

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

DATE: Wednesday, April 30, 2014

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex
7404 Wellington Rd. 34

FILE NUMBER: D14-DAY

MEMBERS: Mayor Dennis Lever – Chair
Councillor Susan Fielding - absent
Councillor Ken Roth
Councillor Jerry Schmidt - absent
Councillor Wayne Stokley

The Chair thanked those for attending and taking an interest in your community.

The Chair advised that the Public Meeting being held this evening is with respect to a Zoning By-law Amendment commenced by the Applicant: Andrew Day. The location of the property with respect to the application is Part Lot 26, Gore Concession, 4071 Sideroad 25 South.

The Chair advised those in attendance, that if you have not signed in to please do so with staff so you will be notified of the decision on this matter.

The Chair advised that this evening's meeting will progress as follows.

The applicant/agent will be called forward to make their presentation.

Once the presentations are completed, members of the public will be invited to come forward, state their name and address and ask any questions or state their comments. If you have presentation material, please provide a copy to staff. Please note that any information submitted this evening in your presentation will form part of the Township's record.

Then Members of Council will be invited to ask questions of staff or the applicant/agent regarding the proposal. Council members are here to listen to the concerns and comments being addressed by the residents, and are not here to provide a position on the matter.

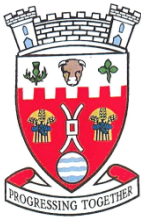
Once everyone with comments or questions has had an opportunity to speak, I will then adjourn the meeting. If you have any questions or comments following this evening, please contact staff.

The Chair then inquired of the members present if there were any disclosures of pecuniary interest. There were none disclosed.

The Chair advised attendees that individuals who do not make oral submissions this evening or provide written comments to the Township prior to the decision being made by the Township, is not entitled to appeal the decision to the Ontario Municipal Board.

Presentations

The Chair introduced the Agent for the Applicant, Mr. Brian Beatty, Black, Shoemaker, Robinson & Donaldson Ltd.



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Mr. Beatty advised the attendees that he was attending this evening in order to answer any questions the public may have with respect to the Applicant, Andrew Day's rezoning application.

Mr. Beatty advised the attendees that the subject property is located south of Highway 401 in the rural area of the Township of Puslinch. The 84+ acre parcel abuts the community of Crieff in the southeast quadrant at the intersection of Sideroad 25 South and Township Concession Road 1. The parcel is accessed by both roads and surrounded on three sides by agricultural operations while the northern adjacent quadrant contains a trailer park and recreational facilities. The property has a livestock operation for raising cattle during the summer with transport to market in the fall in addition to areas under cultivation. Existing structures on the property include a farmhouse, garage, bank barn, drive shed and 2 storage sheds.

Mr. Beatty advised the attendees that the proposed rezoning application is to seek an amendment to rezone the subject property which is currently rezoned Agricultural and Natural Environment to a site-specific zone to permit the construction of a new building to accommodate a "home office".

Mr. Beatty advised the attendees that according to Schedule A7(Puslinch) of the County of Wellington Official Plan, the property is designated Secondary, Agricultural, Core Greenlands and Greenlands. Mr. Beatty advised that the greenland features are well removed from the proposed development and the Official Plan allows for the establishment of a home business in the rural area (including uses such as bed and breakfasts, daycares and professional services). Home business 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.

Mr. Beatty advised the attendees that within the Secondary Agricultural designation, the Official 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.

Mr. Beatty advised that proposals similar to this application have been addressed in the Township through the rezoning process.

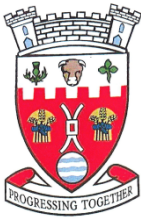
Mr. Beatty advised that Mrs. Day is presently commuting from her business in Oakville and Mr. Day from his business in Toronto.

Mr. Beatty advised those in attendance that the proposed home office building and activities involve Mrs. Day, who is a self-employed small business entrepreneur, and her daughter who works for her part time. Mrs. Day operates an organization that supports women business owners through events and resources in addition to being a published author, magazine and social media editor and writer. These activities require layout space for projects, filing and sorting of materials and equipment in a highly organized fashion. Mr. Day's home office business is for the corporate communication agency he manages and requires remote computer accessibility. The structure would not be used by any other staff or for any business meetings associated with the business. The farmhouse which was originally constructed circa 1840's or 1850's has no available space for these office activities nor does it lend itself to further expansion.

Questions/Comments

The Chair inquired if there were any members of the public who wished to voice a comment or question. There were no questions from the Public.

The Chair inquired if there were any members of Council who wished to ask a question.



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Councillor Roth expressed a concern that if the structure included a washroom, kitchen and loft area, the structure could potentially be used as a second dwelling on the property.

Mr. Beatty advised that should the rezoning be approved, the By-law could be structured to not allow the use of the building as a dwelling. Mr. Beatty stated the office envelope is to be no more than 100 square metres with no overnight sleeping accommodations.

Mr. Beatty advised that the Applicant is prepared to enter into a site plan agreement to satisfy any concerns with regard to the rezoning application.

Councillor Stokley advised he has no questions and supports the proposed rezoning Application.

The Chair asked the attendees if there were any further questions.

There were no further questions.

The Chair reminded attendees to ensure that they had signed in and that they must make a written request to the Township if they wished to be advised of the decision.

ADJOURNMENT:

The meeting adjourned at 7:12 p.m.