



**DATE:** Wednesday October 21, 2020

**TIME:** 7:00 p.m.

**PLACE:** Remote Meeting held via Electronic Participation

**FILE:** Public Meeting for Township Initiated Housekeeping By-law Amendments

**MEMBERS:** Mayor James Seeley – Chair  
Councillor Sara Bailey  
Councillor Matthew Bulmer  
Councillor Jessica Goyda  
Councillor John Sepulis

**TOWNSHIP and COUNTY STAFF:** County Planner, Curtis Marshall  
County Planner, Zach Prince  
CAO & Clerk, Glenn Schwendinger  
Deputy Clerk, Courtenay Hoytfox

The Chair called the meeting to order at 7:00 p.m. and remarked the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the Township Initiated Housekeeping By-law Amendments. The members of Council are here to observe and listen to the public's comments; however, Council will not make any decisions this evening.

**Presentations:**

Zach Prince, County Planner, presented the following information:

THE PURPOSE AND EFFECT - These are Township initiated "housekeeping" amendments that affect all lands in the Township of Puslinch (unless otherwise specified) as generally itemized below:

1. Amend, add and remove definitions
2. Amend, add and remove general provisions
3. Corrections to errors and omissions discovered in the By-law since acceptance in January 2020
4. Add or amend use-specific special provisions
5. Amend, add and remove administration and interpretation
6. Amend, add and remove zone standards
7. Amend, add and remove site specific provisions
8. Amend, add and remove permitted uses
9. Amend Zone Overlays
10. Amend and add to table of contents
11. Consolidation of Zoning By-law Amendments and Minor Variances approved during the period that the Comprehensive Zoning By-law 023/18 was being considered by the Local Planning Appeal Tribunal (LPAT)

The Chair requested if there was anyone in attendance that wished to express his or her views on the Township Initiated Housekeeping By-law Amendments.

**Questions/Comments:**

Kathy White – 4540 Wellington Rd 35

Section 3 – Home Industry – how is small scale use defined? Is it just based on the complaint system? Adding the term "by the resident or residents of the dwelling unit" – is that intended to limit the number

of people that can work at a property or limit the number of people who can reside? Is there a cap or limit on the number of employees?

Zach Prince

Reducing the cap on employees is something to consider. The intent is just to clarify who can work at the home industry. Small scale is included in the by-law but small-scale use is not defined. The intent of the home industry is to have little to no impact on neighbours. The home industry as a whole has not been looked at comprehensively but further changes could be made in the future.

Kathy White – 4540 Wellington Rd 35

The home industry definition speaks to activities requiring the use of toxic chemicals – perhaps consider adding the restriction of storage of toxic chemicals as well. Especially in regards to the maintenance and storage of vehicles.

Curtis Marshall

Section 4.12 of the by-law indicates that a home industry shall not exceed 100 square metres and limits the number of onsite employees to two in addition to the residents of the dwelling unit.

Kathy White- 4540 Wellington Rd 35

There is still no cap for a situation where there could be a large number of people living in the home.

Mayor Seeley

Staff will have to look into whether or not a cap should be introduced or if it should remain open.

Marc Reid - 7827 Wellington Rd 36

Section 12 – provision for accessory building maximum lot coverage size –would this encompass farm buildings? It would be helpful to add a clarification to ensure farm buildings do not fall within the maximum size restrictions.

Zach Prince

No, a farm building would not be considered an accessory structure.

Marc Reid – 7827 Wellington Rd 36

A garage could house a combine and therefore would need more space.

Zach Prince

A drive shed would still be considered an agricultural use.

Marc Reid - 7827 Wellington Rd 36

Some wording changes and clarification on farm buildings would be helpful.

Marc Reid – 7827 Wellington Rd 36

Item 13 limits only one commercial vehicle to an agricultural property – farms could use more than one commercial vehicle in their operations.

Zach Prince

Currently there are no commercial vehicles permitted in the Ag zone. The old zoning bylaw allowed one commercial vehicle so this change is reflecting the old bylaw. The intent is to allow someone owning a personal commercial vehicle to park it on their property. This is being considered to park a personal commercial vehicle in the Ag zone whereas before it was not clear if that was allowed.

Mayor Seeley

Marc Reid may be referring more to – tractor trailers hauling grain, or commercial vehicles used for agricultural purposes. How would this fit into the by-law?

Marc Reid – 7827 Wellington Rd 36



Not only tractor trailers but also other agricultural operations utilizing commercial vehicles and that they do not count towards the commercial vehicle clause.

Hugh Handy –Planner with GHD Group representing the owners of 424 Maltby Rd E  
In 2015, GHD Group represented Persian Investments to re-zone the property to site specific Industrial (IND). Item 20 has helped to clarify the ambiguity in the permitted uses on the property. Item 27 addresses the outdoor storage as well as the setbacks to the natural heritage features on the lot. Does this address the outside storage concern for this property? Or does a further connection between the site specific zoning and the industrial overlay need to be made?

Curtis Marshall

We will consider the comments. The industrial overlay may need further review with a possible amendment.

Astrid Clos – Astrid J. Clos Planning Consultants representing Shawn Marsh and the Heritage Lake Properties

In support of item 22.

Janet Harrop – Member of the Wellington Federation of Agriculture- 7764 Sideroad 5 Fergus

Thank you to the Township for including several comments with the update to the by-law and the recognition of standard farming practices in the by-law.

**Adjournment:**

The meeting adjourned at 7:38 p.m.