



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
DECEMBER 16, 2020 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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

Public notice attached. County of Wellington report to follow.

2. Diodoro Enterprises

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to redesignate 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.

Public notice attached. County of Wellington report to follow.



THE TOWNSHIP OF PUSLINCH

NOTICE OF ZONING HOUSEKEEPING AMENDMENT & PUBLIC MEETING

TAKE NOTICE that the Council of the Township of Puslinch will hold a public meeting on **Wednesday December 16, 2020 at 7:00 pm** to consider a Housekeeping Amendment to Zoning By-law 023/18, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended. **Please note that the Township Offices are closed to the public in response to COVID-19 and as such, all Public Information Meetings are being conducted electronically.**

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

How to Participate:

Public Meetings are being conducted via Zoom Webinars. The public is invited to participate by registering for this webinar at the link below:

https://us02web.zoom.us/webinar/register/WN_7x5fphuTRdq6N-Rz_fIBDQ

Alternatively, join by phone:

+1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071 or +1 438 809 7799 or +1 587 328 1099 or +1 613 209 3054 Webinar ID: 873 5358 8673

Passcode: 456562

International numbers available: <https://us02web.zoom.us/j/kcLOYLGWCx>

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

ORAL OR WRITTEN SUBMISSIONS

Oral or written submission may be made by the public either in support or in opposition to the proposed Housekeeping Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission to the Township Clerk at the email address admin@puslinch.ca by **Monday December 14, 2020 at 4:30pm**. You will be provided with instructions on how to participate in the meeting. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting. Instructions will also be provided during the meeting to ensure that those watching the public meeting will be given the opportunity to speak.

TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Housekeeping Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Puslinch to the LPAT.

AND TAKE NOTICE that if a person or public body does not make an oral submission at a public meeting or make a written submission to the Township of Puslinch before the Housekeeping Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the Housekeeping Zoning By-law Amendment must be made in written format to the Township Clerk at the address shown below.

ADDITIONAL INFORMATION regarding the proposed amendment is available for review online at www.puslinch.ca. If you need an accessible format, please email admin@puslinch.ca or call (519) 763- 1226 ext. 5

Dated at the Township of Puslinch on this 20th day of November, 2020.

Glenn Schwendinger
CAO/Clerk
Township of Puslinch
Phone (519) 763-1226
admin@puslinch.ca



PLANNING REPORT for the TOWN OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: December 16th, 2020
TO: Glen Schwendinger, CAO/Clerk
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **PUBLIC MEETING REPORT**
D14/KEN -Kennel Housekeeping By-law
SCHEDULES: **1 – Draft By-law**

SUMMARY/COMMENTS

The proposed amendment will introduce changes to the Township of Puslinch Zoning By-law 23/18 to recognize existing kennels that have been licensed by the Township but are not specifically zoned in the Township Zoning By-law. The Township has commenced a review of the Kennel By-law and as part of this review it was identified that 7 (seven) kennel operations which have been in operation for many years and have regularly obtained Kennel Licenses but are not specifically recognized in the Zoning By-law.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/KEN be received for information.

INTRODUCTION

The Township has commenced a review and update of the Kennel Licensing By-law. In the Township kennel operations are required to obtain a license and must be recognized (permitted on a property) in the Township's Zoning By-law. Through this review it was identified that there were 7 (seven) kennel operations on properties which have been in operation for many years and have regularly obtained Kennel Licenses but are not specifically recognized in the Zoning By-law. The purpose of this amendment is to rezone the specific properties to recognize these longstanding uses.

TOWNSHIP ZONING BY-LAW

The Township Zoning By-law under section 4.13 identifies that Kennels are prohibited uses unless specifically permitted by an amendment to the By-law. The By-law also provides regulations for these uses including minimum lots sizes, setbacks, fencing and pen requirements, and outdoor time restrictions on dog runs.

Under Section 14.0 – Site Specific Special Provisions, properties that are permitted to have a kennel use are identified with a site specific exception (sp1 or another exception number).

SUMMARY OF PROPOSED CHANGES

There are 7 properties in total which hold kennel licences but are not specifically recognized in the Township's Zoning By-law. The properties are listed below.

Property	Current Zoning
4194 Darkwood Rd	A

7111 Concession 1	A
4078 Highway 6	A
4712 Wellington Rd 32	A
56 Gilmour Rd	A
7813 Wellington Rd 34	A (sp14) *Permits a vet clinic
4284 Sideroad 10 S	A

FEEDBACK RECEIVED

An information meeting was held on November 12, 2020 for the seven property owners who are licensed for a kennel, but are not zoned to discuss the matter. The meeting was well attended (6 of 7 operators) and kennel operators were advised that the Township would be commencing a housekeeping exercise to update the Zoning By-law and recognize their properties in the By-law. The operators have been asked to confirm if they wish to participate and agree to have their properties rezoned. The Township has heard from 6 of the 7 owners that they wish to “opt in” to the proposed housekeeping amendment to rezone their property. Staff have not received a response from one homeowner but have included their property in the public meeting report for comments and consideration.

The proposed changes were presented to the Puslinch Development Advisory Committee (PDAC) on December 8th and PDAC has indicated support for the proposed changes.

COUNTY OF WELLINGTON OFFICIAL PLAN

The County of Wellington Official Plan (Section 6.4.12) identifies that kennels may be allowed on existing lots of record and local zoning by-laws may establish criteria for these uses.


DRAFT ZONING BY-LAW

Planning Staff have prepared a draft zoning by-law amendment which is attached as Schedule 1 to this report which proposes to rezone the 7 (seven) properties to recognize the existing kennel operations. Schedules are attached to the by-law which identify the affected properties.

CONCLUSION

The public meeting for this application has been scheduled for December 16th, 2020. Planning staff will be in attendance at the public meeting to hear any public input, and Council comments. We trust that these initial comments are of assistance to the Township. Our final planning recommendations, including a final draft by-law will be provided to Council following the public meeting.

Respectfully submitted
County of Wellington Planning and Development Department



Zach Prince, MCIP RPP
Planner

SCHEDULE 1: Draft By-law

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

**A BY-LAW TO AMEND TOWNSHIP OF PUSLINCH
ZONING BY-LAW 023-2018 as amended**

WHEREAS, the Council of the Corporation of the Township of Puslinch deems it appropriate and in the public interest to amend By-Law Number 023-2018 as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH ENACTS AS FOLLOWS:**

1. THAT Table 14.1, Site Specific Special Provisions is amended by amending the following Site-Specific Special Provision as follows:

No.	Parent Zone	By-law	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provisions
14	A	28/98	Additional Permitted Uses: Veterinarian's clinic within an existing building on the lot Kennel	N/A	N/A

2. That Schedule "A" is amended by changing the zoning of 4194 Darkwood Road, Part Lot 32, Concession 11 from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "a" of this by-law.
3. That Schedule "A" is amended by changing the zoning of 7111 Concession 1, Part Lot 24, Concession Gore from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "b" of this by-law.
4. That Schedule "A" is amended by changing the zoning of 4712 Wellington Road 32, Rear Part of Lot 5, Concession 4 from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "c" of this by-law.
5. That Schedule "A" is amended by changing the zoning of 56 Gilmour Road, Part Lot 23, Concession 8 from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "d" of this by-law.
6. That Schedule "A" is amended by changing the zoning of 4284 Sideroad 10 S, Part Lot 10, Concession 1 from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "e" of this by-law.
7. That Schedule "A" is amended by changing the zoning of 4284078 Highway 6, Rear Part Lot 36, Concession 7 from **Agricultural (A) to Agricultural Site Specific Special Provision (A) (sp-1)** as shown on Schedule "f" of this by-law.

8. THAT except as amended by this By-law, the land as shown on the attached Schedules shall be subject to all applicable regulations of the Township of Puslinch Zoning By-law 023-2018, as amended.
9. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2020.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2020.

MAYOR

CLERK

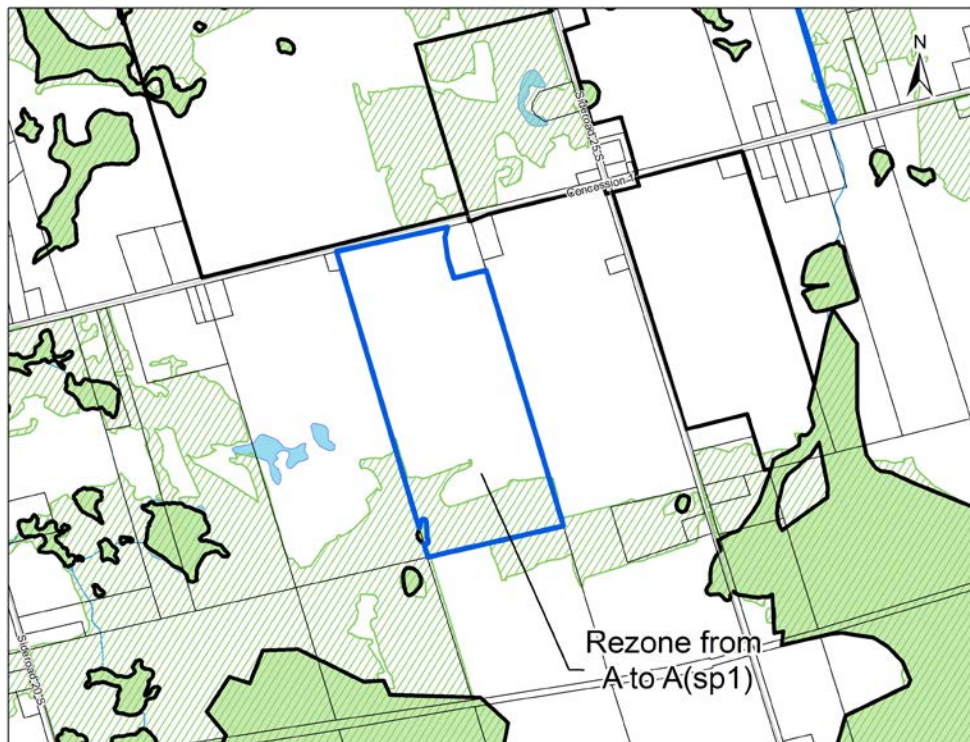
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. _____

SCHEDULE "a"



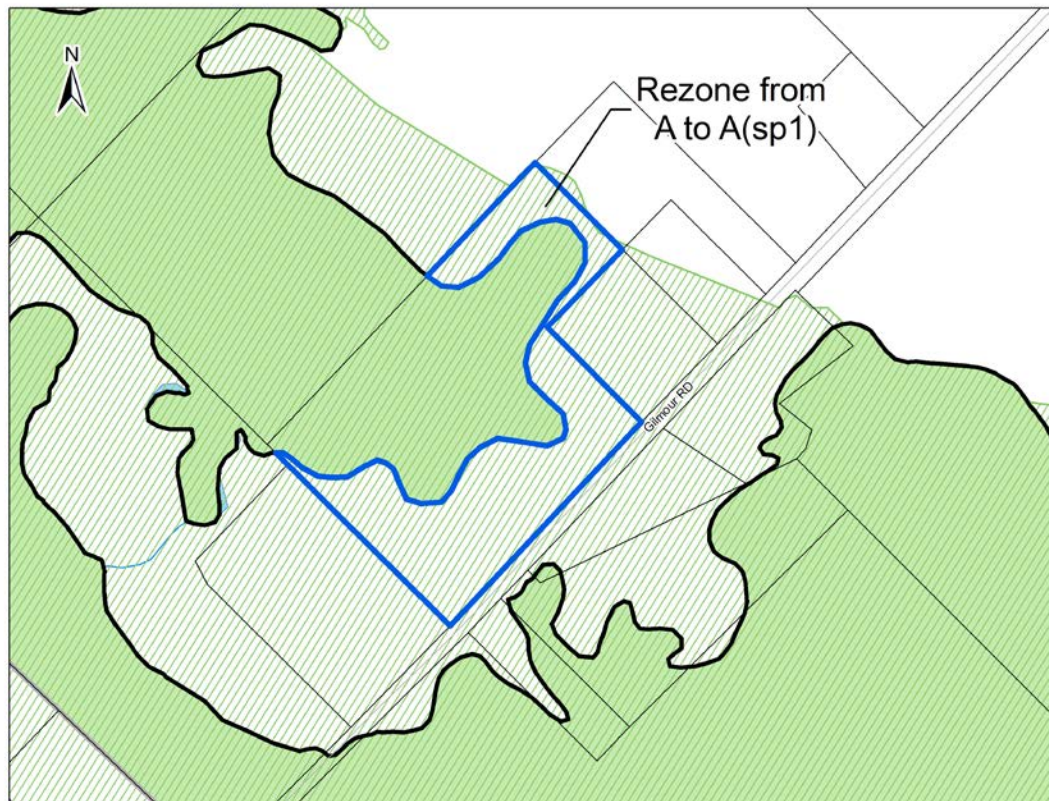
SCHEDULE "b"



SCHEDULE "c"



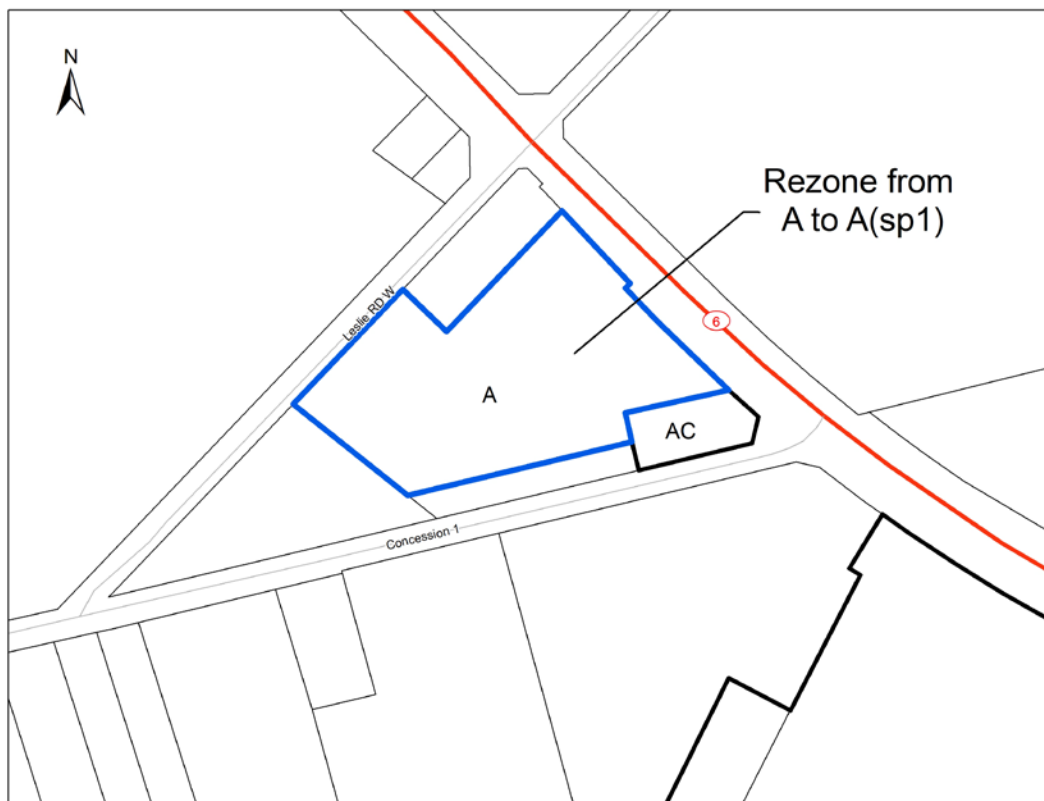
SCHEDULE "d"



SCHEDULE "e"



SCHEDULE "f"



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 023-2018

THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT is to provide recognize currently licensed kennels that operate in the Township but are not recognized in the current zoning By-law.

DRAFT



THE TOWNSHIP OF PUSLINCH NOTICE OF COMPLETE APPLICATION & NOTICE OF THE PUBLIC MEETING

Public Meetings are being conducted via Zoom Webinars.
The public is invited to participate by registering for this webinar at the link below:

https://us02web.zoom.us/webinar/register/WN_Nfr0SzI3SXqZHTxrHvNvfg

+1 613 209 3054
or +1 647 374 4685
or +1 647 558 0588
or +1 778 907 2071
or +1 438 809 7799
or +1 587 328 1099
Webinar ID: 885 5633 3374
Passcode: 456562

International numbers available: <https://us02web.zoom.us/j/88556333374>

TAKE NOTICE that pursuant to the Planning Act, R.S.O. 1990, as amended, the Council of the Township of Puslinch will hold a public meeting to present the received public input regarding proposed amendments to the County of Wellington Official Plan (File No. OP 2020-07) and the Township of Puslinch Zoning By-law (File No. D14/DIO) on **Wednesday, December 16th, 2020 at 7:00 p.m.**

Meeting Place:

Please note that the Township Offices are closed to the public in response to COVID-19 and as such, Public Meetings are being conducted electronically.

How to Participate:

Public Meetings are being conducted via Zoom Webinars. The public is invited to participate by registering for this webinar at the link shown above.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By requesting to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

MAKING A WRITTEN SUBMISSION

The public is invited to participate by submitting written comments to the application in support or opposition of the application. Your full name and address must be on the submission. You can submit written comments via email to the **Township Clerk's office at the address below** no later than **December 14, 2020 by 4:30 p.m.** to ensure that your comments are included in the Committee Agenda. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

You can also mail written comments to:

Township of Puslinch
7404 Wellington Rd 34
Puslinch ON N0B 2J0

Or place them in the Township Office mail slot no later than **December 14, 2020 at 4:30 p.m.** to ensure that your comments are included in the Committee Agenda.

The Township will NOT be responsible for Canada Post delays. Please mail your comments with sufficient time, as they must be received in the Municipal Office by the date and time noted above to be included in the Committee Agenda.

MAKING AN ORAL SUBMISSION

The public is invited to participate by speaking to the applications in support or opposition of the applications. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Township Clerk's office at the address below by **December 14, 2020 at 4:30 p.m.** and you will be

provided with instructions on how to participate in the meeting. Instructions will also be provided during the meeting to ensure that those watching the public hearing will be given the opportunity to speak.

THE LAND SUBJECT to the application is described as s/w half Lot 15, Concession 9 (part of Part 6 on Reference Plan 61R-7691), municipally known as 7660 Maltby Road East, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment is to redesignate 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.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission. Written submissions should be copied to both the County of Wellington and to the Township Clerk at the address below. All those present at the public meeting will be given the opportunity to make an oral submission, however; it is requested that those who wish to address Council notify the Township Clerk in advance of the public meeting.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the County of Wellington or the Council of the Township of Puslinch to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington or the Township of Puslinch before the by-law is passed, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Wellington or the Township of Puslinch before the official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the adoption of the Official Plan Amendment (OP 2020-07) or the refusal of a request to amend the Official Plan, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9. If you wish to be notified of the decision regarding the proposed Zoning By-law amendment (D14/DIO), you must make a written request to the Township Clerk at the address shown below.

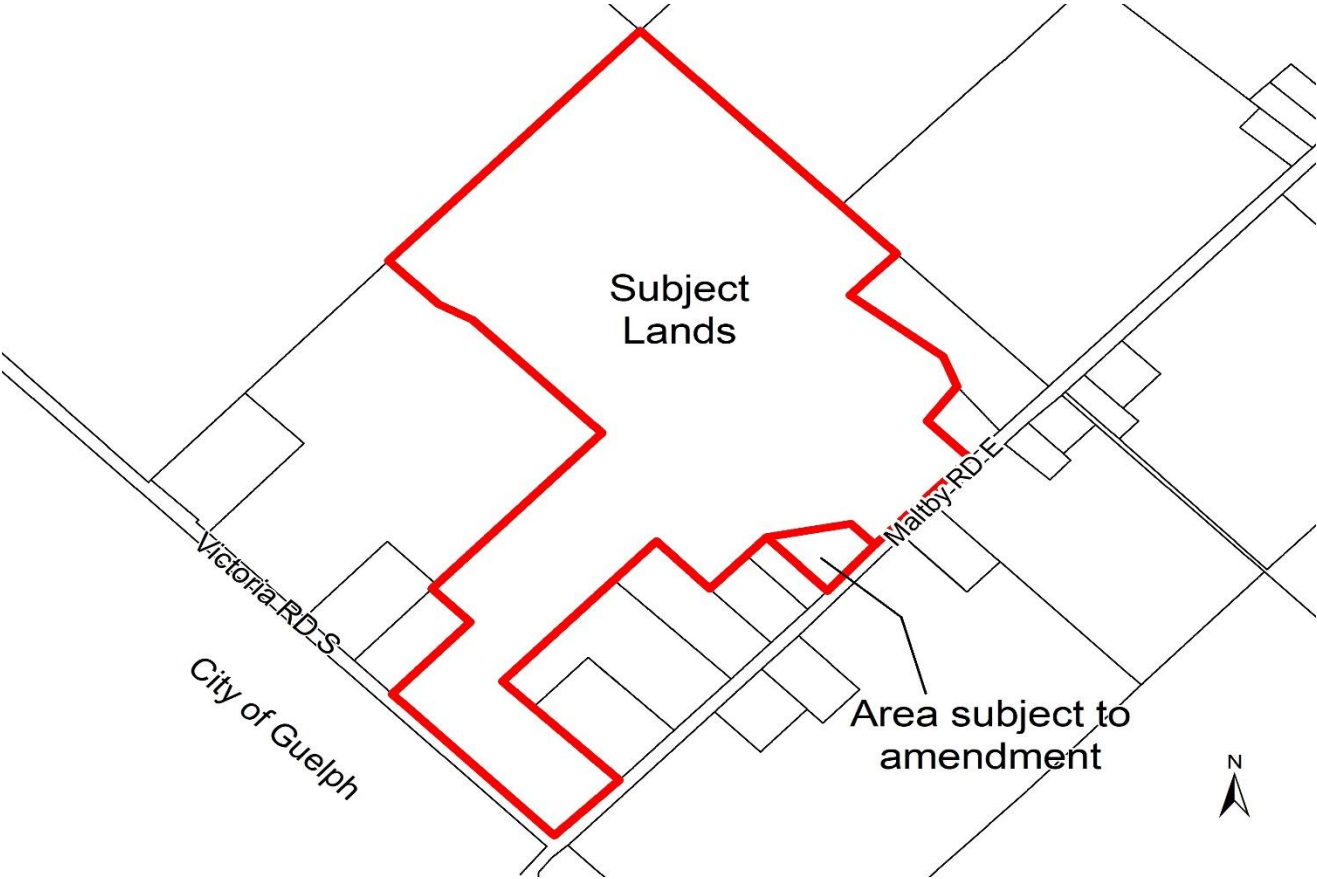
ADDITIONAL INFORMATION regarding the proposed Official Plan Amendment, including information about appeal rights, is available by emailing the County office at the address as shown above, and information for the Zoning By-law Amendment, including information about appeal rights is available by contacting the Township of Puslinch Clerk's office at the address below. If you require the information in an alternative format, please contact the Clerk's office at the address below and arrangements can be made.

Dated at the Township of Puslinch on this
23th day of November 2020.

Glenn Schwendinger
CAO/Clerk
Township of Puslinch

For more information or to register an oral or written submission please contact lbanks@puslinch.ca

KEY MAP





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: December 10th, 2020
TO: Glenn Schwendinger, CAO/Clerk
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING – Diodoro Enterprises Limited**
County Official Plan Amendment File OP-2020-07 and
Township Zoning By-law Amendment File #D14/DIO
S/w half Lot 15, Concession 9 (part of Part 6 on Reference Plan 61R-7691)
7660 Maltby Road East

SUMMARY

The purpose of the subject Official Plan and Zoning By-law amendment applications is to redesignate and re-zone a portion of 7660 Maltby Road E from its current Recreational designation and site specific zoning to facilitate the future severance of a vacant residential lot. The portion of the site subject to the amendment has been identified as lands that are surplus to the Victoria Park Valley Golf Club's needs.

A public meeting is scheduled for December 16th, 2020. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed County Official Plan Amendment OP-2020-07 and Zoning By-law Amendment D14/DIO be received for information.

INTRODUCTION

The subject lands are located within the Township, immediately west of the City of Guelph limits, and are known municipally as 7660 Maltby Road. A 27-hole golf course, which is known locally as the Victoria Park Valley Golf Club, is currently in operation on-site. The entire property is approximately 47 ha (116 acres) in size with direct frontage on Maltby Road and Victoria Road S. The main access to the club is off of Maltby Road. The location of the subject property can be seen in **Figure 1**.

Surrounding land uses consist primarily of residential land uses and some agricultural properties.

Background Information

The subject site was acquired in 2005 by the current owners and were subsequently re-designated from Secondary Agriculture to the Recreational designation and re-zoned to



facilitate the development of the (now) existing golf club. Since that time, and following full build-out of the golf course, it has been identified that there is a portion of the subject site that is surplus to the club's needs. It is this portion of the site that is the main subject of these submitted planning applications.

PROPOSAL

The purpose of the subject applications is to amend both the County Official Plan and the Puslinch Zoning By-law; however, the amendments are only being proposed for a portion of the golf course site as shown in **Figure 2**. This portion of the site has frontage on Maltby Road E., immediately abuts existing residential uses (i.e. 7652 Maltby Road E) and is approximately 0.83 ha (2 ac) in size. The overall intent is to sever this portion of lands and construct a single family dwelling. In order to achieve this end goal, the following is being proposed:

- (i) Amend the County Official Plan by redesignating a portion of the subject lands from 'Recreational' designation to 'Secondary Agricultural'; and
- (ii) Amend the Township of Puslinch Zoning By-law by removing the existing, site specific Resort Commercial Zone from a portion of the subject lands and rezoning this portion of land to Agriculture (A) zone.

The balance of the lands will retain the existing designation and zoning on site and it is the intent that the golf club use will continue to operate.

REPORTS AND STUDIES SUBMITTED

In support of the subject application, the following items were submitted:

- Planning Justification Report;
- Amending (draft) Official Plan and Zoning By-law; and
- A survey sketch.

PROVINCIAL POLICY - PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) provides policy direction for all development within the Province of Ontario in part by building strong and healthy communities and managing and directing land uses and land uses patterns. Generally speaking, growth and development are to be focused in settlement areas. A review of applicable policies within the Provincial Policy Statement is provided below:

Rural Areas

The subject property is generally recognized as Rural Land within the Provincial Policy Statement (PPS). Section 1.1.4.1 of the PPS states that, "Healthy, integrated and viable rural areas should be supported by:

- a) Building upon rural character, and leveraging rural amenities and assets"

Although rural settlement areas shall be the focused of growth and development, Section 1.1.4.4. further states that "Growth and development may be directed to rural lands in accordance with policy 1.1.5...". Section 1.1.5 of the PPS provides direction for Rural Lands in Municipalities.

Figure 2: Portion of site subject to amendments



More specifically, Section 1.1.5.2 of the PPS states that permitted uses on rural lands include uses such as (but not limited to): resource-based recreational uses (including recreational dwellings) and residential development, including lot creation, that is locally appropriate.

Section 1.1.5.4, further states that “development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.” With Section 1.1.5.8 requiring new land uses, including the creation of lots, to comply with the minimum distance separation formulae.

Natural Heritage

Section 2.1 of the PPS provides direction for Natural Heritage, with Section 2.1.1 stating that, “natural features and areas shall be protected for the long term”. Although there is a significant wooded area identified on the balance of the subject lands, the portion of the site specifically subject to the amendment are not within this feature and are set substantially far from this feature. However, it is noted that the portion of the site that is the focus of these applications has a lot of tree coverage.

PROVINCIAL POLICY - PROVINCIAL GROWTH PLAN (2019)

The Growth Plan provides a policy framework that builds onto the Provincial Policy Statement (2020) and further directs growth to settlement areas, unless otherwise permitted. Section 2.2.9 establishes policies for Rural Areas, with permitted uses including: management or use of resources; resource-based recreational uses; and other rural land uses that are not appropriate in settlement areas provided they are:

- “compatible with the rural landscape and surrounding land uses;
- will be sustained by rural service levels; and
- will not adversely affect the protection of agricultural uses and other resource-based uses...”.

Further, it is noted that Section 2.2.9.6 states “new multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.” Rural Lands are defined as “lands that are located outside settlement areas and which are outside of prime agricultural areas”.

Section 4.2.4 provides policy direction for lands adjacent to key hydrological features and key natural heritage features.

COUNTY OFFICIAL PLAN

The Victoria Park Valley Golf Club site is designated as ‘Recreational’ within the County Official Plan with a small portion of ‘Greenland System’ identified on site. The portion of the site that is the primary subject of the proposed amending applications is designated entirely as ‘Recreational’.

The Recreational Areas form a part of the County’s Rural System and these areas are normally lands associated with lakes, reservoirs, ponds, rivers, or other scenic resources which have potential for the development of recreational or seasonal residential uses relying on recreational activities. Permitted uses within the Recreational designation includes: (i) seasonal recreational uses; (ii) active and passive recreational activities including golf courses; (iii) commercial activities related to and serving recreational activities; and publicly accessible built and natural settings, including parklands, open space areas, trails etc.

Lands that are designated as Secondary Agriculture are also part of the Rural System and are lands that are determined to not be prime agricultural lands, but can still sustain certain agricultural activities. Permitted uses within this designation includes: all uses in the prime agricultural area; small-scale commercial, industrial and institutional uses; and public service facilities. Within this specific designation,

Section 10.4 of the Official Plan does allow lot creation for residential uses subject to specific criteria.

Section 10.4.4. of the County of Wellington Official Plan states “one new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005...” provided that the following criteria are met:

- The lot is appropriately sized (at approximately 0.4 ha) to accommodate the use, accessory buildings and on-site, private services;
- That site constraints are considered including items such as: grading, sightlines, minimum distance separation requirements etc.;
- The lot has access to an open public road;
- The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- The residential use is compatible with surrounding development;
- The use is well removed from any settlement boundary; and
- The lands have been owned by the applicant for at least 5 years.

An Official Plan amendment is required because the Recreational designation does not permit year round, residential dwellings and County policies do not permit the severing of vacant residential lots within this specific designation. Therefore, the subject application proposes to redesignate a portion of the subject lands (approximately 2 acres) to a Secondary Agriculture designation so that the permissions of this designation for “one new lot for residential purposes”, as set out in Section 10.4.4 of the County Official Plan, can be applied. It is further understood that if the subject amendments are approved and a future consent application is successful, that a single family dwelling is proposed to be constructed on this portion of land by the applicants.

TOWNSHIP ZONING BY-LAW - #023/18

The subject lands are currently zoned within the Township’s Zoning By-law as a site specific Resort Commercial (RC SP51) which permits the following uses: golf course; golf driving range; an existing single detached dwelling; club house; pro-shop; maintenance building and works yard; practice putting greens; and passive recreational uses such as cross country skiing.

The site specific zoning also establishes regulations regarding the maximum floor area of the club house/pro shop and the maintenance building; permissions for the club house to have an outdoor patio area; screening for outdoor storage areas; and the requirement for off-street parking.

Although the site specific zoning recognized an “existing single detached dwelling” this dwelling has since been removed. The proposed rezoning application seeks to rezone a portion of the site to the ‘Agriculture (A)’ Zone to align with the associated Official Plan Amendment and facilitate the future severance and construction of a single family dwelling.

Site Plan Control

It is noted that the golf course has previously gone through a site plan approval process and that the existing site plan and agreement may need to be updated to exclude the portion of the site that is the primary focused of the submitted amendments. It should also be demonstrated that the current design of the golf course does not conflict with the new proposed lot location and vice versa.

AGENCY COMMENTS

A review of the previously mentioned supporting studies was conducted by applicable public agencies and the Township’s consultants. The following comments have been provided at the time of preparation of this report:

- **Township Ecologist (GWS Ecological & Forestry Services Inc.):** No concerns with the subject

Official Plan and Zoning By-law amendment; however, due to the existing tree coverage on the proposed lot location, it is suggested that as a condition of the future consent that a Tree Preservation/Enhancement Plan be required as a Township condition.

- **Planning Comment** – This potentially could be addressed through a condition of consent; however, it is noted that the County Official Plan does not specifically identify this cluster of tree coverage as a significant wooded area.
- **Township Engineer (GM Blue Plan):** No concerns; however, it was initially identified that an entrance permit was required. The comments provided further identify that an existing entrance permit from 2013 has been issued.
- **Upper Grand District School Board:** Education Development Charges shall be collected prior to the issuance of a building permit(s).

OTHER COMMENTS

In addition to the comments above, the following comments have also been received:

Planning Development Advisory Committee (PDAC)– The Committee met on November 10th, 2020 regarding this application and provided the following comment: “That the Committee supports the Zoning By-law Amendment application and believes that it is good use of the land that is not being used currently, to convert it to residential.”

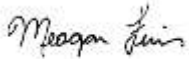
- **The Public** – One email correspondence was received expressing general support for the application, but also concern that this application will set a precedence for additional severances off of this site.
 - **Planning Comment** – Staff notes that generally this is a unique application and that the Secondary Agriculture designation only permits one (1) lot to be created from a parcel of lands that has existed since March 1st, 2005.

NEXT STEPS

The public meeting for these applications is scheduled for December 16th, 2020. Planning staff will be in attendance at the public meeting to hear the applicant’s presentation, public input, and Council comments. We trust that these initial comments are of assistance to the Township.

Respectfully submitted,

COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT



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