



DATE: Wednesday November 24, 2021

TIME: 7:00 p.m.

PLACE: Remote Meeting held via Electronic Participation

FILE: Zoning By-law Amendment D14/STU – John Stubbs and Mary Lake –
4363 Wellington Road 35, Concession 2 Front Part Lot 16

Zoning By-law Amendment D14/XUE – James and Wanda Xuereb – 4290
Victoria Road South, Concession 8 Rear Part Lot 28

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

**TOWNSHIP and
COUNTY STAFF:** County Planner, Zach Prince
County Planner, Joanna Salsberg
Chief Administrative Officer, Glenn Schwendinger
Municipal Clerk, Courtenay Hoytfox
Deputy Clerk, Jeff Bunn

The Chair called the meeting to order at 7:00 p.m. and remarked the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to development applications. The members of Council are here to observe and listen to the public's comments; however, Council will not make any decisions this evening.

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

Presentations:

Jeff Buisman, Van Harten Surveying, agent for the property owner, presented the following information:

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.

Questions/Comments:

The Chair requested if there was anyone in attendance that wished to express his or her views on the proposed amendment.

There were no questions from members of the public in attendance.

Mayor Seeley
Are there any further questions or comments?

Councillor Bulmer:
Thank you Mr. Chair, and thank you for the presentation. I have no issues with it but I have one question about this issue with the shed. Could you use something like a holding provision? In other

words, instead of using it where you the holding provision is removed and at that time the new zoning is applied to that shed and in the interim the new zoning is not applied to that shed so that when you remove the holding provision it becomes subject to the prohibition on livestock?

Joanna Salsberg:

We will work with Jeff on this one and see how we can address the MDS. We'd likely be looking similar to what Mr. Buisman has done in terms of calculating the MDS distance and look at different ways that we could address it.

Mayor Seeley:

Typically does the barn have to come down for these farm surplus severances?

Jeff Buisman:

Many of them do remove the barn because the farmer operating the farm doesn't want to have a barn without any houses around it, so sometimes people remove the barns and other times people don't and they use it for storage. I've had farmers say "hey it's maybe a bit of a rundown barn but it's perfect for storing hay when I know it's going to rain, I'm taking it off the field, I want to put it in something for a really quick and leave it there for a few days or weeks," and so for that reason some of the people do keep the barns.

There were no further questions from members of Council.

Zoning By-law Amendment D14/XUE – James and Wanda Xuereb – 4290 Victoria Road South, Concession 8 Rear Part Lot 28

Nicolette van Oyen, MHBC Planning, agent for the property owner, presented the following information:

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.)

Questions/Comments:

The Chair requested if there was anyone in attendance that wished to express his or her views on the proposed amendment.

Mark Reid:

My question is, or maybe a clarification really, from what I've heard they're currently in a legal non-conforming state. It sounds like they had everything in place before the new Zoning By-law came into effect, so they're just looking to get this official so that they can have a long-term use without further complaints I guess against them?

Zachary Prince:

That is correct. The use was not permitted under the Zoning By-law, so nothing is changing, we're just legalizing an existing use. In fact, we're taking away some of the sea containers so that there's a little less of the commercial component and conforming to the Township's Zoning By-law. Just to clarify though, even under the old Zoning By-law this was not a permitted use so in both cases this was an illegal use.

There were no further questions from members of the public in attendance or from members of Council.

Adjournment:



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
2021 PUBLIC MEETING MINUTES

The meeting adjourned at 7:41 p.m.