



DATE: Wednesday December 16, 2020

TIME: 7:00 p.m.

PLACE: Remote Meeting held via Electronic Participation

FILE: Public Meeting for Township Initiated Housekeeping By-law Amendments – Kennels & Diodoro Enterprises - Official Plan Amendment & Zoning By-law Amendment

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

TOWNSHIP and COUNTY STAFF: 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:

1. Kennel Housekeeping Amendment

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch Zoning By-law 023/18 to rezone the lands from Agricultural to an Agricultural (A-___) Site Specific Zone to permit a dog kennel. These are Township initiated "housekeeping" amendments that affect the lands in the Township of Puslinch as listed below:

1. CON 11 PT LOT 32 RP 61R1083 PART 1 municipally know as 4194 Darkwood Rd
2. PUSLINCH CON GORE PT LOT 24 RP 61R11650 PT PART 1 AND RP 61R20192 PART 1 municipally know as 7111 Concession 1
3. CON 7 REAR PT LOT 36 CON 8 REAR PT LOT 36 PT RD ALLOW municipally know as 4078 Highway 6
4. CON 4 REAR PT LOT 5 RP61R9075 PART 1 municipally know as 4712 Wellington Rd 32
5. CON 10 REAR PT LOTS 21 & 22 INC RP 61R1753 PART 1 municipally know as 7813 Wellington Rd 34
6. PUSLINCH CON 1 PT LOT 10 municipally know as 4284 Sideroad 10 S

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.

7. PUSLINCH CON 8 PT LOT 23 municipally known as 56 Gilmour Rd.

Questions/Comments:

Dianne Ritchie- 4712 Wellington Road 32, Puslinch

I have a retired kennel and have not bred dogs for 7 years. I have 7 older dogs with the majority them being over the age of 9. How does the kennel by-law apply to my property as I have no intention of breeding or buying anymore dogs at this point?

Courtenay Hoytfox, Deputy Clerk:

The existing kennel by-law indicates that any more than 3 dogs requires a kennel license. Dianne has purchased a license in the past which is why this property is being included in the zoning amendment at this time.

Mayor Seeley

Are there any further questions or comments?

Councillor Bulmer:

Yes, this is an interesting scenario. Is there a way that we can allow her to sunset her operation through some method so that she does not get the full site specific zoning and that this zoning status would not transfer to the next owner?

Zachary Prince, County Planner:

The intention here is to correct the zoning on the properties that have been getting their kennel licences in the past.

Mayor Seeley:

I believe this may benefit Ms. Ritchie and this is something that she may want to accept on her own or let it lapse.

Nancy Shoemaker – Diodoro Enterprises Agent presented the following information:

2. Diodoro Enterprises

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to re-designate a portion of the Victoria Park Valley Golf Club from the Recreational designation to the Secondary Agriculture designation to facilitate a future vacant lot severance. The Zoning By-law Amendment proposes to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone a portion of the lands from Resort Commercial – RC (sp51) to Agricultural (A) Zone to permit the development of a single detached residential dwelling.

Questions/Comments:

Zachary Prince, County Planner:

We received one written note from the public. One resident was in favour but wanted to know if it created a precedent for any future severances in which case they would not be in favour. I will ensure it is included in the County report.

Adjournment:

The meeting adjourned at 7:25 p.m.