



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 24, 2021 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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## AGENDA

**DATE:** Wednesday November 24, 2021

**PUBLIC INFORMATION MEETING:** 7:00 P.M.

### Order of Business:

**1. Zoning By-Law Application D14/STU - John Stubbs and Mary Lake – 4363 Wellington Road 35, Concession 2 Front Part Lot 16**

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law #23-2018 to rezone the proposed retained lands from Agricultural (A) Zone to prohibit a residential dwelling and to prohibit livestock in the barn.

*Public Notice and County of Wellington Report Attached*

**2. Zoning By-Law Application D14/XUE - James and Wanda Xuereb – 4290 Victoria Road South, Concession 8 Rear Part Lot 28**

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law #23-2018 to rezone the lands from Agricultural (A) Zone and Natural Environment (NE) Zone to a Site Specific Agricultural (A-) Zone. (No change to the Natural Environment (NE) Zone to permit a maximum of ten (10) shipping containers and the storage and maintenance of a maximum of four (4) motorized personal vehicles.)

*Public Notice and County of Wellington Report Attached*



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

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**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 a proposed amendment to the Township of Puslinch Zoning By-law (File No. D14/STU) on **Wednesday, November 24, 2021 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 as virtual meetings.**

### How to Participate:

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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 **November 15, 2021 by 4:30 p.m.** to ensure that your comments are included in the Council 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 Council.

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 **November 15, 2021 at 4:30 p.m.** to ensure that your comments are included in the Council 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 Council Agenda.

### MAKING AN ORAL SUBMISSION

The public is invited to participate by speaking to the applications 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 **November 17, 2021 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 Front Part Lot 16, Concession 2, municipally known as 4363 Wellington Road 35, Township of Puslinch. The subject lands are shown on the inset map.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the proposed retained lands from Agricultural (A) Zone to a Site Specific Agricultural (A- ) Zone to prohibit a residential dwelling and to prohibit livestock in the barn.

**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. Written submissions should be sent 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 Ontario Land Tribunal (OLT) 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 Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision regarding the proposed Zoning By-law amendment (D14/STU), you must make a written request to the Township Clerk at the address shown below.

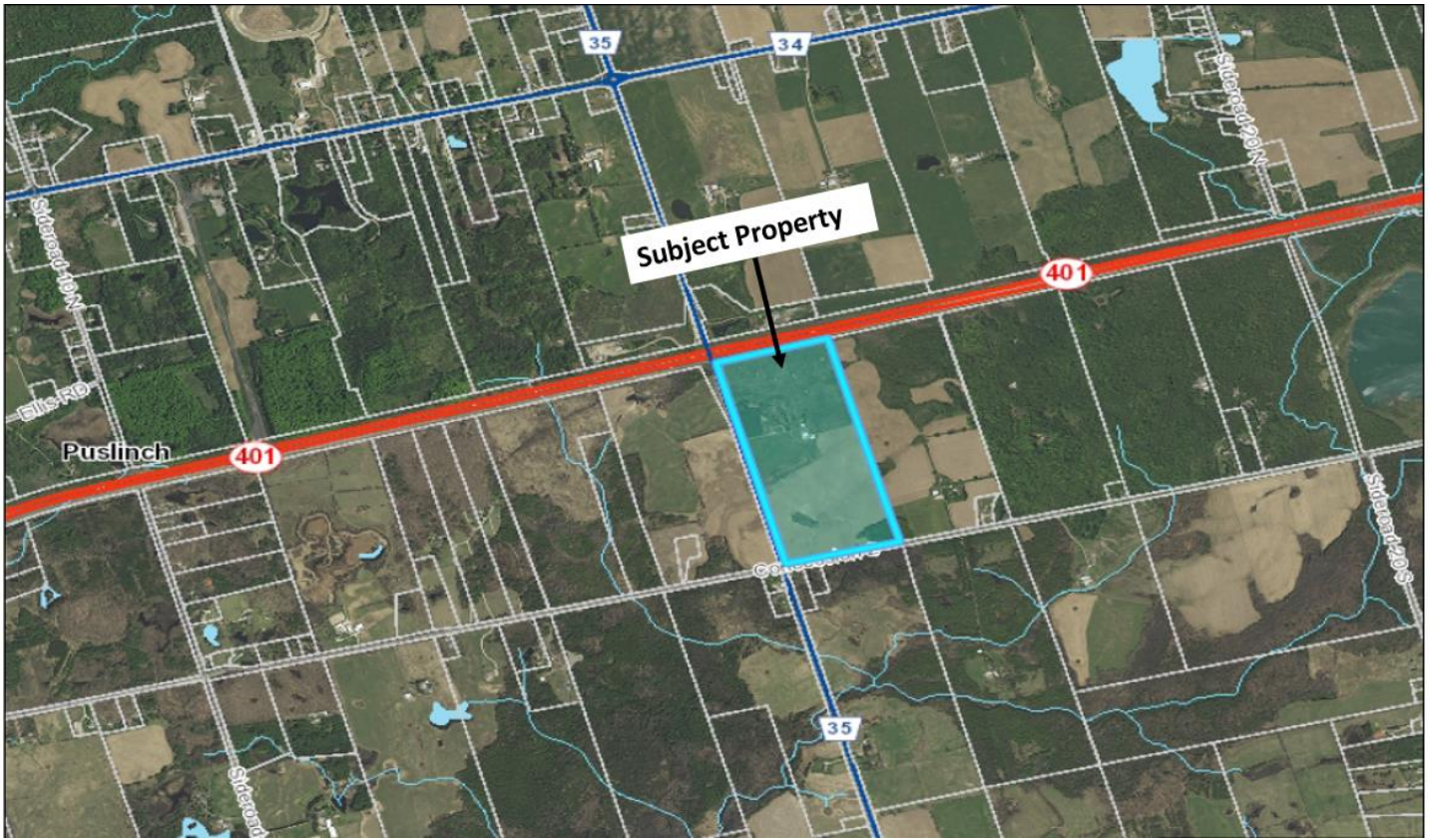
**ADDITIONAL INFORMATION** regarding the Zoning By-law Amendment, including information about appeal rights is available by contacting the Township of Puslinch Clerk's office at the address below. If you require the information in an alternative format, please contact the Clerk's office at the address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

Dated at the Township of Puslinch on this  
13<sup>th</sup> day of October, 2021.

Courtenay Hoytfox  
Clerk  
Township of Puslinch

**For more information or to register an oral or written submission please contact [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)**

KEY MAP





## **PLANNING REPORT for the TOWN OF PUSLINCH**

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** November 24<sup>th</sup>, 2021  
**TO:** Glenn Schwendinger, CAO  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **PUBLIC MEETING - John Stubbs & Mary Lake  
Zoning By-law Amendment Application D14/STU  
Part Lot 16, Concession 2  
4363 Wellington Road 35**

**ATTACHMENTS:** **1 – Aerial of Subject Lands  
2 – Sketch Provided by Applicant**

### **SUMMARY**

The purpose of this zoning amendment application is to fulfill a condition of consent by rezoning the agricultural portion of the subject lands to prohibit a residential dwelling and to prohibit livestock within the existing barn. This rezoning is to satisfy conditions 5 and 8 of severance application B111-20, which was granted provisional approval by the Wellington County Land Division Committee on February 11, 2021.

A public meeting is scheduled for November 24<sup>th</sup>, 2021. This report provides a preliminary overview of the proposal, highlights key planning policies to be considered, details 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 Zoning By-law Amendment D14/STU be received for information.

### **INTRODUCTION**

The land subject to the proposed zoning by-law amendment (Application D14/STU) is municipally addressed as 4363 Wellington Road 35 within the Township of Puslinch. A subject property map is identified in Figure 1. The severed surplus farm dwelling parcel is proposed to be 1.5 ha (3.7 ac) and the retained agricultural parcel is approximately 33.2 ha (82.0 ac).

The subject lands contain a dwelling and shed, which are intended to remain with the surplus farm dwelling parcel, and a barn, drive shed, and shed that are proposed to remain with the retained agricultural parcel. The surrounding land uses are agricultural uses to the east, west,



and south, rural residential uses in the south, and the subject lands abut Ontario Highway 401 to the north.

## PROPOSAL

The purpose of the proposed zoning by-law amendment is to rezone the retained agricultural portion of the subject lands to prohibit a residential dwelling and to prohibit livestock within the existing structures. This rezoning is a condition of severance application B111-20, which was granted by provisional approval by the Wellington County Land Division Committee. The consent application will sever the existing dwelling and shed from the agricultural parcel containing a barn, drive shed, and shed under the surplus farm dwelling policies of the County of Wellington Official Plan. The intended purchaser of the retained agricultural parcel is Rolf Deter and the lands will be added to his agricultural operation. The prohibition of livestock within the existing barn is required to comply with MDS 1 requirements, which is a condition of the consent application. A copy of the zone change sketch has been included within this report (Attachment 2).

## SUPPORTING STUDIES AND REPORTS

- Letter from Van Harten Surveying, dated: May 10, 2021

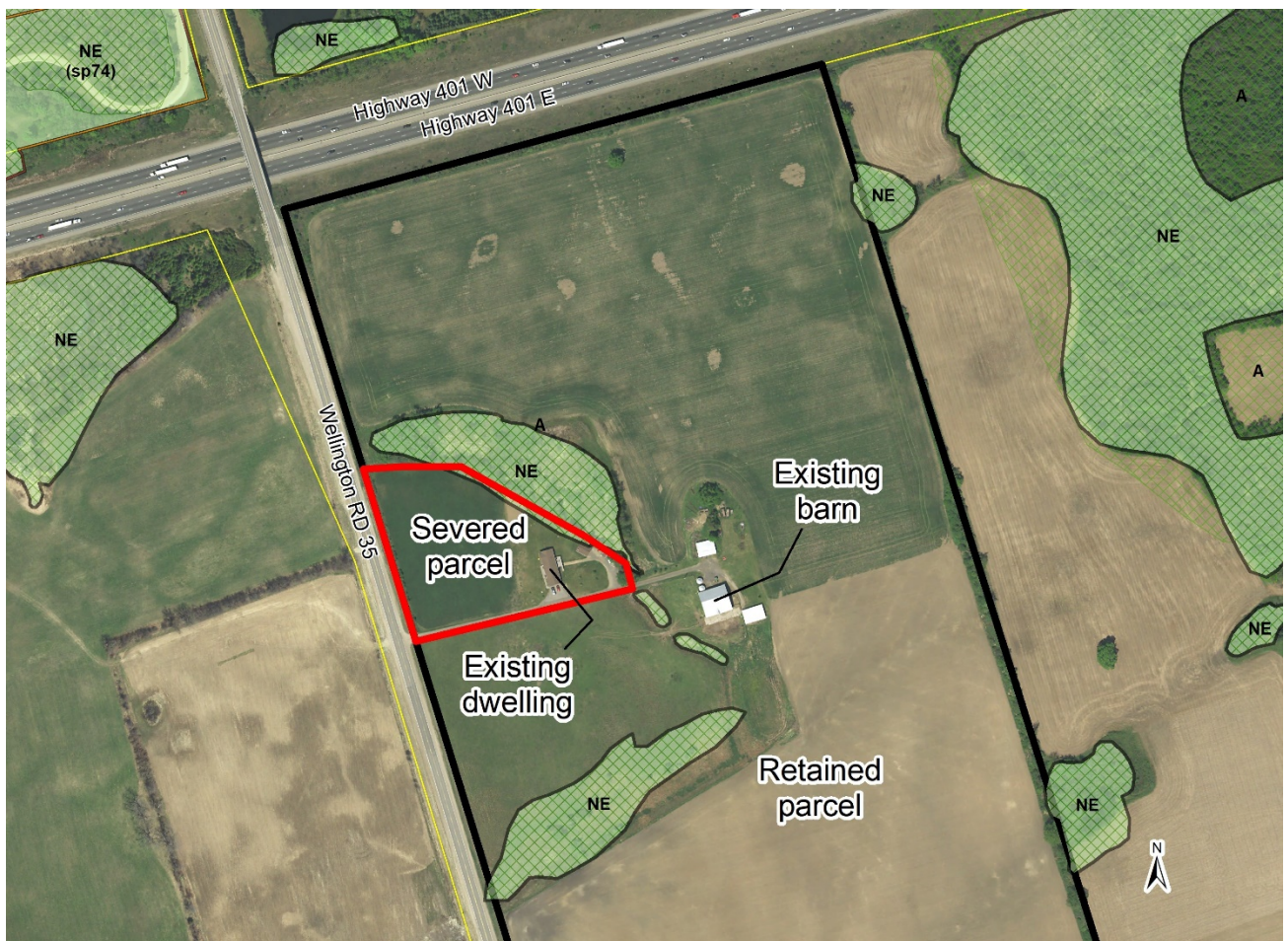


Figure 1: Subject Property Map

## **PROVINCIAL POLICY - PROVINCIAL POLICY STATEMENT (PPS 2020)**

The Provincial Policy Statement (2020) provides policy direction for all development within the Province of Ontario. The subject lands are located within a Prime Agricultural Area and contain natural features including Provincially Significant Wetlands. Prime Agricultural Areas are to be protected for long-term use for agriculture

### *Lot Creation and Lot Adjustments*

Lot creation is discouraged in prime agricultural areas, and may only be permitted in specific circumstances outlined in section 2.3.4.1 of the PPS. One such circumstance is for lot creation for a residence surplus to a farming operation as a result of farm consultation provided the following requirements are met: 2.3.4.1.c)1. that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and; 2.3.4.1.c)2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective. The municipal approach within the Township is to prohibit dwellings on the remnant farm lands through a rezoning application.

### *Minimum Distance Separation Formulae*

Section 2.3.3.3 of the PPS requires that new lands uses in prime agricultural areas, including the creation of lots, shall comply with the minimum distance separation formulae. The related consent application results in the existing barn, shed, and drive shed being retained with the agricultural lands and these structures do not meet MDS setback requirements. MDS can be addressed in different ways, such as removing the livestock barns, prohibiting livestock within the structures, change of use permits, structure relocation etc. The applicant is proposing to address the MDS requirements through a Zoning By-law amendment. The applicant has proposed to prohibit livestock only within the existing barn, however there is consideration for livestock to be prohibited in all existing structures on the retained agricultural parcel to prevent their use as barns in the future.

## **PROVINCIAL POLICY – A PLACE TO GROW (2020)**

The retained lands contain a Key Hydrologic Feature, which was identified on the survey sketch submitted for the related consent application as a wetland. The setback of the severed parcel to the wetland was reviewed as part of the consent application.

## **PROVINCIAL POLICY - GREENBELT PLAN**

The subject lands are not located within the Greenbelt Plan Area.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated as PRIME AGRICULTURAL, CORE GREENLANDS, and GREENLANDS within the County of Wellington Official Plan. The subject lands are also located within the Paris and Galt Moraine Policy Area. Identified environmental features on the subject lands are Provincially Significant Wetlands, Wetlands, and Significant Ecological Areas (Grand River).

Section 10.3.4 contains the of the County of Wellington Official Plan implements the PPS and requires that the remnant agricultural parcel be rezoned to prohibit dwellings.

Section 10.3.4e) of the Official Plan requires that the Minimum Distance Separation formula will be met for residence surplus to a farming operation severances. In order to address the MDS requirements, the applicant is proposing to rezone to prohibit housing livestock within the existing barn. The applicant has indicated that the barn is in good condition and has made this request so the barn can remain on site instead of being removed to satisfy MDS requirements. There is consideration for livestock to be prohibited in all existing structures on the retained agricultural parcel, in addition to the existing barn, to prevent the use of the drive shed or shed as barns in the future.

Although the Official Plan mapping indicates there is a Provincially Significant Wetland on the severed parcel, Grand River Conservation Authority (GRCA) indicated within their comments for the related severance application that the severed lands are located outside the wetland and watercourse feature. GRCA's mapping of the feature is more up-to-date than the Official Plan mapping.

#### **ZONING BY-LAW**

According to Schedule 'A' of Zoning By-law No. 023-18 the subject property is zoned Agricultural (A), Natural Environment (NE), and contains the Environmental Protection Overlay.

A Zoning By-law amendment is necessary to restrict the construction of a dwelling on the retained agricultural parcel under the surplus farm dwelling policies and to meet the requirements of section 4.16.1 of the by-law, which requires compliance with MDS 1 for new non-farm uses. There is consideration for prohibiting livestock within all of the exiting structures on the retained agricultural parcel, in addition to the existing barn, to prevent the use of the driveshed or shed as barns in the future.

The proposed severed lot is located within the A Zone, NE Zone, and the Environmental Protection Overlay, however for the related severance GRCA provided comments that the severed land is located outside the wetland and watercourse feature. GRCA's mapping of the feature is more up-to-date than the zoning by-law

#### **AGENCY AND PUBLIC COMMENTS**

This application was circulated to statutory agencies by the Township of Puslinch on October 13<sup>th</sup>, 2021. The following comments have been provided at the time of preparation of this report:

- **Grand River Conservation Authority (GRCA):** No objection.
- **Wellington Source Water Protection:** Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.
- **Ministry of Transportation:** Not available at this time.



- **County of Wellington Roads Department:** Not available at this time.
- **Township Ecologist (Dougan & Associates):** The proposed ZBA does not conflict with existing natural heritage policy. If and where future development or site alteration is proposed, the natural features may need to be further characterized via on-site investigations, and potential impacts assessed through an EIS or similar process. Consultation and permitting via GRCA and/or MECP may be required depending on the nature of work and proximity to the above listed constraints.
- **Township Engineer (GM BluePlan):** No concerns.
- **Township Hydrologist (Harden Environmental Services Ltd):** No comment.
- **Township Fire & Rescue Services:** No concerns.
- **Planning Development and Advisory Committee (PDAC):** The Committee supports the application.

### **NEXT STEPS**

The public meeting for this application is scheduled for November 24<sup>th</sup>, 2021. 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.

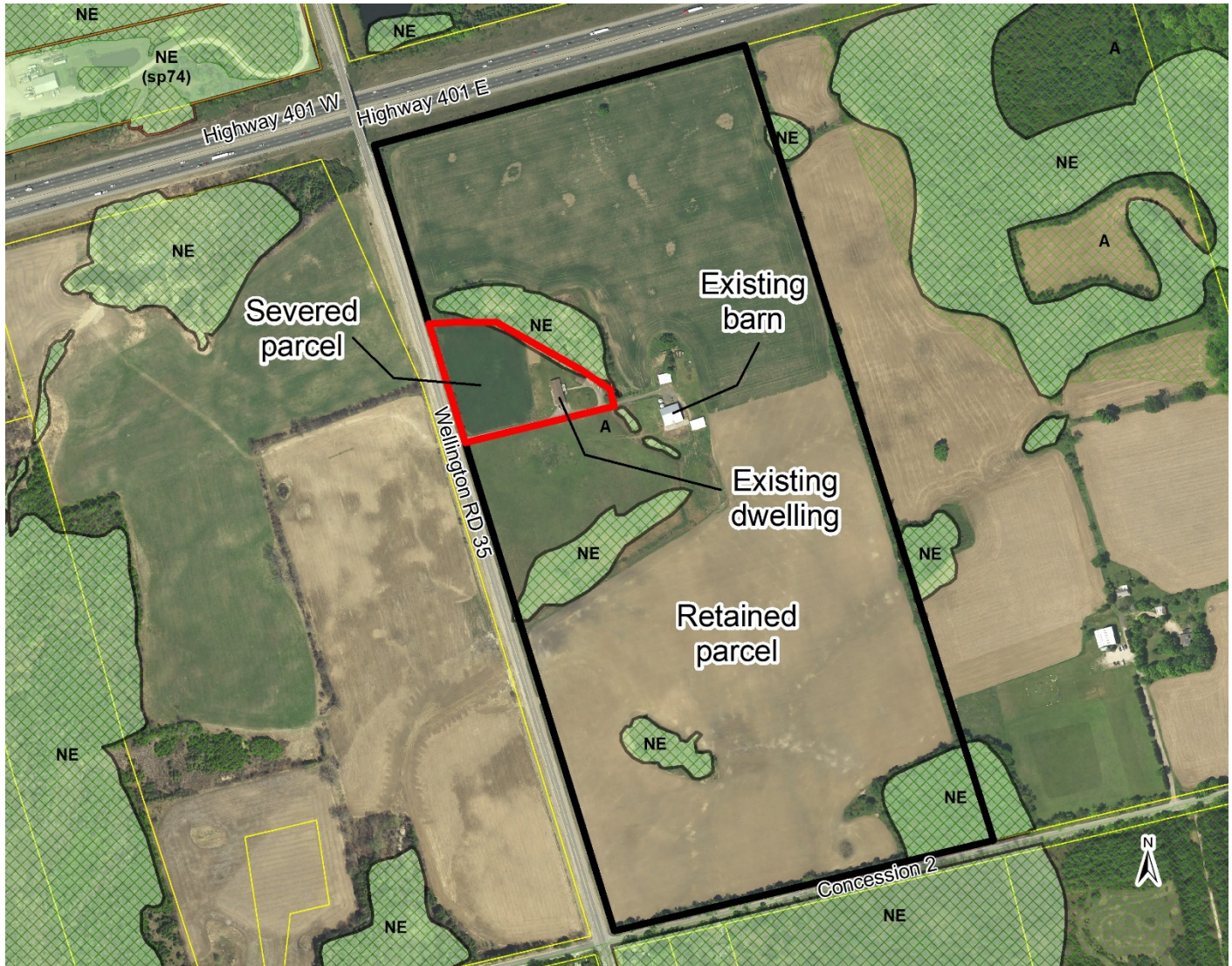
Respectfully submitted,  
COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT



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Joanna Salsberg, B.A, M.PL.  
Planner

**ATTACHMENT 1 - Aerial of Subject Lands**









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**THE LAND SUBJECT** to the application is described as Rear Part Lot 28, Concession 8, municipally known as 4290 Victoria Road South, Township of Puslinch. The subject lands are shown on the inset map.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Agricultural (A) Zone and Natural Environment (NE) Zone to a Site Specific Agricultural (A- ) Zone. (No change to the Natural Environment (NE) Zone to permit a maximum of ten (10) shipping containers and the storage and maintenance of a maximum of four (4) motorized personal vehicles.

**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. Written submissions should be sent 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.

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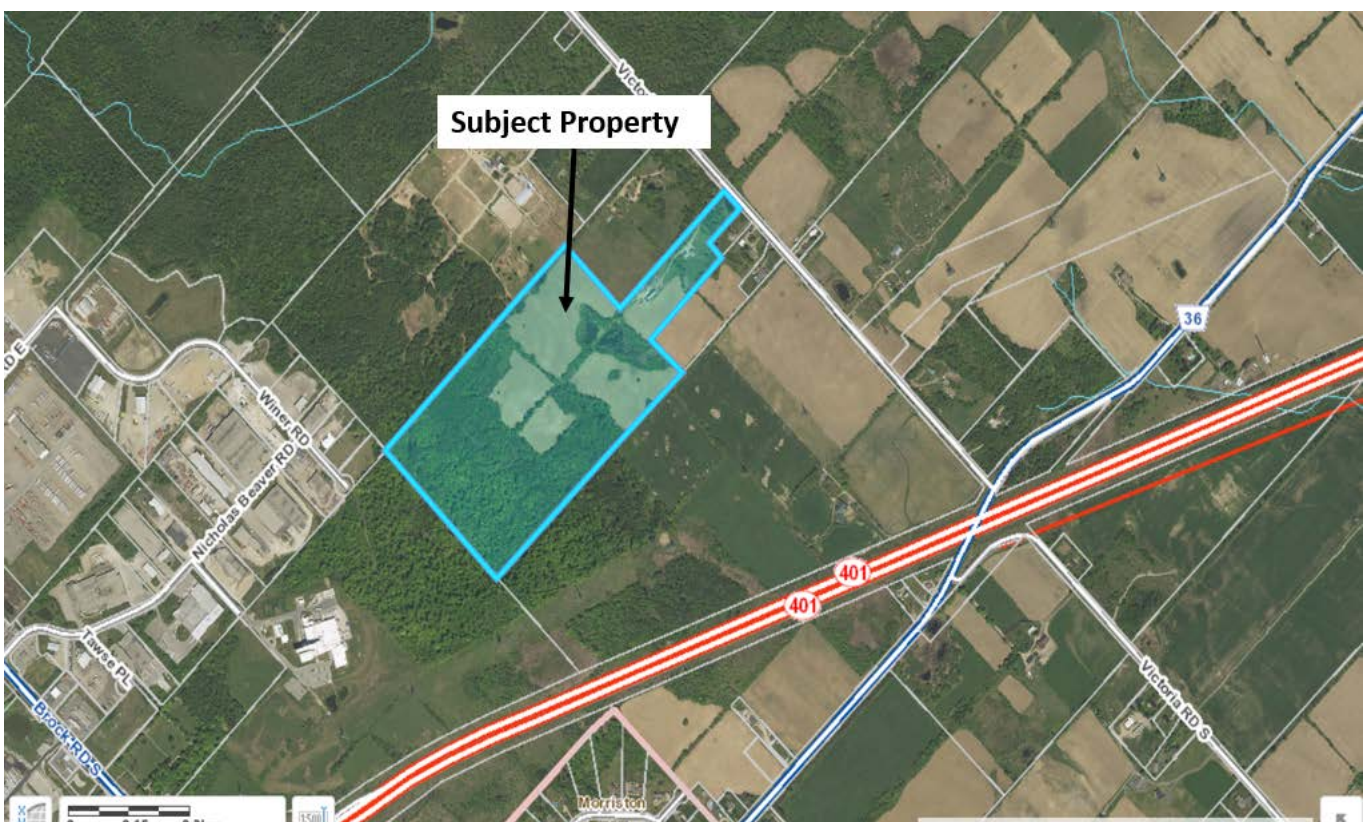
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Dated at the Township of Puslinch on this  
13<sup>th</sup> day of October, 2021.

Courtenay Hoytfox  
Clerk  
Township of Puslinch

For more information or to register an oral or written submission please contact [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

#### KEY MAP





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** November 24<sup>th</sup>, 2021  
**TO:** Glenn Schwendinger, CAO  
Township of Puslinch  
**FROM:** Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **PUBLIC MEETING – James and Wanda Xuereb  
Township Zoning By-law Amendment File D14/  
S/w half Lot 15, Concession 9  
4290 Victoria Road South**  
**ATTACHMENTS:** 1 – Photos submitted by the applicant

### SUMMARY

The purpose of the subject Zoning By-law amendment applications is to recognize a mini storage, vehicle storage and repair business as an industrial use on an Agricultural property.

A public meeting is scheduled for November 24<sup>th</sup>, 2021. 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 Zoning By-law Amendment D14/XUE be received for information.

### INTRODUCTION

The subject lands located North of the 401 and municipally known as 4290 Victoria Road South. The property is approximately 29.71 ha (73.4 ac) in size and contains an existing dwelling, shipping containers, and accessory structures. The storage buildings, storage and use of the buildings are the subject of this zoning by-law amendment. Surrounding land uses consist primarily of residential and agricultural uses. An aerial of the property is identified in **Figure 1**.





**Figure 1: Location Map**

**PROPOSAL**

The purpose of the subject application is to amend the Puslinch Zoning By-law to legalize an existing storage use, which includes automobile storage and shipping containers. The portion of the site subject to this application is located behind the existing dwelling and is approximately 0.83 ha (2 ac) in area as shown on **Figure 2**.

There are two (2) existing accessory buildings and seven (7) shipping and storage containers. A portion of the accessory building is used to store automobiles not owned by the property owner. However, it is not clear how and

for what will be stored in the shipping and storage containers. The applicant is proposing to locate ten (10) shipping containers on the property of which 4 may be rented out for profit, while the remaining 6 containers will be used for storing personal items. In addition the applicant is intending to store 4 vehicles not associated with the property owner within an existing accessory building and take up limited personal maintenance.



**Figure 2: Location Map of existing buildings**

**REPORTS AND STUDIES SUBMITTED**

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

- Planning Justification Report, prepared by MHBC dated: May 2021;

**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.

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.” More specifically, Section 1.1.5.7 of the PPS states that the opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. 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, wetlands and environmentally sensitive areas identified on 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 application is located completely within the Secondary Agricultural designation.

### **PROVINCIAL POLICY – PROVINCIAL GROWTH PLAN (2020)**

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: development outside settlement areas that are not appropriate in settlement areas provided they:

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

Further, Section 4.2.2 provides policy direction for the lands within the natural heritage system.

### **COUNTY OFFICIAL PLAN**

The subject lands are designated as Secondary Agricultural, Core Greenlands and Greenlands as per schedule A7-Puslinch within the County Official Plan. The property is also located entirely in the Paris Galt Moraine policy area. The portion of the site that is subject of the proposing amending application is designated as Secondary Agriculture.

Section 6.5.1 states that “Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities”. Permitted uses within this designation includes:

- a) all uses in the prime agricultural area;
- b) small-scale commercial, industrial and institutional uses; and
- c) public service facilities.

Section 6.5.4 further provides guidelines for commercial, industrial and institutional. Such uses may be permitted in small scale provided that:

- a) appropriate sewage and water systems can be established;
- b) The proposed use is compatible with the surroundings;
- c) The use requires a non-urban location due to:
  - market requirements;
  - land requirements;
  - compatibility issues.
- d) The use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) The use will be small scale and take place on one lot and large scale proposals or proposals



involving more than one lot will require an official plan amendment.

### **TOWNSHIP ZONING BY-LAW - #023/18**

The subject lands are currently zoned within the Township as Agriculture (A) Zone, Natural Environment (NE) Zone with Natural Environment Overlay. The following uses are permitted in the Agricultural zone as of right: Accessory Apartment, Agricultural use, Agriculture-related uses, Animal clinic (Agricultural), Bed and Breakfast, community garden, conservation use, day care centre, dwelling (Single detached), group home, farm related business, farm greenhouse, farm products sales outlet, farmer's market, home business, home industry, institutional use (existing only), private home day care. The proposed use is not agriculture related nor a home industry.

The proposed Zoning Amendment application seeks to rezone a portion of the site from Agriculture to Agriculture Site Specific in order to permit the storage of ten (10) storage containers, of which 4 may be rented out for financial gain. In addition the applicant intends to rent out a portion of the existing accessory structure to store 4 motor vehicles to users that do not reside onsite, including allowing for maintenance on the vehicles. A detailed site plan or building plans have not been included with the application.

Within the Township's Zoning By-law as per Section 4.24.2 (b) a maximum of one shipping containers is permitted per 0.4ha of lot area to a maximum floor area of 255m<sup>2</sup> of all shipping containers on any one lot. Additionally, as per Section 4.29 (xvii) outdoor storage of motor vehicles is a prohibited use in all zones unless otherwise specifically permitted by this By-law.

### **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 (Groundwater Environmental Management Services Inc):** No concerns.
- **Township Engineer (GM Blue Plan):** No concerns.
- **Township Hydrogeologist (Harden Environmental Services Inc):** No concerns.
- **Township Fire Department:**
  1. It appears that the property use is pushing the commercial use boundaries and therefore the issues regarding water supply and access are of concern as the potential risk and property loss will increase.
  2. The water supply issue will be covered by my colleague in the Building Department so I won't comment on this issue
  3. If the use is deemed to be commercial in nature a building code compliant fire access route will be required which will include surface construction, 6 m clear width, 12m centerline radius, 5m overhead clearance (trees could be an issue), adequate turn around facility, slope of the access route, maintenance of the access route in all climatic conditions. We would require confirmation that the emergency access route meets these requirements.
  4. I didn't mention this in the meeting however, depending on how the buildings are used minor fire code requirements could kick in such as the installation of fire extinguishers.
- *Planning comment: staff note that a detailed site plan was not submitted with the application and the applicant will need to submit a plan indicating a proposed fire route. In addition, planning staff's opinion is that a site plan and agreement should be registered on title in conformity with the Township site plan control by-law.*

## **OTHER COMMENTS**

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

### **Planning Development Advisory Committee (PDAC):**

1. There is to be no storage of hazardous materials in the containers.
2. Staff must satisfy itself that the garage is storing vehicles of named individuals and they named individuals are the owners of the cars and the named individuals cannot switch out the cars.

## **ITEMS FOR CONSIDERATION**

As part of determining whether or not permitting the use is appropriate, in addition to provincial and local policy direction, including the County Official Plan policies for small-scale industrial, commercial and institutional uses, consideration should also be given to land use compatibility; the application of site plan control as the use is in proximity to sensitive land uses (i.e. existing residential uses and features on site that are closer to the proposed use such as Provincially Significant Wetlands and Wetlands); and resolution of legal concerns regarding the entrance/driveway not being located on the subject lands. As part of this process, Council will also need to be satisfied that any potential land use conflicts are appropriately mitigated.

### ***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 these applications is scheduled for November 24<sup>th</sup>, 2021. 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



Zach Prince, RPP MCIP  
Senior Planner

**ATTACHMENT 1: Photos submitted by the applicant (excerpt from Planning Justification Report)**



Shipping containers used for storage      Example of existing agricultural use on site



Existing accessory building – portion is used to store vehicles      Example of existing containers used for storage. Temporary boat also stored on site.