



REPORT PD-2016-020

INFORMATION REPORT

FROM: Kelly Patzer, Development Coordinator

DATE: June 15, 2016

SUBJECT: Public Meeting - Rezoning Application File D14/ONT– 2435953 Ontario Inc. (ASR Transportation) – Rear Part Lot 25, Concession 7, municipally known as 7456 McLean Road W

BACKGROUND:

1. Purpose of Report

This report is to advise Council and the Public of the application for a Zoning By-law Amendment located at 7456 McLean Road W. The proposed amendment seeks to rezone the vacant subject property from Agricultural (A) Zone and Industrial (IND) to a specialized Industrial (IND-_) Zone.

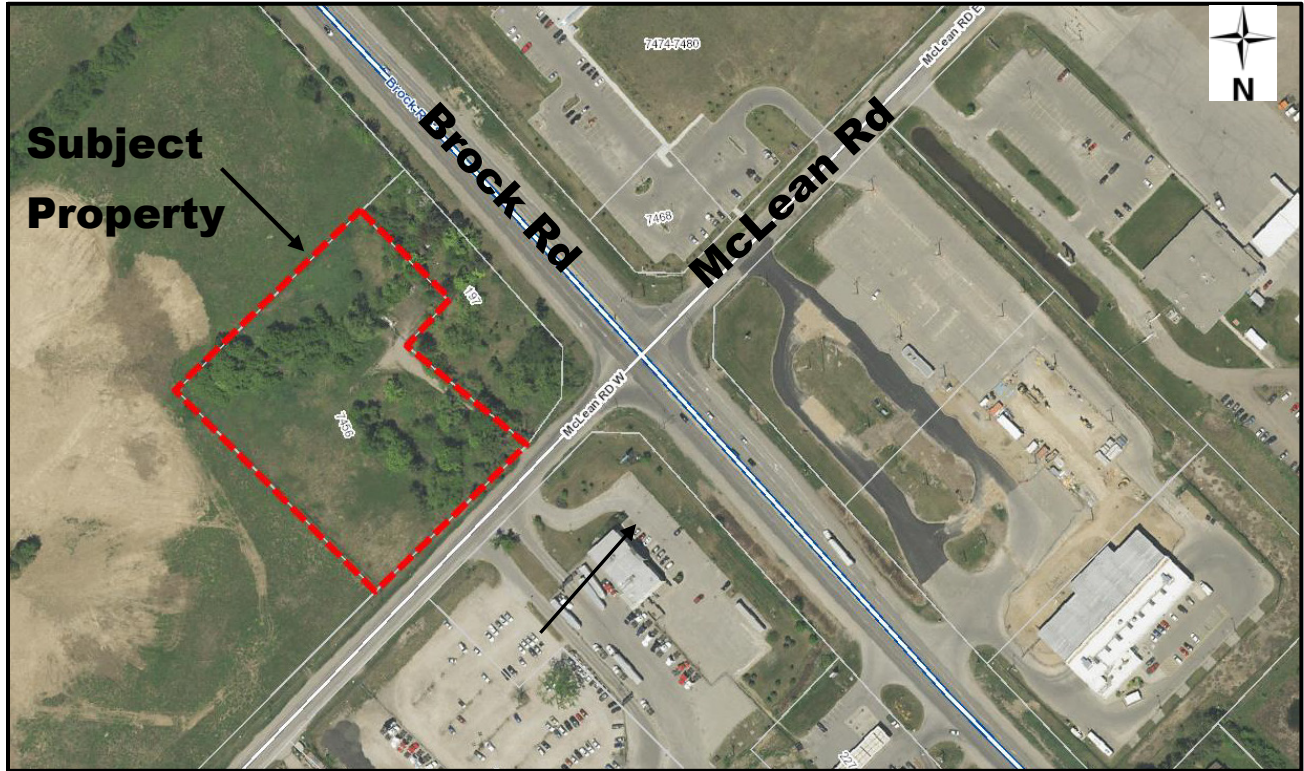
2. Application

An application has been submitted to allow for a truck repair shop, including truck maintenance, accessory office and associated parking. Other permitted industrial uses may occur within the proposed industrial mall and a site-specific parking ratio is proposed to apply to all of the units.

A Planning Report, Concept Plan, Transportation Impact Study, Stormwater Management Report, Septic Design Report, Tree Management Report and Landscape Plan are included in the application package. Site Plan Approval will be required prior to development for a detailed site design review of the property.

3. Location & Site Characteristics

The subject site, known municipally as 7456 McLean Road W, is located on the north-west corner of Brock Road and McLean Road. The vacant land is approximately 1.2 ha/3.0 acres. The property is surrounded by existing industrial uses. Vacant parcels abut the property to the east and north (see aerial photo below).



Source: County of Wellington 2015 Air Photo & Parcel Fabric

APPLICATION CHRONOLOGY:

1. Township of Puslinch Zoning Application

The application was deemed complete March 29th, 2016.

2. Notice:

April 19, 2016: Notice of a Complete Application mailed to property owners within 120 metres of the subject property and all required agencies.

May 27, 2016: Notice of a Complete Application and Public Meeting published in The Wellington Advertiser and mailed to property owners within 120 metres of the subject property and all required agencies.

June 14, 2016: Application to be presented for comment at the Planning Development and Advisory Committee.

June 23, 2016: Public Meeting to be held at Township of Puslinch

3. Staff, Agency & Public Circulation Comments:

The zoning application was circulated for review to the Township's consultants and External Agencies for comments. The County of Wellington Planning report detailing the

proposed rezoning is attached. Staff/consultant comments received to date are also attached.

Township Staff has not received any written comments as of the date of this report from the public regarding the application. Any further comments received, including those at the Public Meeting, will be reviewed, addressed and included in the final Recommendation Report.

APPLICABLE LEGISLATION & REQUIREMENTS:

1. County of Wellington Official Plan

The Official Plan designates the subject property as Rural Employment Area. The property is located within the special policy PA7-1. This policy recognizes that this area of the Township is the predominant location for business and industry and encourages the development of new employment uses.

2. Township of Puslinch Zoning By-Law

The subject property is dual zoned Agricultural (A) Zone and Industrial (IND) Zone. An Industrial Special (IND-_) Zone is proposed.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and completed, a final Recommendation Report will be brought forward to Council with any required proposed amending By-law which will summarize all agency and public comments and assess the merits of the application for final approval.

ATTACHMENTS:

Attachment "A" - County of Wellington Planning Report

Attachment "B" – Staff/Agency Review Comments

Attachment "C" – Planning Report Prepared by Astrid J. Clos

Attachment "A"



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: June 10, 2016
TO: Kelly Patzer, Development Coordinator
Township of Puslinch
FROM: Sarah Wilhelm, Senior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING D14/ONT (Noor Associates Ltd.)**
Zoning By-law Amendment
7456 McLean Road West, Puslinch

SUMMARY

This zoning by-law amendment application was deemed complete by the Township of Puslinch and a public meeting scheduled for June 23, 2016. The purpose of this report is to provide our preliminary comments concerning the application materials submitted by the applicant's agent (Astrid Clos, Astrid J. Clos Planning Consultants). There were no comments or concerns identified by the public at the time of writing this report. The Township's consulting ecologist has requested a minor revision to the Landscape Plan. The County Engineering Services Department confirms that no access will be permitted to Brock Road.

INTRODUCTION

The land subject to the proposed zoning by-law amendment (Application D14/ONT) fronts onto McLean Road West. The property is legally described as Part of Lot 25, Concession 7 and is addressed as 7456 McLean Road West. This irregular shaped property is 1.2 ha (3 ac) in size. Surrounding land uses include the following:

East Vacant employment land and industrial use across Brock Road (Maple Leaf Foods)
West Vacant employment land
North Vacant employment and rural land
South Industrial uses

The subject property is identified in Figure 1.

PROPOSAL

According to the application materials, the purpose of the proposed zoning by-law amendment is to rezone the property to a site specific Industrial Zone to allow for it to be used as a truck repair shop, including truck maintenance and an accessory office. Specialized regulations are also requested to define the proposed use and simplify parking calculations for the proposed multi-tenanted building.

In support of the rezoning application, the proponent has filed the following information:

- Planning Report
- Site Concept Plan
- Transportation Impact Study
- Stormwater Management Report
- Tertiary Treatment System Design Report
- Tree Management Plan
- Landscape Plan

The submission also included a response to comments prepared by MTE dated November 24, 2015.

Figure 1 Property Location



PROVINCIAL PLANNING POLICY

The Provincial Growth Plan (Places to Grow) places an emphasis on intensification and optimizing the use of existing land supplies. Under Section 2.2.6 – Employment Lands – municipalities are to provide “an appropriate mix of employment uses including industrial, commercial and institutional uses...” The Growth Plan also encourages employment growth through the “development of vacant and/or underutilized lots within previously developed areas” or by “infill development”.

The Provincial Policy Statement (2014) provides similar policy direction regarding the provision and promotion of employment lands at appropriate locations and under appropriate conditions. Such development is to consider the adequacy of site services, transportation systems, and the protection of the natural environment, among other matters.

COUNTY OFFICIAL PLAN

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated RURAL EMPLOYMENT AREA. Dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas. Permitted dry industrial uses may include:

- Manufacturing, processing, fabrication and assembly of raw materials; or
- Repair, servicing, distribution and storage of materials

Accessory uses including the retail sales of products produced on site may be allowed.

The property is also located within the Puslinch Economic Development Area (Special Policy Area PA7-1). This area is intended to provide locations for economic activity and employment opportunities in the Township. The Special Policy Area identifies the predominant location for business and industry in Puslinch.

PUBLIC AND AGENCY COMMENTS

There were no comments from neighbouring property owners at this time. We are in receipt of the following comments:

Agency/Peer Review Consultant	Summary
GWS Ecological & Forestry Services Inc. May 24, 2016	Request for minor revision to Landscape Plan
GM BluePlan Engineering May 4, 2016	No further comments regarding the rezoning application
County of Wellington Engineering Services June 6, 2016	The County will not permit access onto Brock Road (Wellington Road 46) for this development

TOWNSHIP ZONING BY-LAW

According to Schedule ‘A’ of Zoning By-law 19/85, the subject property is zoned Agricultural (A) and Industrial (IND). As requested, this application proposes to amend the zoning to Industrial Site-Specific (IND-___), including the following:

A Truck Repair Shop	To be permitted in addition to the uses permitted in the IND Zone
A specialized definition of “Truck Repair Shop”	“TRUCK REPAIR SHOP” means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration.”
A specialized parking ratio for proposed industrial mall	A parking ratio of 1 parking space per 50 m ² of net floor area for all permitted uses on the property within a multi-tenanted building

NEXT STEPS

The public meeting for this application is scheduled for June 23, 2016. Materials associated with the application should be available to the public at the Township office prior to the public meeting date. Following the public meeting, Township Council may further consider the applicant’s response to any matters raised by the public and other comments and concerns identified. We will be in attendance at the public meeting to hear the applicant’s presentation, public comments and Council discussion.

Our planning recommendations will be provided following the public meeting and resolution of outstanding issues.

Respectfully submitted
County of Wellington Planning and Development Department

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', written in a cursive style.

Sarah Wilhelm, BES, MCIP, RPP
Senior Planner



Attachment "B"

PEOPLE | ENGINEERING | ENVIRONMENTS

May 4, 2016
Our File: 115006-18

Township of Puslinch
RR 3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Ms. Kelly Patzer

Re: Re-zoning Application Comments
D14/ONT – Noor Associates Ltd,
7456 McLean Road West,
Township of Puslinch

Dear Ms. Patzer:

A second submission has been submitted to support the re-zoning of 7456 McLean Road from Agricultural to Industrial, which would permit the development of an office building and truck parking.

In support of the application, the following documents and drawings were received and reviewed:

- Zoning By-Law Amendment Application, dated Feb. 22, 2016
- Planning Report, prepared by Astrid. J. Clos Planning Consultants, dated Mar. 28, 2016
- Site Plan, Dejmek Associates Inc., Rev.5, dated March 17, 2016
- Response to Re-Zoning Application Comments, dated Nov. 24, 2015
- Stormwater Management Report, MTE, dated Aug. 11, 2015, revised Nov. 24, 2015
- Transportation Impact Study, Paradigm, dated March 2016
- Notice of Complete Application

Based on our review, the previous comments have been addressed; and GMBP does not have any further comments regarding the re-zoning application. However, we note the following comments must be addressed during Site Plan Approval;

1. As per Section 18 (a) of the By-Law, structures are not permitted within the setback limits. Please relocate all applicable structures. – (Garbage Enclosure and Septic Leaching Beds).
2. Potable water supply for the site is shown as a proposed well. GMBP notes that the current well location does not meet the current setbacks from holding tanks as outlined in Chapter 8 of the Ontario Building Code.
3. The proposed site grading on the easterly side of the site is on adjacent property; all site grading shall be confined to within the proposed property.
4. We request that an energy dissipation/dispersion structure(s) be provided at the outlet of the stormwater management pond, to direct and disperse flows over a larger area to mimic pre-development condition flow patterns.
5. The sanitary sewer service as shown does not have an acceptable offset from property line, please relocate as required.
6. Turning radius for trucks entering the eastern entrance is not adequate for the proposed site. Eastbound trucks cannot cross existing centreline of the road to enter the proposed site.



As previously stated, due to the proximity to Brock Road, the entrances are to be reviewed by County of Wellington.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:

A handwritten signature in blue ink, appearing to read 'S. Conway'.

Steve Conway, C.E.T., rcsi, PMP



File: 3527
By: Email

May 24, 2016
Township of Puslinch
7404 Wellington Road 34
Guelph, Ontario
N1H 6H9

Attention: Ms. Kelly Patzer
Dear: Ms. Patzer

Re: 7456 McLean Road West, D14/ONT

As requested, I have reviewed the Planning Report, prepared by Astrid Clos and the Tree Management Plan and Landscape Plan prepared by Mackinnon & Associates that have been submitted in support of proposed rezoning from Agricultural to Industrial to permit the development of an industrial mall including offices, truck repair shop and trailer parking. With respect to the Tree Management Plan, a total of 84 trees were inventoried on the site and approximately 67% of these trees represent non-native species, some of which are considered invasive species (eg. Scotch pine, Siberian elm, Manitoba maple and Norway maple). No mature, good quality native trees were recorded on the property. All inventoried trees have been recommended for removal except for 7 trees that occur along the east property boundary. Given the trees found on this site and the proposed intensity of development, I agree with Mackinnon's Tree Management Recommendations. The trees to be retained will be protected by a paige wire farm fence with silt screen attached. This protective fencing should be installed 1 m beyond the dripline of trees to be retained as shown on the Plan.

Tree and shrub species proposed for planting are all acceptable native species, except for dwarf burning bush, and their sizes are consistent with the Puslinch Design Guidelines. Dwarf burning bush is considered a moderately invasive non-native species. Since there are woodlands and wetlands in close proximity to this site its use is considered problematic and a suitable native shrub should be planted instead of dwarf burning bush. The Landscape Plan should be revised to reflect this change.

Please feel free to contact me if you require further clarification on these matters.

Yours truly,

Greg Scheifele, M.A., R.P.F.
Principal Ecologist/Forester

Attachment "C"

PLANNING REPORT

**7456 McLEAN ROAD WEST
TOWNSHIP OF PUSLINCH (ABERFOYLE)
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF
2435953 ONTARIO INC.**

March 28, 2016

Project No. 1602



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3
Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

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1. Introduction

This report has been prepared in support of the Zoning Amendment application for the property municipally addressed as 7456 McLean Road West in the Township of Puslinch (Aberfoyle). The subject property is proposed to be developed as a 6 unit industrial mall. The area of the site is 1.215 ha. A parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses in the IND Zone for the subject property.

2. Background

A Pre-consultation process was undertaken with the Township of Puslinch. Through this process preliminary comments were received and the submission requirements to support this application were confirmed. This Planning Report was requested through the pre-consultation process with the Township of Puslinch as part of a complete application.

3. Existing Conditions and Surrounding Land Uses

The subject property is 1.215 ha in area. The property is legally described as Concession 7, Part of Lot 25, Part 2 of Reference Plan 61R-4472, Township of Puslinch, County of Wellington and is municipally addressed as 7456 McLean Road West. The property is vacant and does not contain any buildings.

The Stormwater Management Report prepared by MTE dated March 4, 2016 states that,

“The site currently is split between two larger catchments. The majority of the site flows to the rear of the property draining over the gravel pit lands and ultimately outletting to Mill Creek. The remainder of the site drains to an existing low area at the front of the property.”

The Geotechnical Investigation prepared by INSPEC-SOL INC. dated August 28, 2001 states that,

“...underlying the topsoil is fine-grained silt or sandy silt with intermittent layers of clay and medium sand. It is noted that there are some large cobble and boulder size inclusions in the sandy silt deposit. The layered silt or sandy silt deposit is underlain by sand and gravel...The native sand and gravel deposit was generally found to be relatively compact but becomes dense to very dense in some locations.”

Existing trees on the property have been identified by MacKinnon & Associates on the Tree Management Plan dated March 28, 2016.

The existing surrounding land uses include:

North - Agricultural.

East - Vacant Rural Employment land. Industrial Use fronting onto Brock Road South, Wellington County Road 46 (Maple Leaf Foods)

South - Truck Transport use fronting onto McLean Road West. (Trans X International)

West - Vacant Rural Employment land.

Figure 1 – Surrounding Land Use



4. Development Proposal

The area subject to the Zone Change Application is 1.215 ha. The west portion of the property is within the Industrial IND Zone. The east portion of the property is zoned within the Agricultural A Zone. The purpose of this application is to change the existing Agricultural A Zone on the east portion of the property to the Industrial IND Zone. The purpose of this application is to also permit a "Truck Repair Shop" in addition to the uses permitted in the IND Zone for the subject property. A new definition of a "Truck Repair Shop" is proposed to be added to the zoning applicable to the subject property. In addition a parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses within a multi-tenanted building in the specialized IND Zone on the subject property.

New definition proposed:

"TRUCK REPAIR SHOP" means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

The reason for the proposed amendment is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include units to be leased for uses permitted within the IND Zone. A parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses on the subject property within a multi-tenanted building.

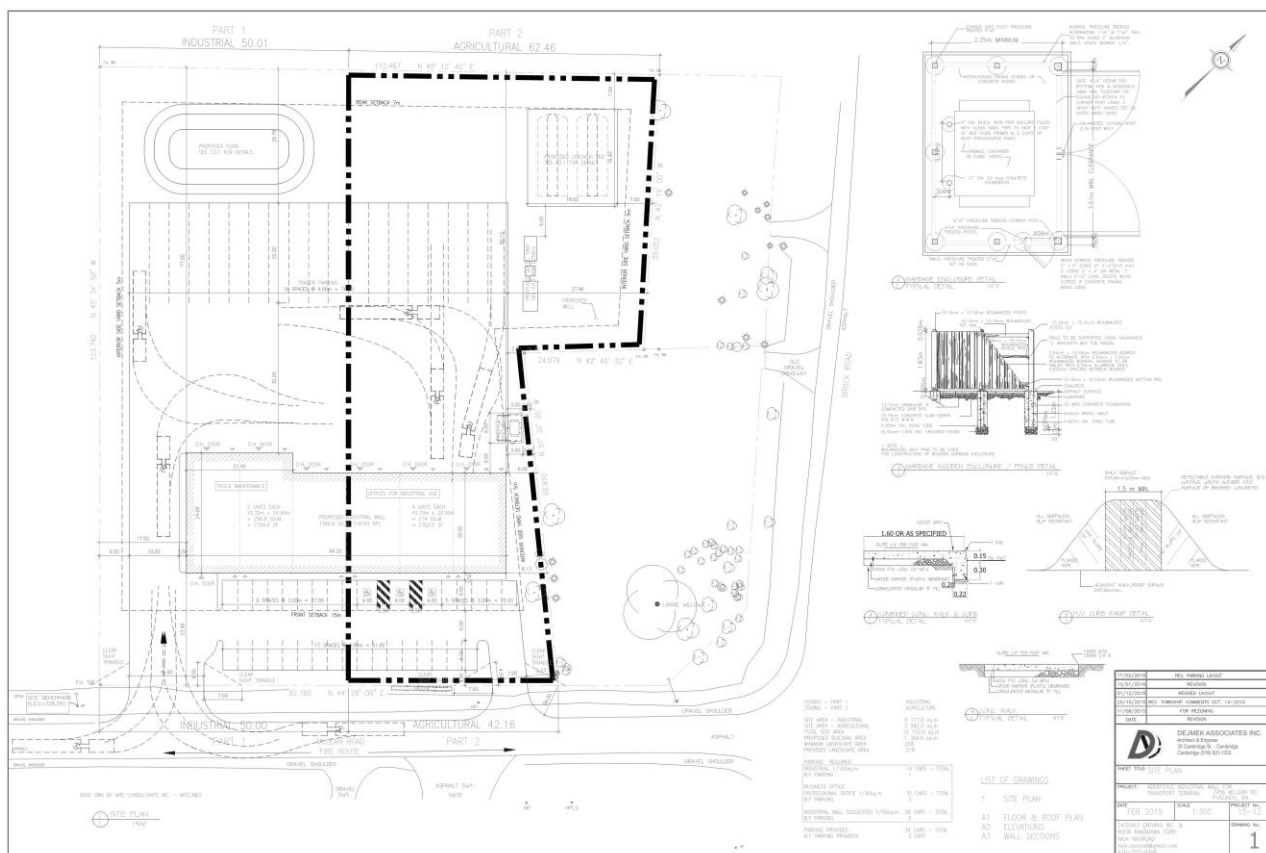
Dejmek Associates Inc. Architect & Engineer prepared a plan showing the proposed development dated February 17, 2016. The proposed industrial mall has 6 units. Two units are

proposed to be used for a Truck Repair Shop with the remaining four units to be used for those uses permitted by the IND Zone. 34 parking spaces are proposed which includes three accessible parking spaces. Two entrances are proposed to the property from McLean Road West. One access is predominately for truck access and the second access is intended to be used by passenger vehicles for parking. Within the rear yard, behind the proposed building 19 truck parking spaces are provided.

A parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses on the subject property. The permitted uses within the IND Zone have a range of required parking ratios in the zoning by-law. Given that the 6 units within the proposed building may be leased to any of the permitted uses a blended parking ratio is proposed which is adequate to meet the required parking.

The Stormwater Management Report dated March 4, 2016 and the Tertiary Treatment System Design Report dated March 3, 2016 (which includes the Geotechnical Report prepared by Inspec-Sol Inc. dated august 28, 2001) prepared by MTE indicate the proposed private well, private sewage treatment and storm water management facilities.

Figure 2 – Proposed Concept Plan (February 17, 2016)



Source: Dejmek Associates Inc., Architect & Engineer

5. Planning Framework

5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

“1.3 Employment

1.3.1 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.*

1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

1.3.2.2 *Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*

1.3.2.3 ***Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.***

1.3.2.4 *Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.”*

The proposal for the subject property is consistent with the Provincial Policy Statement 2014 in that it provides the anticipated employment uses in proximity to Highway 401, a major goods movement facility.

5.2 Places to Grow

Pursuant to the Places to Grow Act, 2005: the Growth Plan for the Greater Golden Horseshoe, 2006 was approved by the Lieutenant Governor in Council, Order-in-Council No 1221/2006 took effect on June 16, 2006; minor amendments were made to the Growth Plan for the Greater Golden Horseshoe, 2006 by Minister’s Order dated December 19, 2011; and Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006, was approved by the Lieutenant Governor in Council, Order-in-Council No 1702/2011 to take effect on January 19, 2012. Amendments 1 and 2 have been approved and are in effect.

Excerpts from the Growth Plan are included in the report. **Bolding** has been added for emphasis. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure.

“2.2.6 Employment Lands

1. ***An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule***
2. *Municipalities will promote economic development and competitiveness by –*
 - a. *providing for an appropriate mix of employment uses including industrial, commercial 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. *planning for, protecting and preserving employment areas for current and future uses*
 - d. *ensuring the necessary infrastructure is provided to support current and forecasted employment needs.*
6. ***Municipalities are encouraged to designate and preserve lands within settlement areas in the vicinity of existing major highway interchanges, ports, rail yards and***

airports as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities, where appropriate.”

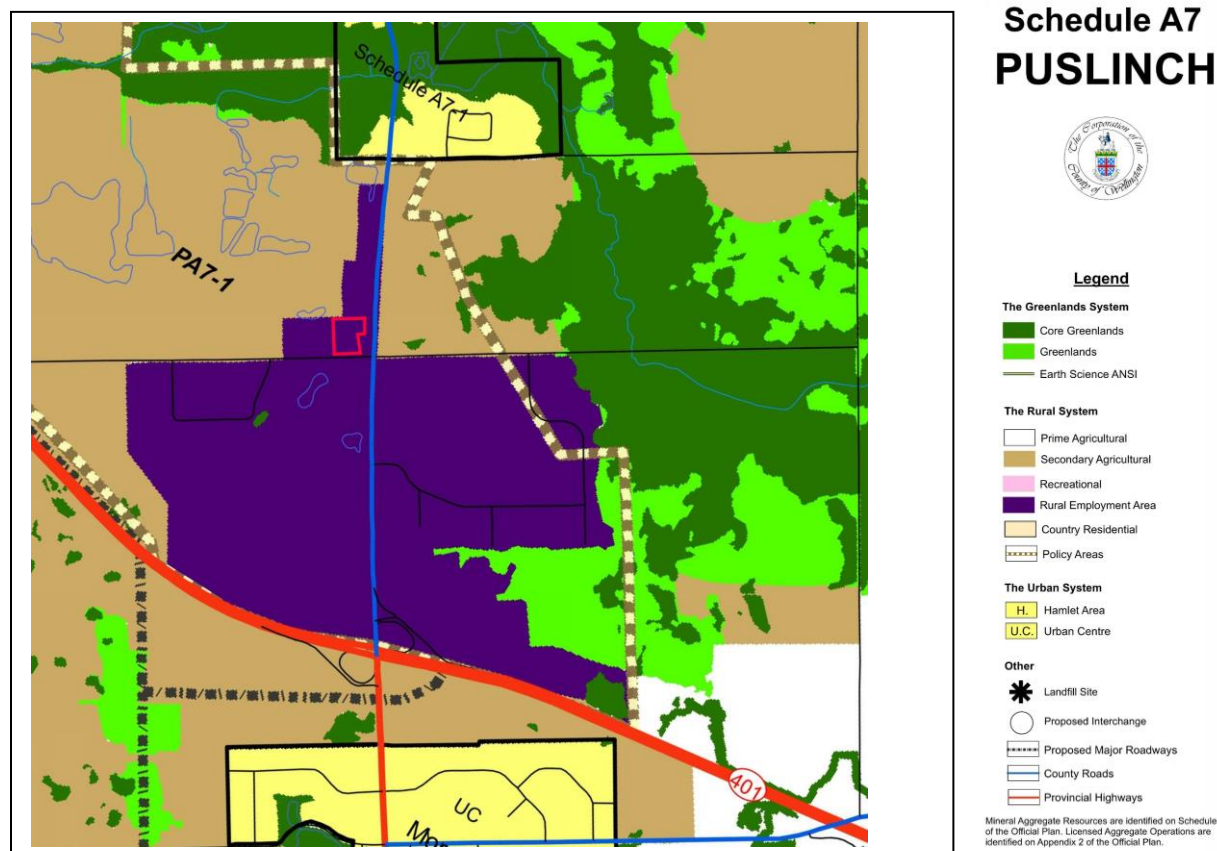
The proposal for the subject property will assist the Township to meet the vision of Places to Grow to provide employment uses in the vicinity of existing major highway interchanges.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan 5 Year Review was initiated in February 2010 with a Special Meeting of County Council. County Council adopted Official Plan Amendment No. 81 in September 2013. The Ministry of Municipal Affairs and Housing approved OPA No. 81 with modifications in April 2014 which was then appealed to the Ontario Municipal Board. The Ontario Municipal Board issued an Order on December 19, 2014 confirming that with the exception of three site specific appeals, (Armel and Telfer Glen in Puslinch, and Hustonville in Moorefield) the remainder of OPA No. 81 is now in effect. County staff is currently working on an updated version of the Official Plan that will include all of the OPA No. 81 changes which are in effect.

Schedule A7 of the County of Wellington Official Plan designates the site within the Aberfoyle Rural Employment Area.

Figure 3 - Schedule A7 Wellington County Official Plan



“6.8 RURAL EMPLOYMENT AREA

6.8.1 Defined

Rural Employment Areas are 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.

6.8.2 Permitted Uses

Dry industrial and commercial uses requiring large lots, **major road access** or proximity to rural resources are permitted in rural employment areas.

Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including 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.*

6.8.3 Land Use Compatibility

*In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that **existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses**. The Zoning By-law may also limit the location and size of commercial uses.”*

The proposal is for a dry industrial use with a need for access to major transportation routes. A portion of the property is already within the IND Zone which implements the Aberfoyle Rural Employment Area land use designation. The proposed zone change will bring the remainder of the property within the IND Zone. In addition, the requested truck maintenance use is an appropriate addition to the IND Zone which is in conformity with the County of Wellington Official Plan.

5.4. Township of Puslinch Zoning By-law

The Township of Puslinch Zoning By-law 19/85 (July 17, 1985 November 2014 consolidation)

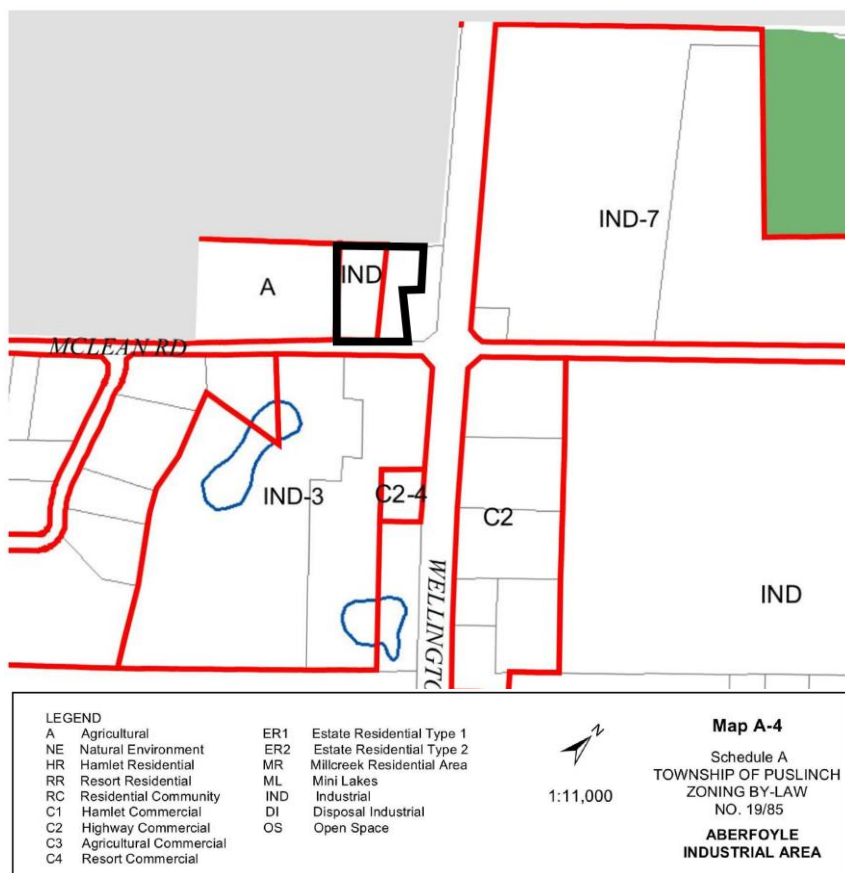
The west portion of the property is within the Industrial IND Zone. The east portion of the property is zoned within the Agricultural A Zone. The purpose of this application is to change the existing Agricultural A Zone on the east portion of the property to the Industrial IND Zone. The purpose of this application is to also permit a "Truck Repair Shop" in addition to the uses permitted in the IND Zone for the subject property. A new definition of a "Truck Repair Shop" is proposed to be added to the zoning applicable to the subject property. In addition a parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses within a multi-tenanted building in the specialized IND Zone on the subject property.

New definition proposed:

"TRUCK REPAIR SHOP" means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."

The reason for the proposed amendment is to permit the property to be used as a Truck Repair Shop including truck maintenance and an accessory office. In addition, the proposed building will include units to be leased for uses permitted within the IND Zone. A parking ratio of 1 parking space per 50m² of net floor area is proposed for all permitted uses on the subject property within a multi-tenanted building.

Figure 4 - Township of Puslinch Zoning By-law



An analysis of the zoning compliance of the proposed development with the regulations of the IND Zone is found in Figure 5. This application requests that "A truck repair shop" be added as a permitted use to the IND Zone. While truck repair is permitted as an accessory use to "A transport terminal" use which is a permitted use in the IND Zone, the truck repair use proposed on this property will service a transport terminal use located off site. Given the nature of the truck repair use, it is appropriate for this use to be located in the IND Zone. The truck repair use is a dry industrial use with the need for access to a major transportation route such as Highway 401. A definition of a Truck Repair Shop is proposed to be added to the Township of Puslinch Zoning By-law as it applies to the subject property.

Figure 5 - Zoning Analysis

IND Zone – Industrial Zone				
Permitted uses – A business office, An industrial use, A transport terminal				
Requested uses, in addition to the uses permitted in the IND Zone – A truck repair shop				
Requested definition – "TRUCK REPAIR SHOP" means an establishment which contains facilities for the parking, repair and maintenance of trucks on the premises with or without an accessory office use, and in which maintenance and repair operations, including the repairing or painting of truck bodies are performed in return for remuneration."				
15.3	Zoning Regulation	Required	Provided	Compliance
a	Minimum Lot Area	1,400 m ²	12,153 m ²	Yes
b	Minimum Lot Frontage	30 m	90 m	Yes
c	Minimum Front Yard Depth	15 m	15 m	Yes
d	Minimum Interior Side Yard Depth	5 m	6.68 m	Yes
e	Minimum Exterior Side Yard Depth	15 m	N/A	N/A
f	Minimum Rear Yard	7 m	82.78 m	Yes
g	Maximum Lot Coverage	45%	11.26%	Yes
h	Minimum Landscaped Open Space	25%	44.9 % 5,459 m ²	Yes
i	ADJACENT TO A RESIDENTIAL ZONE A privacy fence or a planting area 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a public road.	Site is not adjacent to a Residential Zone.	N/A	N/A
j	DRY INDUSTRIAL USE Notwithstanding the list of uses permitted in Section 13(2) hereof, if a municipal water supply is not available, no industrial use shall be permitted unless it is a dry industry. For the purposes of this By-Law, a dry industry is one where the manufacturing process does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or the pressure testing equipment.	Dry Industrial uses.	Dry Industrial uses proposed.	Yes

6. Conclusion

This Planning Report has been prepared in support of a Zoning Amendment application for a property municipally addressed as 7456 McLean Road West in the Township of Puslinch (Aberfoyle).

The Zone Change application and the development proposed for this property provide employment uses in proximity to Highway 401, a major goods movement facility and are consistent with the Provincial Policy Statement 2014. The proposal for the subject property will assist the Township to meet the vision of Places to Grow to provide employment uses in the vicinity of existing major highway interchanges. The proposal is for a dry industrial use with the need for access to major transportation routes. A portion of the property is already within the IND Zone which implements the Rural Employment Area land use designation. The proposed zone change application will bring the remainder of the property within the IND Zone. In addition, the requested truck maintenance use is an appropriate addition to the IND Zone which is in conformity with the County of Wellington Official Plan.

This report has been prepared and respectfully submitted by,

March 28, 2016

Astrid Clos, RPP, MCIP

Date