

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING TO CONSIDER  
HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAW 19/85

**MINUTES**

**DATE:** Wednesday, December 19, 2012

**TIME:** 6:30 P.M.

A Public Meeting was held on the above date and called to order at 6:30 p.m. at the Municipal Complex, Aberfoyle.

**ATTENDANCE**

All members of Council and the CAO/Clerk-Treasurer.

**OTHERS IN ATTENDANCE**

1. Sarah Wilhelm, Planner, County of Wellington
2. Mike Robinson, Wellington Advertiser
3. Heather Krouskie, Deputy Clerk
4. Astrid Clos, Planning Consultant
5. T.R. Boyd, Mini Lakes Residents' Association
6. Doug Smith

**CHAIRMAN:** Mayor Lever opened and chaired the meeting.

**DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None.

Mayor Lever provided the following information to those in attendance.

The Notice Regarding a Public Meeting to Consider Housekeeping Amendments to the Zoning By-law 19/85 (hereinafter referred to as the "Notice") was dated and circulated to residents on November 6, 2012. The Notice was also posted at the Township office, on the Township's website on November 6, 2012 and in the Wellington Advertiser newspaper on November 16, 2012.

The public is invited to submit comments regarding the proposed Amendments or to attend before Township Council as a delegation. All concerns expressed will become part of the record and the Township is required to respond to your concerns.

Mayor Lever also provided the following information:

- The purpose of the meeting is to consider proposed amendments to Zoning By-law 19/85 (Housekeeping Amendments).

- These are Township initiated "housekeeping" amendments that affect all lands in the Township of Puslinch (unless otherwise specified) as itemized below:
  - i) Rezone Part Lot 24 & 25, Concession 3 from Agricultural Exception (A-2) Zone to Agricultural (A) Zone to remove the provision allowing a kennel on the property (see Key Map 1).
  - ii) Rezone Part Lot 8 and Lots 22 & 23, Concession 9, Registered Plan 131 from Agricultural (A) Zone to Open Space (OS) Zone to correspond with additional land added to Farnham cemetery (see Key Map 2).
  - iii) Add text to clarify that height of a building is to be measured from the centre of a building.
  - iv) Add text for through lots to deem the principal access to the lot as the front lot line rather than either street line of the lot.
  - v) Add allowance for an increased accessory building height from 5 metres maximum to 7 metres maximum for lots over 1 ha (2.5 ac) in size in the Agricultural Zone.
  - vi) Add standards for barrier free parking.
  - vii) Clarify front yard setback where there is a centre line setback and a zone requirement that differ.
  - viii) Update text for garden suites to correspond with new Planning Act provisions and other minor changes.
  - ix) Add provision allowing for a reduced setback from a Natural Environment (NE) Zone subject to Conservation Authority support.
  - x) Remove site specific zone text which was repealed through map changes in previous amending by-laws.
  - xi) Increase minimum lot area in Agricultural Zone from 1,394 m<sup>2</sup> to 4,000 m<sup>2</sup> (1 acre).
  - xii) Remove A-19, A-21 and A-25 garden suite provisions as 10 year temporary period has expired.
  - xiii) Mini Lakes (ML) Zone correction for side yards and addition of regulations pertaining to dwelling site requirements for accessory building setbacks and lot coverage. A provision is also added so that the word "site" and "lot" are interchangeable due to a recent draft plan of subdivision.
  
- If a person or public body that files an appeal of a decision of the Corporation of the Township of Puslinch in respect of the proposed zoning by-law amendment does not make oral submissions at a public meeting, or make written submissions to the Township before the proposed Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.
  
- If you wish to be notified of the decision of the Corporation of the Township of Puslinch regarding the Zoning By-law Amendment you must make a written request to the Clerk, Township of Puslinch, 7404 Wellington Road 34, R.R. #3 Guelph, Ontario N1H 6H9.

Mayor Lever introduced Sarah Wilhelm, Planner, County of Wellington and asked that everyone sign in so as to make sure they became part of the public record.

### **Sarah Wilhelm, Planner, County of Wellington**

- The proposed bylaw is for routine housekeeping amendments to update, improve and make corrections to the Zoning Bylaw.
- Sarah advised that the types of changes proposed are Township Wide and Site Specific Changes.

#### **Township Wide Amendments ~**

- Building Height – measurement to be taken from the centre of the front of a building to deal with situations where we have changes in grade.
- Through Lots – Change to deem lot line with principal access to be front lot line. This was created for “through lots” or lots with frontage on two roads – either can be the front lot line.
- Barrier Free Parking – There are currently no standards for barrier free parking. If more than 50 spaces are provided, Building Code requires 1 per 100 parking spaces or portion thereof. New regulation would apply if a use requires 4 or more spaces and dictate: (a) size of space, surface and identification of space; (b) proximity and access to entrance; (c) number of spaces based on sliding scale.
- Centre Line/Front Yard Setback – Revised outdated “Guelph and Suburban Road Commission” reference. 27 m centre line setback applies to building, structure, excavation or open storage. Added provision to also reference setback requirements of applicable zone. Whichever is greater would apply.
- Garden Suites ~ Increased temporary timeframe from 10 to 20 years. Remove out of date health unit reference. Clarify that only one garden suite is permitted on a lot with one single detached dwelling.
- Natural Environment Zone Setback – Natural Environment Zone provision were incorporated into Puslinch By-law prior to Generic Regulations. By-law currently gives Conservation Authority ability to interpret and change Zone boundary, but not associated 30 m setback. Changes would allow for reduction if Conservation Authority approves. Avoids duplication in process. All three conservation authorities in agreement with this change.
- Minimum Lot Area – Current minimum lot area for Agricultural Zone is 1,394 sq. m (0.34 acre) Propose to increase minimum to 4,000 sq. m (1 acre). This is the normal minimum across the County and is an industry/market standard.

#### **Site Specific Changes:**

- North Side of Smith Road. Removal of Kennel Use Zone. Result of a previous severance.
- Farmhand Cemetery expansion. Adding land to Open Space Zone. Result of previous lot line adjustment.
- Text - Technical corrections and updates were made. Removal of site-specific zone text. Repealed through previous amending by-laws. Garden suite period has expired on three lots.
- Mini Lakes – Addition of regulations for accessory building setbacks. Inclusion of accessory buildings within overall 35% lot coverage. Provision added so that terms “site” and “lot” are interchangeable due to subdivision.
- Fox Run Phase II – Four lots currently have minimum 30 m frontage requirement. Revision would include one more (Lot 4, 23CD-09003).

- There was consultation with Township staff, Conservation Authorities and Mini Lakes regarding the proposed changes.

**Questions/Comments**

**Astrid Clos, Planning Consultant**

Represents Mini Lakes and Fox Run Phase Two developments and advises that both clients are in favour of what is proposed in the bylaw.

**Mayor Dennis Lever**

Asked how the building height measurement change come about.

**Sarah Wilhelm, Planner**

It is an average of the grade. This seemed to be a more reasonable approach.

**See also Bylaw #9/13 and the Second Regular 2013 Council Meeting Minutes dated December 19, 2012.**

**ADJOURNMENT:** Mayor Dennis Lever closed the meeting at 6:45 p.m.

Signed: \_\_\_\_\_  
Dennis Lever, Mayor

Signed: \_\_\_\_\_  
Brenda Law, CAO/Clerk-Treasurer