



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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GUELPH, ONTARIO
N1H 3T9

January 20, 2014

Ms. Jasmine Branton, Zoning Officer
Township of Puslinch
Guelph, Ontario
N1H 6H9

Dear Ms. Branton:

**Re: Zoning By-law Amendment – Application P7/2013
Andrew & Anne Day- Proposed Home Office
Part of Lot 26, Gore Concession, Puslinch**

We have received the application regarding the above-noted rezoning request and provide the Committee with the following preliminary comments.

Location

The subject property is located Part Lot 26, Gore Concession, just south of the hamlet of Crieff. The property has frontage on Concession Road 1 and Side Road 25 South; and has a total lot area of 34.0 hectares (84 acres).

Proposal

The purpose of the proposed amendment is to rezone the subject property which is zoned Agricultural and Natural Environment to a site-specific zone to permit the construction of a new building to accommodate a “home office”. Mr. Day is proposing to run his corporate communication company from the new structure while Mrs. Day intends to operate her organization which supports woman business owners, as well as conduct her social media editing and design business. The new building is to be constructed within the cluster of structures on the property but a distance away from the existing residence. The new building is proposed to be 100 sq. metres (1,076 sq. ft.) in total floor area.

County Of Wellington Official Plan

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenland features are well removed from the proposed development. The Official Plan allows for the establishment of Home Businesses in the rural area (including uses such as bed and breakfasts, day cares, and professional services). Home businesses are permitted provided that they are secondary to the principal use, are compatible with surrounding uses, have limited employees and do not create off site impacts.

Also within the Secondary Agricultural designation, the County Plan recognizes the establishment of small scale commercial uses subject to the provision of appropriate site services, compatibility with surrounding uses, and other land use considerations. Proposals similar to this application have been addressed in the Township through the rezoning process.

Staff will be in attendance at the January 27, 2012 meeting to hear the applicant’s presentation. We trust that these preliminary comments are of assistance to the Committee.

Yours truly,

Aldo L. Salis, M.Sc., MCIP, RPP
Manager of Development Planning