



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

**DATE:** March 3, 2016

**TIME:** 7:15 p.m.

**PLACE:** Puslinch Municipal Complex

**FILE NUMBER:** Zoning Amendment File D14/COL  
Brad Coles  
6691 Ellis Road

**MEMBERS:** Mayor Dennis Lever - Chair  
Councillor Ken Roth  
Councillor Wayne Stokley  
Councillor Matthew Bulmer

The Chair welcomed those attending the Public Meeting.

No pecuniary interest was declared by any member of Council.

The Chair advised the purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the proposed Zoning By-law Amendment commenced by the applicant Brad Coles, located at 6691 Ellis Road.

The Chair advised that the members of Council are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for each development proposal.

The Chair instructed the format of the Public Meeting is as follows:

- The applicant will present the purpose and details of the application and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- Following this members of Council have the opportunity to obtain clarification and ask questions of the proposal.
- The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

### **Presentations**

Jacqueline Hannemann of Stantec, agent and Brad Coles, owner, presented the application.

Jacqueline Hannemann stated that the existing business on the property produces labels and there is not an accessory retail aspect to the business. The business has been operating for 18 years and has 5 employees. A new building is proposed for the label making business on the property that is proposed to be severed with an area approximately of 1 acre. The label making business will be the only use on the land. The existing operation out of the accessory building will cease and the accessory building will be used for the owner's personal use. There may be



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consideration for the minor variance to be repealed that permits additional employees for a home occupation on the property.

Jacqueline Hannemann indicated that the new building is proposed to be 60 feet by 80 feet and will have a maximum height of 20 feet. A maximum building size of 5000 square feet is requested to be included in the rezoning, with no other buildings permitted on the property. Parking will be provided in accordance with the Township Zoning By-law and would be available for use by the Chapel when requested.

Jacqueline Hannemann noted the hours of operation for the business are 8 a.m. - 5 p.m. Monday – Thursday and 8 a.m. – 2:30 p.m. on Fridays.

Jacqueline Hannemann indicated that Ellis Chapel is not listed on the federally protected website, and is listed as a heritage property in the Township of Puslinch. There is a natural buffer along the property line adjacent to Ellis Chapel and there is adequate space for an additional buffer.

Jacqueline Hannemann remarked that the proposal conforms to the Provincial Policy Statement, the Growth Plan and the Official Plan.

### **Question/Comments**

There were no questions or comments from the Public.

Councillor Bulmer remarked that he is pleased with the identified buffer and encourages any additional planting that could provide a greater buffer between the business and Ellis Chapel.

Councillor Roth questioned if the proposed fire route was identified and approved by the Fire Department.

Jacqueline Hannemann responded that through the Site Plan process the fire route will be properly approved.

There were no further questions or comments and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

### **Adjournment**

The meeting adjourned at 7:34 p.m.