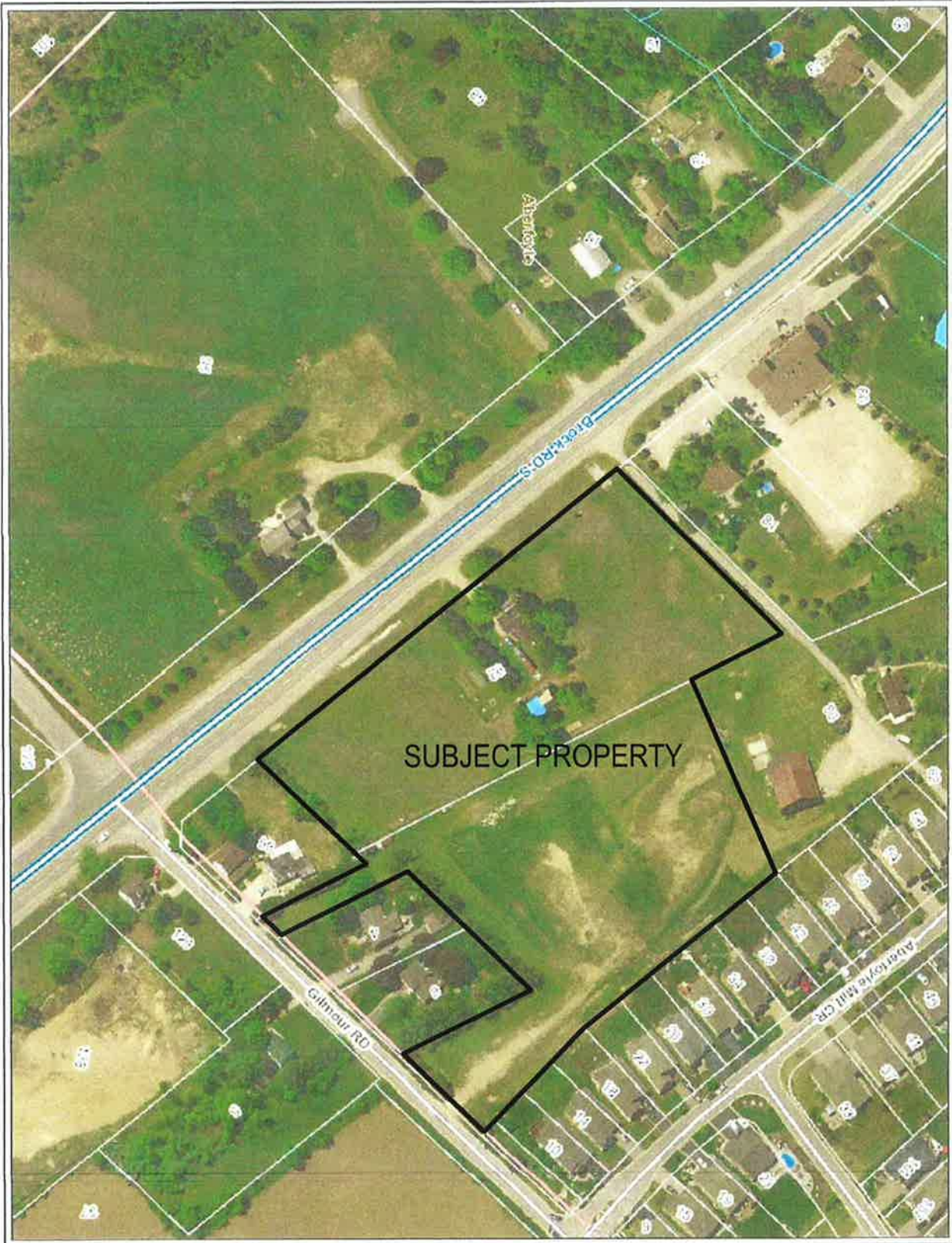


FIGURE 1

commercial facility and residential uses in Aberfoyle Meadows subdivision. A lot line adjustment will be required as part of the planning approvals process to add part of the rear portion of the property to the front portion to create the residential lot.

A conceptual site plan for the proposed development of the property is attached to this report.

2. Land Use Policies and Regulations

2.1. Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act which requires that, *"decisions affecting planning matters shall be consistent with policy statements issued under the Act"*. The current PPS came into effect on April 30, 2014.

The Hamlet of Aberfoyle is considered as a settlement area defined under PPS 2014. Section 1.1.3.1 states that:

"Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted."

The subject application provides for a new "employment" use on the property. The application is consistent with Section 1.3.1 of the PPS (2014) which states:

"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."*

The PPS (2014) further states in Section 1.7 that municipalities should support long term economic prosperity by:

"c) maintaining and, where possible, enhancing the vitality and validity of downtown and main streets:"

The subject use is currently located in an area designated as part of the Central Business District, and it has been located there for many years. The business requires a new location to provide a larger building and lot area to facilitate its growth. This meets the objective of the PPS (2014) of providing a choice of suitable sites for employment uses and taking into account the needs of existing businesses. The applications will also create an opportunity to locate a new use within the Central Business District designation on the property the business will be vacating. The proposed amendments are therefore consistent with the PPS (2014).

2.2. Places to Grow Plan (2006)

The Ministry of Public Infrastructure and Renewal released the Growth Plan for the Greater Golden Horseshoe Growth Plan Area in 2006 (office consolidation June, 2013) to manage growth in Ontario. The property is located in the Greater Golden Horseshoe Growth Plan Area outside a Built-Up Area as designated within the Plan.

Section 2.2.6.2 b) provides an identical policy to Section 1.3.1 of the PPS (2014) referenced above encouraging diverse economic opportunities in municipalities. Based on the foregoing, the subject applications are consistent with the policies of the Growth Plan (2006).

2.3. County of Wellington Official Plan

The Wellington County Official Plan was approved on May 6, 1999 and has been subsequently amended several times. The subject lands are designated Central Business District on Schedule A7-1, which is the land use plan for the Hamlet of Aberfoyle.

The Central Business District (CBD) designation is intended to recognize downtown areas as the focus for business, administrative and cultural activities. The uses permitted in the CBD include a variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions and does not include a use such as a recreational vehicle sales and service establishment.

As previously noted, Aberfoyle Snomobiles has been located within the CBD of Aberfoyle for 35 years. The proposed new site at 92 Brock Road South is also located where the CBD so an Official Plan Amendment is proposed to provide site special

approval to permit a recreational vehicle sales and service establishment on the property. Aside from having co-existed with other uses in the CBD for a considerable period of time, Aberfoyle Snomobiles also has a retail function selling parts, accessories and garments as well as the office function associated with the business.

It should also be noted that the CBD of the Hamlet of Aberfoyle is not a typical concentration of retail, office and personal service uses. Other uses which have been permitted by site-specific zoning amendments include a large flea market, a furniture, antiques and home furnishing store, and other antique sales outlets. These uses cater to a wider range of customers than those located within and near Aberfoyle, in a similar way to Aberfoyle Snomobile's business.

Section 8.4.6 of the Official Plan sets out design considerations for development or redevelopment within the CDD, stating:

"When considering any development or redevelopment within the CBD, Council shall ensure that such proposals are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation. In addition, where any development or redevelopment is proposed adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks and screening for the residential areas."

It is intended that the buildings be designed to be compatible with the existing buildings in the hamlet. The existing house will be retained for residential and potential future commercial use. Design considerations are further discussed under Section 3.5 of this report.

Aberfoyle Snomobiles, if their relocation is approved, will be vacating a building which then can accommodate an additional commercial use within the CBD.

With regard to access, Section 9.8.1 of the Official Plan sets out policies specific to the Township of Puslinch with respect to access to Wellington Road 46 (Brock Road). Section 9.8.1 a) sets out criteria to be considered where direct access is being proposed to Wellington Road 46 including speed limit, sighting distance, grades, width of the roadway and access point, distance between entrances and projected trips. Section 9.8.1 e) states:

"In areas designated industrial or commercial, a maximum of one driveway for commercial or industrial access is permitted for each existing property with up to 100 metres of frontage along the county road where access is acceptable;"

Further information is set out in Section 3.1 of this report regarding access for the proposed use.

Zoning Bylaw 19-85

Zoning Bylaw 19-85 is the comprehensive zoning bylaw for the Township of Puslinch. It was approved by the Ontario Municipal Board on May 12, 1986 and has been amended numerous times.

The subject lands are currently zoned Agricultural (A) zone in the Zoning Bylaw. Application has been made to amend the zoning to a specialized C1 category to permit "a recreation vehicle and lawn and garden equipment sales and service". In addition the requested zoning will permit other uses normally permitted when a C1 zone as well as some additional uses which would be suitable for the type of buildings proposed on the site.

The proposal includes:

- a bank
- a business or professional office
- a clinic
- an existing dwelling or dwelling unit
- garden centre or nurseries
- a personal service shop
- a public use
- a recreation vehicle and lawn and garden equipment sales and service
- a restaurant, including drive-in; fast food; take-out
- a retail store
- a service trade
- a veterinarian's clinic

The subject lands comply with the minimum requirements of the C1 zone category.

3. Other Approval Considerations

3.1. Site Access and Traffic

As noted, the subject property fronts onto Wellington Road 46, (Brock Road) and County roads are considered in the Official Plan to be major roadways. Such major roadways are expected to provide for and service high volumes of traffic including truck traffic.

Information was requested from the owners regarding traffic generated by their business, and they provided the following information:

- Units (ATV's, snowmobiles, trailers) arrive approximately 2-3 times per month by transport truck. At the existing location they have to back in to the site off Wellington Road 46 but at the proposed location will be able to turn internally on site resulting in improved traffic flow.
- Other saleables arrive daily by courier (UPS, Fedex) typically once per day.
- Customers typically arrive by smaller vehicles such as a truck or SUV. The busiest months are October to March, with an average of 14 per day whereas April to September are less busy and average 8 per day based on sales receipts.
- There are currently seven (7) employees arriving Monday to Friday and Saturdays except during the summer months when the business is closed on Saturdays.

It should be again noted that the business is already located on Wellington Road 46 a short distance north of the proposed new location.

Based on the above information discussions were held with Wellington County Roads Division staff. Based on the information supplied, Road Division staff advised in an email dated October 20, 2015 that a traffic impact study would not be required.

The site also has access to Gilmour Road via a 10 metre wide portion of a closed road allowance. No use is proposed to made of this access other than as a potential emergency access should access temporarily not be available from Brock Road.

3.2. Environmental Consideration

There are no proposed fuel storage tanks on site either above ground or underground. Gasoline fuel required on-site is limited to 20 litre CSA approved storage containers. There is also limited oil and other fuel related products available for sale on site. The property is not located with a wellhead protection area as identified in proposed Official Plan Amendment No. 98 of the County of Wellington which identifies such areas.

The proposed site plan was circulated to Grand River Conservation Authority (GRCA) for preliminary review in October, 2015. By email response dated November 6, 2015, GRCA did not see any significant concerns and advised they would provide full comments when finally circulated by the Township. They noted that most of the development is outside the area regulated by GRCA.

3.3. Grading and Drainage

A stormwater management design has been prepared by Van Harten Surveying Inc. and is being submitted with the planning applications. Stormwater from the property will generally continue to flow to the northwest corner of the property as is currently the case, and will include a proposed stormwater management pond. The proposed facilities are adequate to control the 5 year and 100 year storm to at or below existing run-off water rates, as required by the municipality.

3.4. Noise Impacts

The owner retained HGC Engineering to prepare a noise feasibility study for the proposed development which is being submitted with the planning applications. An analysis was conducted to determine the potential impact of noise from rooftop HVAC units, truck deliveries and sounds from repair bays which may be open on the existing sensitive receptors near the subject site. The analysis, assuming typical worst-case equipment and operating scenarios, indicates that the noise impact of the proposed development on the sensitive receptors can comply with MOECC criteria without additional noise mitigation.

3.5. Design Considerations

To ensure that the proposed use is compatible with surrounding uses, the following considerations have been made in the proposed design for the property:

- a) The rear portion of the property will be retained on a separate lot for residential use to provide compatibility with the residential use of the properties in Aberfoyle Meadows subdivision. This also provides a substantial distance buffer between the proposed use and adjacent subdivision.
- b) The existing house and surrounding trees on the property will be retained. The house is a traditional two (2) storey red brick house and will maintain the mixed residential and commercial character of the existing development along Wellington Road 46.
- c) The buildings will be designed to have a semi-rural character consistent with what exists in Aberfoyle. Parking will be located in the side and rear yards rather than the front yard to maintain the streetscape. The storage building proposed on the site will only have access from the front facing Wellington Road 46, and vehicle unloading will take place between the main building and storage building to minimize visual impacts from the road and adjacent properties.
- d) Landscaping and fencing can be used to further buffer the proposed use from adjacent properties.

4. Conclusions

The proposed Official Plan and Zoning Bylaw amendments will designate and zone the property at 92 Brock Road South to permit the relocation of Aberfoyle Snomobiles, to the property.

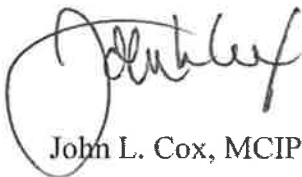
- a) Aberfoyle Snomobiles is a long standing family owned business which has been located in the hamlet of Aberfoyle since 1971.
- b) The proposed amendments are consistent with applicable Provincial policies which encourage municipalities to provide for a range of suitable sites for employment uses to meet the needs of both existing and future businesses and to permit the lands where the business is currently located to be redeveloped to a use which enhances the downtown area.
- c) The proposed use is similar to other uses which have been permitted within the Hamlet Commercial area as designated within the Wellington County Official Plan.
- d) A zoning amendment for the property from A Agricultural to Specialized C1 Hamlet Commercial is required to permit the proposed relocation of the business to the new site.

- e) The Wellington County Roads Division has agreed to permit one access for commercial purposes, to be constructed to meet the County's criteria. The proposed site meets the criteria of the Wellington County Official Plan for a vehicular access for commercial use on a major road.
- f) The site is not located within a wellhead protection area as identified by the County of Wellington, and storage of any potential contaminants on-site is very limited.
- g) Functional stormwater management and servicing reports prepared by Van Harten Surveyors Inc. have been submitted indicating how the use will be accommodated on the site meeting Township standards.
- h) HGC Engineering were retained to complete a noise feasibility study of the proposed use and determined that anticipated noise impact from the proposed use can comply with MOECC criteria without additional noise mitigation.
- i) The design of the site has been done to preserve the original house and trees to retain semi-rural character of the site. The design of the buildings proposed and their location and configuration on the property will also maintain this semi-rural character. A proposed new residential use and distance separation are being used to buffer the proposed use from existing residential development to the east.

Based on the foregoing, it is my opinion that the requested Official Plan and Zoning Bylaw amendments are appropriate and represent good planning.

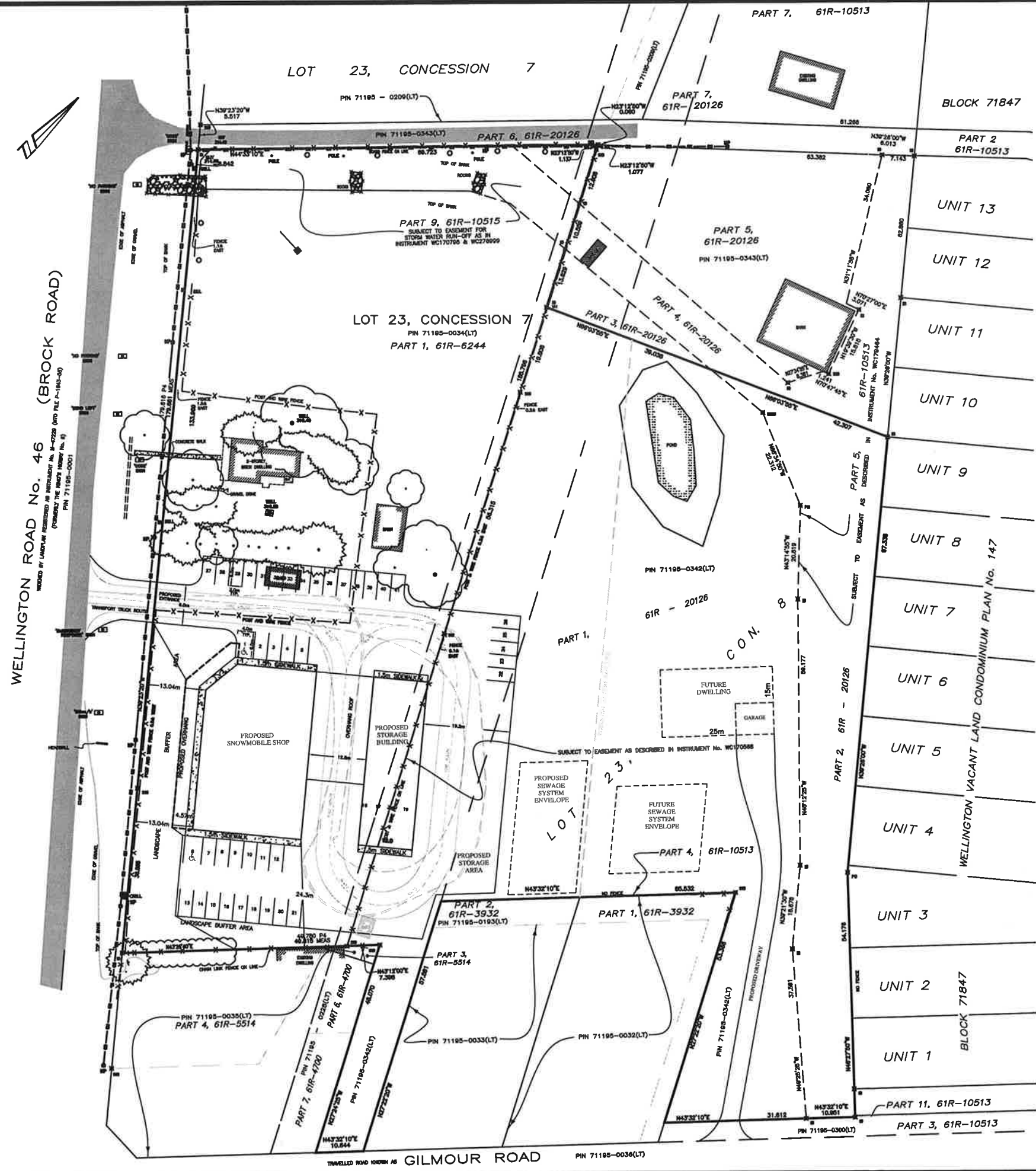
Respectfully submitted,

JL Cox Planning Consultants Inc.



John L. Cox, MCIP, RPP

WELLINGTON ROAD No. 46 (BROCK ROAD)
 RECORDED BY LANDAM INC. INSTRUMENT No. M-2228 (AND FILE P-183-80)
 (FORMERLY THE BERRY ROAD No. 4)
 PIN 71195-0001



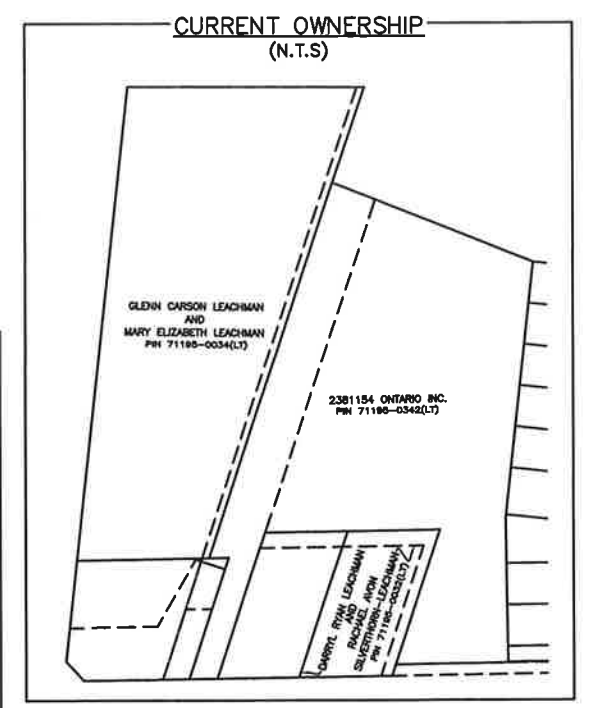
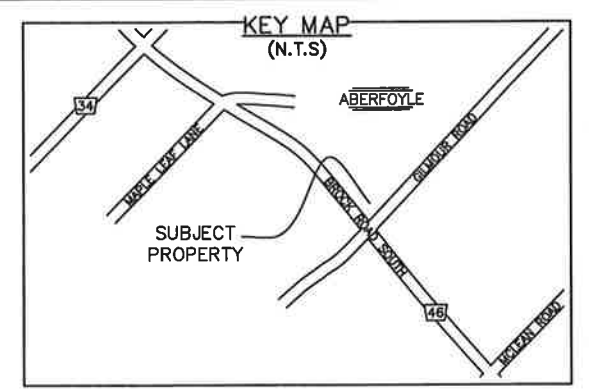
LEGEND:
 ○ DENOTES SURVEY MONUMENT SET
 □ DENOTES SURVEY MONUMENT FOUND
 SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 IB DENOTES .015 x .015 x 0.60 IRON BAR
 SSB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
 WIT DENOTES WITNESS
 CC DENOTES CUT CROSS
 1155 or VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 375 DENOTES BLACK SHOEMAKER et. al., O.L.S.'s
 P4 DENOTES DEPOSITED PLAN 61R-6244 BY (375)
 ALL SURVEY MONUMENTS ARE 375 UNLESS OTHERWISE NOTED

EXISTING ELEVATION x 206.65
 BELL PEDESTAL □ BELL
 HYDRO POLE ● HP
 GUY WIRE ○ W
 LIGHT STANDARD ☆ LS
 SIGN □
 OVERHEAD HYDRO — OH —
 FENCELINE — X —
 DITCH/SWALE ———
 CENTRELINE OF ROAD ———
 EDGE OF BUSH ———
 TOP OF BANK ———
 CONCRETE 4' 4"
 ASPHALT
 GRAVEL
 WATER
 DECIDUOUS TREE
 CONIFEROUS TREE
 SAPLING * SACP or SAPD

SUBJECT PROPERTY:
 92 BROCK ROAD SOUTH
 PIN 71195-0034 (LT)
 PART OF LOT 23, CONCESSION 7 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8
 BEING PART 1, 61R-6244
 TOWNSHIP OF PUSLINCH
 SUBJECT TO EASEMENT:
 • INSTRUMENT WC170798 OVER PART 9, 61R-10513 FOR STORM WATER DRAINAGE IN FAVOUR OF PARTS 1 & 2, 61R-10513
 • INSTRUMENT WC278999 OVER PART 9, 61R-10513 FOR STORM WATER DRAINAGE IN FAVOUR OF UNITS 1-55 WELLINGTON VACANT LAND CONDOMINIUM PLAN No. 147

BEARING AND COORDINATE NOTES:
 1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSRS (2010) ADJUSTMENT.
 2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999815.
 3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83-CSRS (2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS TO A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BENCHMARK:
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOD MODEL HT-2, AS SUPPLIED BY NATURAL RESOURCES CANADA.



PRELIMINARY SITE PLAN

PART OF LOT 23, CONCESSION 7
 PART OF ROAD ALLOWANCE BETWEEN
 CONCESSIONS 7 & 8
 CLOSED BY TOWNSHIP OF PUSLINCH
 BY-LAW 34-1989, INSTRUMENT No. ROS609892
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

PREPARED FOR: ABERFOYLE SNOMOBILES LTD.
 PROJECT No. 21527-13
 DRAWING SCALE 1 : 1000

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.L. Cox Planning Consultants Inc.
 Urban And Rural Planning Services
 17 Spencer Crescent,
 Guelph, Ontario
 N1L 1N1
 Tel. (519) 836-5622



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a revised application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/CBM**

THE LAND SUBJECT to the application is legally known as Part Lot 25, Concession 7, Township of Puslinch. The subject lands are located on Brock Road and McLean Road W, as shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone and Extractive (EX1-3) Zone to a specialized Industrial (IND-_) Zone to expand the list of permitted uses on the subject lands to include office, commercial and industrial uses.

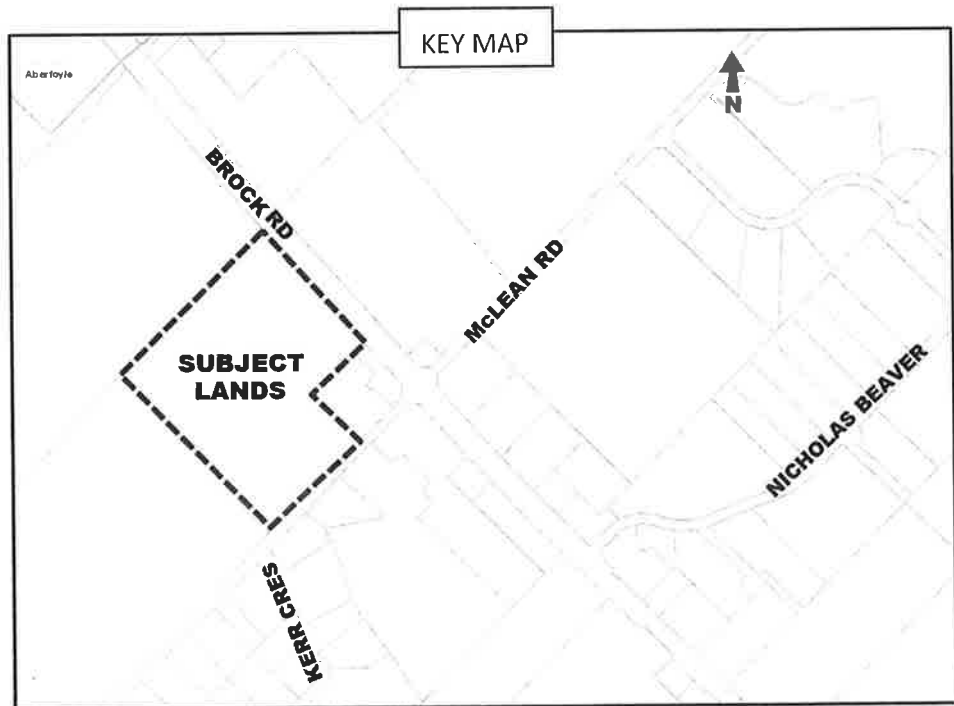
NOTICE OF A PUBLIC MEETING will be provided in the future in accordance with the Planning Act. Written submissions will become part of the public record.

REQUEST FOR NOTICE OF DECISION regarding the Zoning By-law amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review between regular business hours at the Township of Puslinch Municipal Office as of the date of this notice. If you wish to express your views with respect to this application, please forward your comments to Kelly Patzer, Development Coordinator, kpatzer@puslinch.ca.

Dated at the
Township of Puslinch
on this 8th day of July 2016.

Karen Landry
CAO/Clerk
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario N1H 6H9
Phone (519) 763-1226
admin@puslinch.ca





THE TOWNSHIP OF PUSLINCH

NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a revised application to amend Zoning By-law 19/85. The file number assigned to this application is **D14/LEA**.

TAKE NOTICE that related Official Plan Application #OP 2016-05 has been filed with the County of Wellington to re-designate the lands from Central Business District and Residential to a Specialized Central Business District

THE LANDS SUBJECT to the application are legally known as Part Lot 23, Concessions 7 and 8, Township of Puslinch. The subject lands are located on Brock Road and Gilmour Road, as shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend the Township of Puslinch's Zoning By-law 19/85 from Agricultural (A) Zone to a specialized Hamlet Commercial (C1-_) Zone to permit the development of a recreational vehicles and lawn and garden equipment sales and service establishment including a showroom, offices, parts and accessory sales and repair shop and storage building. Other proposed permitted uses on the property include those normally permitted in the C1 Zone and additional uses such as a garden centre or nursery, veterinarian's clinic and restaurant including drive-in/fast food/take-out.

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Dated at the
Township of Puslinch
on this 8th day of July 2016.

Karen Landry
CAO/Clerk
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