



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 12, 2020 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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AGENDA

DATE: Wednesday August 12, 2020

PUBLIC INFORMATION MEETING: 7:00 P.M.

Order of Business:

1. Course – Garden Suite Application - 7677 Wellington Rd. #36

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch New Comprehensive Zoning By-law 23/2018 to rezone the lands to permit a Garden Suite.

Public Notice and County of Wellington Report Attached

2. Gallo – Zoning Amendment Application - 4010 Concession 7

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch New Comprehensive Zoning By-law 023-2018 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A-) Zone to permit an agricultural service and supply establishment.

Public Notice and County of Wellington Report Attached



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

Follow the link to register:

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TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, the Township of Puslinch has received a complete application to amend Zoning By-law 23/2018. The file number assigned to this application is **D14/COU**.

AND TAKE NOTICE that the Council of the Township of Puslinch will hold a **Public Meeting on Wednesday, August 12, 2020 at 7:00 pm** in the Council Chambers at 7404 Wellington Road 34, pursuant to the requirements of Section 34 of the Planning Act, R.S.O., 1990, as amended.

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.

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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 **August 7, 2020 at 4:00pm** 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:

7404 Wellington Rd 34

Puslinch ON

NOB 2J0

Or place them in the Township Office mail slot no later than **August 7, 2020 at 4:00pm** 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 application in support or opposition of the application. 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 **August 7, 2020 at 4:00pm** 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 known as Front Part Lot 31, Concession 9, municipally known as 7677 Wellington Road #36, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch New Comprehensive Zoning By-law 23/2018 to rezone the lands to permit a Garden Suite.

ORAL OR WRITTEN SUBMISSIONS may be made by the public either in support or in opposition to the proposed Zoning By-law Amendment. Any person may attend the public meeting and make an oral submission or direct a written submission 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 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 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 Township of Puslinch before 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 Zoning By-law amendment must be made in written format to the Township Clerk's office at the address shown below.

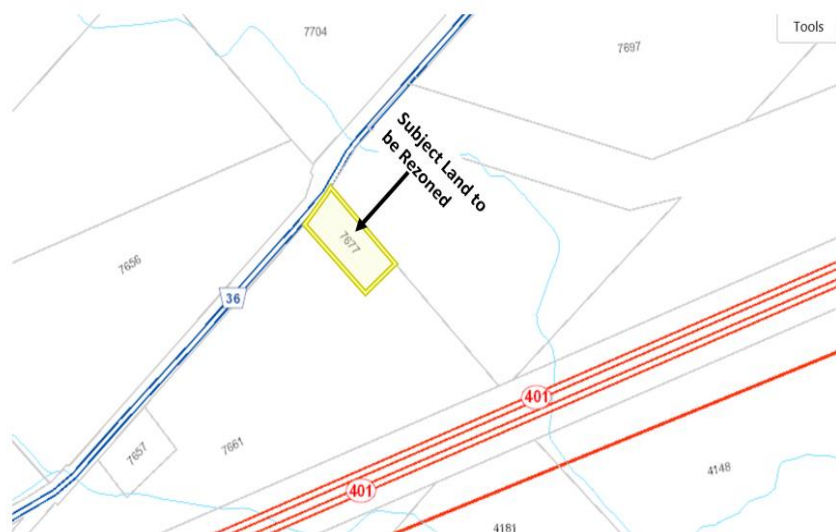
ADDITIONAL INFORMATION regarding the proposed amendment, including information about appeal rights, is available by emailing the Clerk's office at the address below. If you require the information in an alternative format, please contact the Clerk's office at the address below and arrangements can be made.

Dated at the Township of Puslinch on this
17th day of July 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 TOWN OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 12, 2020
TO: Glenn Schwendinger, CAO/Clerk
Township of Puslinch
FROM: Zach Prince MCIP RPP, Planner
County of Wellington
SUBJECT: **PUBLIC MEETING**
Zoning By-law Amendment Application D14/COU – Paul & Susan Course
7677 Wellington Road 36
Part Lot 31, Concession 9
Temporary Garden Suite
ATTACHMENTS: 1 – Sketch provided by applicant

SUMMARY/COMMENTS

The purpose of the above noted application is to allow for the temporary use of a garden suite on the subject lands. The purpose of this report is to provide the Town with information regarding the application, which is scheduled for a public meeting on August 12, 2020. No actions are required at this time.

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

INTRODUCTION

This rezoning application relates to land legally described as Part Lot 31, Concession 9, Township of Puslinch, municipally known as 7677 Wellington Road 36 (Figure 1). The property is approximately 0.8 ha (1.98 ac) in size and contains a single detached dwelling and a detached garage.

PROPOSAL

The purpose of the proposed zoning by-law amendment is to permit a garden suite on the subject property for a maximum period of 20 years. We note that the Planning Act establishes the allowable maximum temporary timeframe for a garden suite. The garden suite will utilize the existing well and septic on the site, Attachment 1 shows the location of the garden suite in relation to the existing buildings on the property.

PROVINCIAL POLICY STATEMENT (PPS 2020) & PROVINCIAL GROWTH PLAN

The subject property is located within a Prime Agricultural Area.

GREENBELT PLAN

The subject lands are located within the Greenbelt Plan and are identified as being located within the Protected Countryside. Garden Suites are permitted in the Greenbelt as they are considered a temporary use.



Figure 1: Air Photo

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL in the County of Wellington Official Plan.

A garden suite is a permitted use in the Prime Agricultural Area. Section 4.4.7 of the Official Plan outlines the provisions under which the local municipalities may enact zoning provisions to address the following matters:

- a) The garden suite is located close to the existing residence on the property and is portable so that it can be easily removed when the need for the unit has discontinued;
- b) No additional access shall be provided to the lot from a public road;
- c) Adequate screening/buffering, where deemed necessary, is provided to minimize the visual impact of the garden suite to adjacent properties;
- d) Adequate amenity areas are provide for the existing dwelling and the second unit;

- e) The provision of a satisfactory site plan which illustrates how items a) to d) above, and any other matters deemed necessary by the municipality, have been addressed; and
- f) The establishment of a development agreement between the owner and the municipality to address the installation and removal of the unit, site rehabilitation, listing the occupant(s) of the unit and the period of occupancy, and any other matter deemed necessary by the municipality.

ZONING BY-LAW

Zoning By-law 23-2018

The subject property is zoned Agricultural (A). A “garden suite” is defined in the By-law as: “a one-unit detached dwelling that is designed to be portable and is ancillary to an existing dwelling unit”.

Section 4.8 of the By-law States:

A maximum of one garden suite may be permitted as a temporary use on an Agricultural or Residential lot, as an accessory use to an existing single detached dwelling, subject to the following regulations:

- i. Driveway access to both the principle dwelling unit and the garden suite shall be limited to one;
- ii. The siting of a garden suite shall be in accordance with the provisions for accessory uses of subsection 4.4 of this By-law;
- iii. The maximum height of a garden suite shall be five (5) metres and no more than one storey;
- iv. No garden suite shall be located closer than three (3) metres to the principal dwelling unit on the lot or any building on an abutting lot;
- v. The floor area of any garden suite shall not exceed 100m²;
- vi. All garden suites shall be provided with adequate water and sewage disposal systems; and
- vii. All garden suites shall be established pursuant to Section 39 of the Planning Act, which authorizes Council to pass a Temporary Use By-law for a maximum duration of twenty years.

AGENCY AND PUBLIC COMMENTS

This application was circulated to statutory agencies by the Township. No comments have been received to date.

Comments from PDAC will be included in the final report as the Committee meeting is scheduled for August 11th.

GARDEN SUITE AGREEMENT

If approved the applicant will enter in to an agreement with the Township which deals with matters of securities, upkeep, removal, restoration, location etc.

NEXT STEPS

The public meeting for this application is scheduled for August 12, 2020. We will be in attendance at the public meeting to hear the applicant's presentation and any public comments. Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

Respectfully submitted,
County of Wellington Planning and Development Department



Zach Prince MCIP RPP
Planner



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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 Concession Gore, Rear Part Lot 30, municipally known as 4010 Concession 7, Township of Puslinch. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to amend Township of Puslinch New Comprehensive Zoning By-law 023-2018 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A-) Zone to permit an agricultural service and supply establishment.

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Dated at the Township of Puslinch on this
17th day of July 2020.

Glenn Schwendinger
CAO/Clerk
Township of Puslinch

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





PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: August 4th, 2020
TO: Glenn Schwendinger, CAO/Clerk
Township of Puslinch
FROM: Meagan Ferris, Senior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING REPORT – Gallo Contracting Limited
Township Zoning By-law Amendment File #D14/GAL
4010 Concession 7, Township of Puslinch**

SUMMARY

The purpose of the subject Zoning By-law amendment applications is to permit an existing use on a site that has been previously used as a wayside pit and known locally as 4010 Concession 7. The subject application intends to amend the 'Agriculture (A)' Zone and establish a site specific zone provision that will permit the existing business, including accessory outdoor storage, and extend the existing 'Natural Environment (NE)' Zone on-site to protect and restrict development within and adjacent to the existing natural features on the subject lands. The site is owned by Gallo Contracting Limited.

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

INTRODUCTION

An application for an amendment to the Township of Puslinch Zoning By-law (023/18) has been received and reviewed by planning staff. The intent of this application is to recognize and legalize a use that has been in operation on the property, but is not a permitted use within the 'Agriculture (A)' Zone. The subject lands are known municipally as 4010 Concession 7 and are legally described as CON GORE REAR PT LOT 30 RP; 61R5628 PARTS 2 & 3 PART 1PT. The site has direct frontage and access onto Concession 7, with a total acreage of approximately 8.64 hectares (21.34 acres). An aerial map can be seen in **Figure 1**.

The site currently contains a garage/shop, with an attached dwelling, a mobile trailer utilized as an office, and a large area dedicated to the outdoor storage of equipment/machinery, shipping containers and materials (i.e. the composite mats). It is understood that the business on-site has two full-time (2) employees and has been operational on the subject lands for a substantial amount of time. The business provides various industries/clients with a 'composite mat' that assists in making unstable grounds passable for people and machinery. In support of this use, the garage/shop provides maintenance of the 'composite mats' with all mats and equipment being stored on-site. The equipment stored on site is used to move, put together and breakdown the mats when installing and removing the mats from a job site. The mats are not manufactured on-site.

Surrounding land uses consists of a residential uses and lands owned by Hydro One to the north; a residential dwelling and vacant residential lot to the immediate south; a disturbed site with the potential for residential (or agricultural) use and a conservation area to the east; and agricultural land with a related residential dwelling to the immediate west.

BACKGROUND INFORMATION

As part of this application, it has identified that the subject lands have been significantly altered and disturbed due to a previous wayside pit operation on site (in and around the 1980's). The previous use has resulted in steep slopes along most of the boundaries of the site, particularly along Concession 7 and to the north of the site, with the business being operational on the former gravel pit floor. The submitted Planning Justification Report identifies that the current business has been operating on site for a substantial amount of time; however, the existing garage/shop with a dwelling was constructed in 2016.

It is also noted that prior to the application being submitted, that the Hamilton Conservation Authority (HCA) identified the need for on-site restoration of the existing natural features due to the existing uses infringing over time. A Restoration Plan has since been approved by the HCA and the Township.

SUPPORTING DOCUMENTS

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

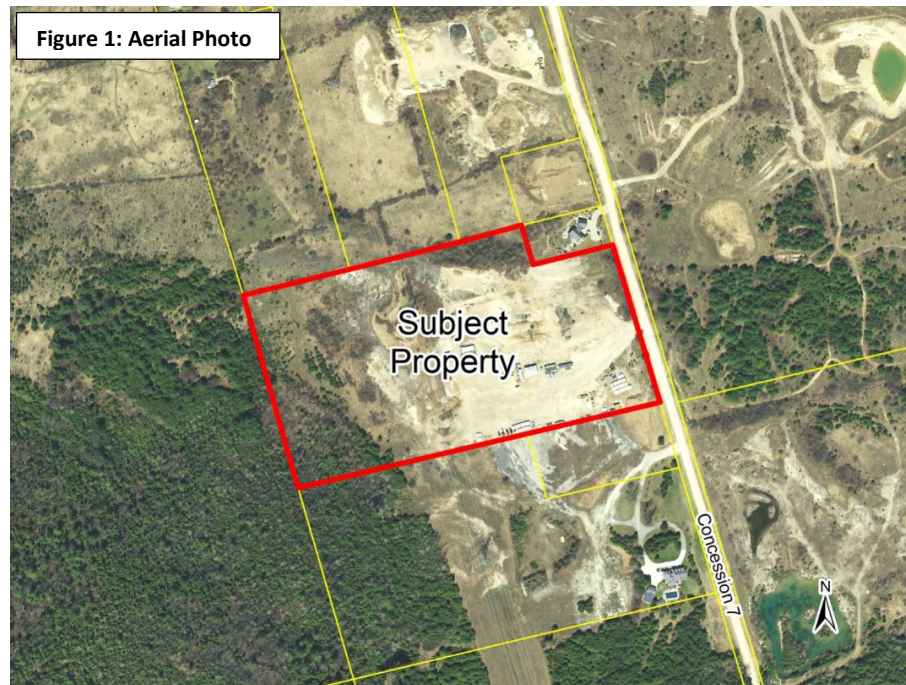
- Planning Justification Report, with a concept plan and draft by-laws.

PROPOSAL

The purpose of the subject applications is to amend the Township of Puslinch Zoning By-law to permit the existing uses on site by:

- Rezoning a portion of the subject lands from 'Agriculture (A)' Zone to a site specific 'Agricultural (A)' Zone that recognizes the use in operation and the accessory outdoor storage; and
- Extending the 'Natural Environment (NE)' Zone on the subject lands to include a 30 metres (98.4 feet) buffer from the Provincially Significant Wetland.

As part of this application, the intent is to maintain a portion of the site within the existing 'Agriculture (A)' Zone to align with the Provincial Agricultural System mapping, which identifies a portion of the site as being Prime Agricultural. The proposed zoning changes are depicted in **Figure 2**. A concept plan identifying the existing layout of the site, including the extension of the 'Natural Environment (NE)' Zone can be seen in **Figure 3**.

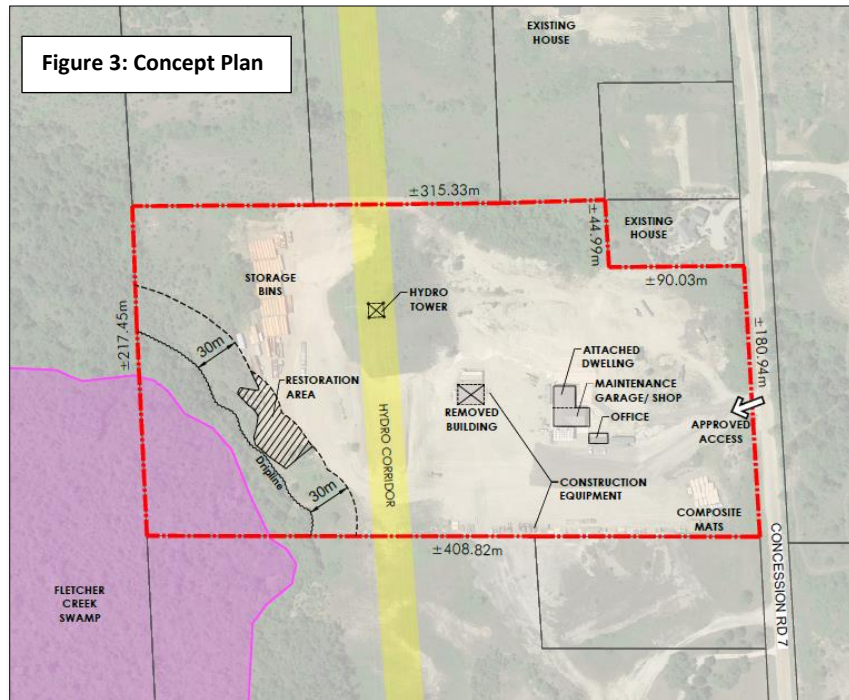


**POLICY
PROVINCIAL**

REVIEW:

**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. A review of applicable policies within the Provincial Policy Statement is provided below:



Rural Areas and Lands

The subject property is recognized as being Rural Land within the Provincial Policy Statement (PPS). With regards to Rural Areas, 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; ...f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.”

Section 1.1.5 of the PPS provides direction for Rural Lands in municipalities, with Section 1.1.5.2 identifying permitted uses, which include: the management or use of resources; resource-based recreational uses; limited residential development; home occupations and home industries; cemeteries and other rural land uses. Section 1.1.5.3 and 1.1.5.4 of the PPS further states that, “recreational, tourism and other economic opportunities should be promoted”, and that development on rural lands that is compatible with the rural landscape and sustainable on rural service levels should be promoted.

The PPS, through Section 1.1.5.7 and 1.1.5.8, further identifies that opportunities to support a diversified rural economy should be promoted, but should protect agricultural and other resource-related uses by directing non-related development to areas where constraints will be minimized and requiring compliance with the minimum distance separation formulae.

Natural Heritage

The subject lands contain natural features on site which include a Provincially Significant Wetland (Fletcher Creek Swamp), Significant Woodlands, Areas of Natural and Scientific Interest (ANSI), and a locally identified Environmentally Sensitive Area. As such, Section 2.1 of the PPS, which provides direction for Natural Heritage, was reviewed. Section 2.1.1 states that, “natural features and areas shall be protected for the long term”, with Section 2.1.2 identifying that the, “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.” Development and site alteration within a provincially significant wetland is not permitted and no negative impacts is to be demonstrated for development and site alteration adjacent to a significant wetland,

woodland, or area of natural or scientific interest. The PPS does not have policies specific to Environmentally Sensitive Areas, as these areas are locally significant and identified by the County.

Agriculture

A small portion of the subject lands is identified as being Prime Agricultural within the Provincial Agricultural System mapping; however, this portion of land is not proposed to be rezoned and will remain in the existing, 'Agriculture (A)' Zone. The overarching intent of these policies is to protect Prime Agricultural Areas, which consists of soil Class 1- 7, for long term agricultural use.

Mineral Aggregate Resources

It is understood that this site was a former wayside pit site in and around the late 1980's. The site has been identified as being used for the current business for a substantial amount of time. The County's Official Plan also identifies that a small portion of the site contains a bedrock resource area. Section 2.5.1 and 2.5.2 identifies that mineral aggregate resources shall be protected for long-term use.

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...".

Section 4.2.4 identifies policies for development and site alteration adjacent to and within 120 metres (393.7 feet) of a key hydrological feature which requires a minimum 30 metres (98.4 feet) vegetative protection zone. The application is proposing to extend that 'Natural Environment (NE)' Zone to include a minimum 30 metres (98.4 feet) buffer around existing features on-site.

Section 4.2.6 of this Plan establishes policies in relation to the Agricultural System, with a small portion of the site has been identified in the Provincial Agricultural System mapping as being Prime Agricultural. Section 4.2.6 of the Plan further adds that where agricultural uses and non-agricultural uses interface, that these impacts are to be minimized and mitigated and where appropriate, an agricultural impact assessment is required. The zoning in this area (as shown in **Figure 2**) is to remain 'Agriculture (A)' Zone.

Greenbelt Plan (2017)

The subject lands are located within the Protected Countryside of the Greenbelt Plan. Within the Protected Countryside, the subject lands are also identified as being subject to the Natural Heritage System and the Agricultural System of the Plan.

Due to the land use designation of the subject lands, the Rural Lands policies of the Plan are applicable. The Plan identifies that Rural lands are intended to continue to accommodate a range of commercial, industrial and institution uses that serve the rural resource and agricultural sectors. When considering non-agricultural uses on Rural Lands, Section 4.1.1. identifies that non-agricultural development are not permitted in specialty crop areas and prime agricultural areas. Section 4.1.1.2 further requires non-agricultural development to demonstrate that the use is: (i) appropriate for the location; (ii) the servicing is appropriate for the use; and (iii) no negative impacts to key natural heritage features, key hydrological features or biodiversity and connectivity.

Section 3.2 of the Plan provides the policy direction for the Natural System, including new development and site alteration within this System and Section 3.2.5 provides policies regarding a minimum 30 metres (98.4 feet) vegetative protection zone from features such as wetlands and significant woodlands.

POLICY REVIEW: LOCAL

County of Wellington Official Plan (OP)

The subject lands are currently designated as ‘Secondary Agriculture’, ‘Core Greenland System’, and ‘Greenland System’. The subject lands are also identified as partially being within the Mineral Aggregate Resource Overlay as it is an area with bedrock resources. In assessing the proposed development, consideration should be given to the following policies within the County’s Official Plan:

Greenland System Policies

In the context of this proposal, the Core Greenland System identifies a Provincially Significant Wetland and the Greenland System identifies Significant Woodlands, an Area of Natural and Scientific Interest (ANSI), and an Environmentally Sensitive Area (ESA). The ESA on the subject lands is the Crief Old Field Complex, which is an area characterized by hilly topography, with loam and sandy loam soils, and is part of the Galt Moraine.

Section 5.4 and 5.5 of the OP speaks to core and non-core greenlands and sets out that development and site alteration is not permitted *in* all wetlands types and that significant woodlands, ANSI’s, and ESA’s will be protected from negative impacts. Section 5.6 (Development Controls) establishes permitted uses and allows “other uses permitted in the applicable adjacent or underlying designations...”. Development proposed in the Greenland System or on adjacent lands are not permitted unless it has been demonstrated there will be no negative impacts. Section 5.6.3 further identifies that Core Greenlands and Greenlands shall be placed in restrictive zoning to protect from development.

Rural System Policies

The Rural System consists primarily of natural resources and some uses that are typically found in non-urban areas. Within the ‘Secondary Agriculture’ designation, permitted uses include: all uses permitted in the prime agricultural area; small scale commercial, industrial, and institutional uses; and public service facilities. All sizes, types and intensities of agriculture are promoted and protected. Section 6.5.4 further adds that small scale uses are permitted provided it has been demonstrated that: (i) appropriate sewage and water systems can be established; (ii) the use is compatible with surrounding land uses; (iii) the use requires a non-urban area; (iv) the use will not hinder agriculture or mineral aggregate; and (v) the use is small scale.

PROPOSED REZONING

The subject lands are currently zoned as ‘Agriculture (A)’ Zone with a portion of the property being zoned as ‘Natural Environment (NE)’ Zone. A large portion of the subject lands is also located within the ‘Environmental Protection Overlay’, which is not proposed to be amended. The following uses are permitted within the ‘A’ Zone:

| | |
|--|---|
| <ul style="list-style-type: none">• Accessory apartment• Agricultural use• Agriculture-related uses• Animal clinic, agricultural• Bed and breakfast• Community garden• Conservation use• Daycare centre• Dwelling, single detached | <ul style="list-style-type: none">• Group home• Farm related business• Farm greenhouse• Farm products sales outlet• Farmer’s market• Home business• Home industry• Institutional use• Private home day care |
|--|---|

The intent of the subject rezoning application is to legalize the existing use and to also provide added

protection to natural features on site. As such, the subject proposal is twofold:

- (i) establish a site specific 'Agriculture (A)' Zone to recognize the existing business on site (including outdoor storage), and
- (ii) extend the 'Natural Environment (NE)' Zone on the property to recognize a vegetative buffer of 30 metres (98.4 feet) from the natural features identified on site.

The existing use business has been identified by the applicant's consultant as a "small scale industrial use restricted to a building or contractor's yard" with outdoor storage on the former pit floor. Staff notes that the zoning by-law has specific provisions for: (i) outdoor storage areas (Section 4.22) and shipping containers (Section 4.24) which establish restrictions such as: location, limits in area for outdoor storage areas and total numbers permitted on site, max lot coverage, container sizes and a maximum number of shipping containers etc.

Overall, the requested zoning amendment is seeking approvals for the use and storage location where is, as is. Council will need to be satisfied that permitting the use and allowing the site to continue to operate "as is", in light of specific zone provisions noted above, is appropriate.

AGENCY COMMENTS

A review of the above-noted report and concept plan was conducted by the applicable public agencies and the Township's consultants. The comments received are summarized below:

| Commenting Agency | Comment Summary |
|---|--|
| Hamilton Conservation Authority | <ul style="list-style-type: none"> • No objections, subject to: (i) the rezoning application and (ii) submission and approval of a Restoration Plan to address a disturbed area abutting the features on the property. This Plan will need to be to the satisfaction of the Township and the Conservation Authority. • A Provincially Significant Wetland is located on the subject lands and the site also has an Environmental Sensitive Area identified (Fletcher Creek Swamp Forest). • An Environmental Impact Study is not required due to use existing and buffer being established from the natural features in the rear of the property. |
| Township's Engineer (GM Blue Plan) | <ul style="list-style-type: none"> • No objections or specific requirements due to nature of proposal. • The area of restoration may require site plan approval or a site alteration permit. This will need to be discussed with the Township. |
| Township Ecologist (GSW Ecological & Forestry Services Inc.) | <ul style="list-style-type: none"> • No objections. • Due to nature of the application and the establishment of a 30 metres buffer from the natural features on site, an Environmental Impact Study is not required. • The Township should be involved in the review of the Restoration Plan. |

ADDITIONAL COMMENTS

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

- **Planning Development Advisory Committee (PDAC)**– The Committee met on March 10th, 2020 regarding this application and expressed no objections to the application.
- **The public** – At the time of preparing this report, Planning was aware that five (5) written comments from neighbours were provided to the Township that expressed support for the subject application. These written correspondences are attached in **Appendix A - E**.

ITEMS FOR CONSIDERATION

As part of determining whether or not permitting the use is appropriate, consideration should also be given to land use compatibility and the application of site plan control as the use is in proximity to sensitive land uses (i.e. existing residential uses and a vacant residential lot). As part of this process, Council will also need to be satisfied that any potential land use conflicts are appropriately mitigated.

Land Use Compatibility

There are provincial guidelines (Ministry of Environment, Conservation and Parks) that categorizes industrial uses into three (3) classes, with suggested minimum setbacks applicable to each class. In addition to setbacks, other mitigation measures include: (i) restricting the type, size/area and location of uses, including outdoor storage and (ii) screening uses and storage areas via vegetative buffers, fencing, berms, or a combination of the aforementioned. The mechanisms for buffering uses to address compatibility can be engrained in an amending by-law and demonstrated through the site plan approval process.

Site Plan Control

At this time, the existing business and structures on this site have not been subject to the Township's site plan control review and approval process. When considering the introduction of a new (or expansion to an existing) use similar to the proposed, site plan control would typically be applied and can assist in the implementation of zoning provisions and land use buffering measures (i.e. setbacks, fencing, landscaping, etc.). The merits of applying site plan control in the context of this specific proposal should be considered by Council.

NEXT STEPS

The public meeting for this application has been scheduled for August 12th, 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. Our planning recommendations, including draft by-laws will be provided to Council following the public meeting.

Respectfully submitted,

COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT



Meagan Ferris, RPP MCIP
Senior Planner

Appendix A: Letter of Support (1)

Appendix B: Letter of Support (2)

Appendix C: Letter of Support (3)

Appendix D: Letter of Support (4)

Appendix E: Letter of Support (5)

Appendix A: Letter of Support 1

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Zoning application D14/GAL
Date: March-19-20 4:49:21 PM

----- Forwarded message -----

[REDACTED]
Date: Mar. 19, 2020 4:07 p.m.
Subject: Zoning application D14/GAL

[REDACTED]
Cc:

Dear Mr Schwendinger,

I am writing in regard to the application noted in the subject line of this email.

My wife Linda and I live at 3994 Concession 7, Puslinch which is the property adjacent to 4010 Concession 7, Puslinch. As such, we are the residents who would be most impacted by this decision.

After having had an opportunity to review the application and read By-Law 023-2018, my wife and I would like to state our support for the granting of this amendment to rezone the lands at 4010 Concession 7, Puslinch from Agricultural (A) to Agricultural Site Specific (A-) zone to permit an Agricultural service and Supply establishment.

Should you have any questions, please feel free to contact me directly at this email address.

Jamie Holmes

Appendix B: Letter of Support 2

Glenn Schwendinger
CAO/Clerk
Township Of Puslinch
7404 Wellington road 34

March 17, 2020

RE: D14/GAL

Dear Glenn,
I Lina Trinchini and I Mauro Trinchini agree to the change in zoning bylaw proposed by Mr. Gallo.
We Support.

Yours truly,

Lina Trinchini

Mauro Trinchini

Appendix C: Letter of Support 3

From:

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Peter Simpson [REDACTED]

21:33 (5 minutes ago)



to admin, joseph



Hello Lynne Banks and whomever else this may also concern,

Peter Simpson and myself Rebecca Simpsons (Property 4040 Concession Rd 7) are writing to you today to express no concerns with the amendment requesting to change the status of Joseph Gallows property. We have lived next door to him now for approx 3 years. At no time have we had any issues or concerns about his business, the noise or traffic on the road or at his dwelling. We do not object to rezoning his property. With this covid issue going on we can be reached at [REDACTED] if there are any questions or additional information needed.

Thank you,

Appendix D: Letter of Support 4

Having received notice of the application by Joseph Gallo for a zoning change to the applicable lands, I would like to go on record as being in approval of said amendment.

This parcel of land is adjacent to my property and I cannot see a zoning change being a deterrent to the status quo. Should your office like to reach out to me I can be reached through email or by phone at [REDACTED]

Sincerely

Adrian Van Opstal

[REDACTED]

Appendix E: Letter of Support 5

----- Forwarded message -----

From: **Linda DeSimone** [REDACTED]
Date: Fri, Jul 17, 2020 at 3:42 PM
Subject: Zoning By-Law Amendment
To: <lbanks@puslinch.ca>

Dear Ms. Lynne Banks,

I am the owner of property adjacent to subject land, 4010 Concession 7. In regards to the application to amend zoning by-law 023-2018, file number D14/GAL. I am in support of the proposed Zoning By-Law Amendment.

Regards,

Linda Mary Gallo-DeSimone