



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
FEBRUARY 14, 2023
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_tT0BvklISvCRuijTYdvwnw

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

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AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

- 1. CALL THE MEETING TO ORDER (OPENING REMARKS)**
- 2. ROLL CALL**
- 3. MOMENT OF REFLECTION**
- 4. CONFIRMATION OF AGENDA**
- 5. DISCLOSURE OF CONFLICT OF INTEREST**
- 6. DELEGATIONS**
 - 6.1 Specific Interest (Items Listed on the Meeting Agenda)**
 - 6.2 General Interest (Items Not Listed on the Meeting Agenda)**
- 7. CONSENT AGENDA**
 - 7.1 APPROVAL OF MINUTES**
 - 7.1.1 January 10, 2023**
 - 7.2 OTHER CONSENT ITEMS**



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FEBRUARY 14, 2023

7:00 p.m.

7.2.1 Correspondence summarizing Bill 23 and Bill 109 changes

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

9. REPORTS

9.1 LAND DIVISION (CONSENTS)

9.1.1 Severance application B1-23 (D10-TON) – Louis Tonin – c/o P. Willis & Lynn Brombal – Part Lots 8 & 9, Concession 10, municipally known as 900 Watson Rd S, Township of Puslinch.

Proposed severance is 1.54 hectares with 80m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 1.37 hectares with 173m frontage, existing and proposed rural residential use with existing house and 2 sheds.

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 Zoning By-Law Amendment Application D14/WEL – Wellington Motor Freight – Part Lot 24, Concession 7; Part Lot 24, Concession 8; Part Road Allowance between Concessions 7 & 8 as in RO677671 and RO677672 Save & Except Part 1, 61R-21577; Township of Puslinch.

The purpose and effect of this application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Highway Commercial (Special Provision 89) (HC 89) to:

1. Site Specific Industrial (IND-) to permit a warehouse and transportation hub.

Additional documents are available by request to the Secretary Treasurer.

10. CORRESPONDENCE

10.1 (ITEMS REFERRED BY COUNCIL FOR COMMITTEE COMMENTS)

11. NEW BUSINESS

11.1 Planning and Development Advisory Committee Terms of Reference Review

11.2 Property Standards Appeal Committee Terms of Reference Review



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11.3 Line Fences Act Training

12. ADJOURNMENT



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7:00 p.m

MINUTES

1. CALL THE MEETING TO ORDER

The January 10, 2023 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:02 p.m. via electronic participation.

2. OPENING REMARKS

The Chair advised that the following portion of the Committee meeting will be for the Committee to review and provide comments on development planning applications.

3. ROLL CALL

MEMBERS IN ATTENDANCE

Councilor John Sepulis, Chair
Dan Kennedy
Dennis O'Connor
Deep Basi
Paul Sadhra

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF CONFLICT OF INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, December 13, 2022, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

8(a) Severance application B143-22 (D10-GEI) – Audrey Geier – Part Lot 1, Concession 3, municipally known as 4851 Townline Rd, Township of Puslinch.



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Proposed severance is 0.64 hectares with 37.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.4 hectares with 33.7m frontage, existing and proposed rural residential use with existing dwelling and garage.

- Jennifer Voss, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there are any concerns or comments from agencies regarding the overhead hydro lines shown on the severed parcel on the sketch provided by the applicant.
- Jennifer Voss advised that she is not aware of any issues with the hydro lines.
- Dan Kennedy asked if there were any flooding issues with respect to the 30 metre buffer from the wetlands located on the property.
- Jennifer Voss advised that the wetland is considered a provincially significant wetland that requires a 30 meter buffer to protect the wetland feature.
- Dan Kennedy if the lot's proximity to the City of Cambridge would require consultation with the City of Cambridge.
- Joanna Salsberg advised the Committee that the City of Cambridge would be included in the circulation of the consent application by the County of Wellington for any comments they might have regarding the application.
- Dennis O'Connor asked if there is an easement in place for the overhead hydro lines.
- Jennifer Voss advised that there is currently no easement in place and she is not sure who the owner is for the lines.
- Joanna Salsberg advised that Hydro One is usually the owner of the lines but she will confirm who was circulated and if there were any comments or concerns received that would impact the lines.
- John Sepulis stated that a condition be added to the comments that the owner provide confirmation that Hydro One or the current owner of the hydro has no concerns.
- Paul Sadhra asked if the County planning has any concerns regarding the irregular shape of the proposed severed and retained lot lines.
- Joanna Salsberg advised that there are certain criteria that is looked at for a severance and that the County will be recommending a regularized lot line.
- Paul Sadhra asked that a condition be added with respect to the lot lines.
- John Sepulis asked if there are any shipping containers on the property.
- Jennifer Voss advised that the owner has indicated that there are storage bins on the property.
- Lynne Banks advised that the owner has confirmed in an email that there are 2 sea cans located on the back of the property.
- John Sepulis asked if the containers were in compliance with the Township's zoning by-law.
- Lynne Banks advised that this would be confirmed when a zoning review is done for the property.
- Joanna Salsberg noted that the County would ask the applicant to confirm the information for the zoning compliance and that a condition can be added to confirm zoning compliance for the shipping containers.
- There were no further questions or comments from the Committee.

The Committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



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2. If the County of Wellington Land Division Committee requires the lot line between the severed and retained lands to be regularized, the Owner will need to obtain zoning compliance for the reduced lot area of the retained parcel; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. If the County of Wellington Land Division Committee requires the lot line between the severed and retained lands to be regularized, the Owner will be required to provide a Hydrogeological Study, at the Owner's expense, to the Township of Puslinch for the purpose of a peer review by the Township's Hydrogeologist; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the Owner shall be required to enter into an agreement with the Township for the purpose of having the Hydrogeological Study peer reviewed to the satisfaction of the Township of Puslinch and that the owner shall be responsible for any Township costs associated with the review of the Hydrogeological Study; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the Owner obtain zoning compliance for the garage located on the retained parcel to ensure that it meets the maximum permitted lot coverage for accessory buildings to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. That the owner obtain zoning compliance for the shipping containers located on the retained lands to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. That the owner confirm the well type (drilled/dug) on the lands to be retained to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8. That the owner confirm that Hydro One or the owner of the hydro lines has no concerns with the overhead hydro lines on the severed lands, and/or if there is an existing easement to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9.. That the owner confirm the soil permeability in the area of the future septic bed to ensure it can be serviced by septic within the envelope proposed to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

8(b) Severance application B146-22 (D10-KAN) – Baljit, Harbir and Gurmukh Kang – Part Lot 9, Concession 1, municipally known as 6705 Concession 2, Township of Puslinch.

Proposed severance is 70m fr x 127 m = 0.9 hectares, vacant land for rural residential use.

Retained parcel is 39.5 hectares with 175m frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or concerns from the Committee.



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The Committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the barn and driveshed located on the retained parcel be removed to the satisfaction of the Township; and further, that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9. OTHER MATTERS

None

10. CLOSED MEETING

None

11. NEXT MEETING

Next Regular Meeting will be held on Tuesday, February 14, 2023 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 7:27 p.m.

CARRIED



The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's
Park
Toronto, ON M7A 1A1
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 17, 2022

RE: 9.3.3 Report ADM-2022-065 Bill 23 Proposed Changes

Please be advised that Township of Puslinch Council, at its meeting held on November 9, 2022 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2022-366: **Moved by Councillor Sepulis and
Seconded by Councillor Bailey**

That Report ADM-2022-065 entitled Bill 23 Proposed Changes and Consent items 6.6 and 6.15 and Correspondence Item 10.4 be received; and

Whereas the Township of Puslinch has received correspondence dated Oct. 25, 2022 from Minister Clark regarding the More Homes Built Faster Act, 2022 (Bill 23); and

Whereas the Township of Puslinch Council recognizes that there is a housing affordability concern in Ontario;

Be it resolved that the Township of Puslinch Council advise the Province that it has significant concerns about the actions contained therein to:

1. Essentially remove meaningful public participation from the land use planning process;
2. Reduce the protection of natural heritage features/natural hazards, and the resulting impact on public health, public safety, and climate change objectives;
3. Reduce the important role of Conservation Authorities in the review of development applications (a loss of technical expertise critical to rural municipalities);



4. Eliminate the long-established regional planning framework in the Province;
5. Streamlining aggregate applications by permitting Ministry staff to make decisions until such time that more information is provided;
6. Financial implications of all of the impacts of Bill 23, by eliminating the long accepted concept of growth paying for growth, and shifting that burden to the tax payer through property taxes;
7. Proposed Heritage Act changes related to timelines to designate properties listed on the Registry with undesignated status undermines the ability of the community to save these structures through community engagement and goodwill; and

Whereas the Township of Puslinch received the presentation from the Mill Creek Stewards;

Be it Resolved, that Puslinch Council request that the Ministry review the presentation by the Mill Creek Stewards; and

Whereas the Township of Puslinch received the Hamilton Conservation Authority Board Resolution and the Halton Conservation Authority correspondence addressed to the Province;

Be it Resolved, that Puslinch Council supports the comments contained therein; and

That the presentation and the Council Resolution be forwarded to Premier Ford, Minister Clark, Speaker Arnott, County of Wellington, AMO, ROMA, Grand River Conservation Authority, Conservation Halton, Hamilton Conservation Authority and all Ontario municipalities.

CARRIED



As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,
Courtenay Hoytfox
Municipal Clerk

CC:

The Honourable Steve Clark, Minister of Municipal Affairs and Housing steve.clark@pc.ola.org

The Honourable Ted Arnott, MPP Wellington-Halton Hills ted.arnottco@pc.ola.org

The County of Wellington donnab@wellington.ca

Association of Municipalities of Ontario (AMO) amo@amo.on.ca

Rural Ontario Municipal Association (ROMA) romachair@roma.on.ca

Grand River Conservation Authority planning@grandriver.ca

Conservation Halton cpriddle@hrca.on.ca

Hamilton Conservation Authority ereimer@conservationhamilton.ca

All Ontario Municipalities

Mill Creek Steward's Comments On

Bill 23

Building Homes Faster Action Plan



Mr Mayor, Councillors

May we begin with our deepest sympathies, no I'm kidding, congratulations to you all on your recent election/acclamation. The Mill Creek Stewards believe you're going to have an especially significant and challenging term in office as municipalities try to define their role in the provincial-municipal relationship.

That relationship brings us to the "More Homes Built Faster Action Plan" proposed by the Ontario government and presented to you as Item 6.6 on today's Agenda.

The provincial government is trying to sell this Plan as a means of building homes faster and cheaper by empowering municipalities.

It does neither. This bill is a wolf in a sheepskin.

If we start with those innocent looking sheepskins. This plan supports:

- 1) Eliminating/reducing regional planning to allow more local input.
- 2) Streamlining and reducing the costs of development applications.
- 3) "As of right" Additional Residential Units ARUs
- 4) Building more homes near transit corridors.
- 5) Housing targets and helping homebuyers
- 6) Improving the Ontario Land Tribunal.

At least some are creditable goals!

We can't argue with those goals but if we look underneath we see wolves.

- 1) Eliminating regional planning. Does allow more local input but at significantly more local costs. At the same time, by stripping input from Conservation Authorities, the result is no cross-jurisdictional planning, a critical aspect of water, land and environment planning recognized and instituted decades ago and applauded internationally. To add insult to injury this plan requires CAs to define CA land suitable for housing development and removes barriers to their sale.
- 2) Streamlining and reducing application costs. Does allow for faster application approvals but is that the problem? The provincial government's own Housing Task Force in the spring of 2022 identified land availability and development applications as non-issues. Their maps showed the lands adjacent to communities, and still available for development, serve the province's needs for the next 30 years with minimal new lands and no greenbelt land. As well, lands proposed for removal from the greenbelt are farther from infrastructure and would cost municipalities significantly more to develop. It should be noted that there is a shortage associated with housing but its not land. The average house and lot size has doubled in the last twenty years, doubling resource consumption and creating a resource not housing shortage, which explains why so much approved-land sits undeveloped. While reducing application and development costs compromises the generation of critical municipal revenue necessary for essential housing infrastructure development, especially extended development. The province offers no offsets to cover municipality's significant losses in revenue, while at the same time downsizing CAs and regional governments, further increasing the administration costs of local municipalities.
- 3) "As of right" ARUs. A true sheep with no wolf but unnecessary as municipalities like Puslinch have already implemented this aspect in everything but name.
- 4) Building near transit corridors. Again a true sheep but very small compared to the wolves.
- 5) Housing targets and assisting homebuyers. Does help homebuyers through attainable housing targets and development fee exemptions but leaves large loopholes in who can buy attainable housing and especially resell, while fee exemptions include no provincial offsets, once again leaving the tax base of local municipalities to bear the costs.
- 6) Improving the OLT. Does sound positive but it's limited to eliminating third party i.e. community groups like ours from appealing any Official Plan or Zoning bylaw amendments while permitting industry to appeal. This is at the same time as the province has removed regional planning and the right of appeal from regional governments and right of input from CAs.

And sadly the province already has specific targets for these wolves:

Pitting its wolves against two Greenland agreements covering the Golden Horseshoe. The province seeks to reverse both agreements. In the case of both agreements, the means for amendments already exist. Its just criteria that protect critical aspects of the broader community need to be met first. The province claims these criteria that protect the environment, natural features and farmland are too slow but slower is not slow and slower is the way that democracy, government by the people, works to balance risk for the broad community.

Pitting wolves against the Greenbelt itself, where the province is seeking to remove large swaths of protected land, while promising to offset it with land elsewhere. No belt can do its job if its chewed in pieces and the Greenbelt is no different, especially when the offset lands are distant, less than presented and being recycled as they were trumpeted months ago. As stated previously, these lands are not even needed and the province was very clear prior to the election that the no land would be removed from the Greenbelt. At the same time the substitute restricted development lands are being passed to distant municipalities like Puslinch at no gain.

Pitting its wolves against two specific higher tier municipalities, Hamilton and Kitchener-Waterloo, whose land planning guided by referendums met provincial targets but ran counter to provincial wishes. In this case the province promises low tier municipalities the power to ignore higher tier planning. One of the most significant problems resulting from this Bill is the elimination of cross-jurisdictional planning associated with regional governments (higher tier) and our unique conservation authorities (watersheds).

Pitting its wolves against wetlands, farmland and natural heritage features is of particular concern to our group. The province has supplied little wolf detail in its Action Plan except in the case of wetlands through its "Proposed Changes to OWES". These changes are a preview of what we can expect with respect to all other areas of planning. The core of this proposal is reducing bureaucracy and its costs by eliminating provincial oversight. I refer you to the paper appendix where original text is in black and removed or added text is blue. Removed text has a line through it, which is most of the text. In essence little has been added and much taken away in the name of streamlining. This reduction doesn't empower municipalities. It is a crass means of cutting provincial costs, downloading research on municipalities and minimizing the effectiveness of land planning oversight: all while appearing to substitute municipal oversight, i.e. empowerment. Municipalities will either face significant additional planning staff costs or face approving by default, all applications for development.

Specifically the province proposes to almost totally eradicate Ministry input into land planning when it comes to evaluating farmland, water courses, natural heritage features, wetlands and endangered species. Unfortunately as a replacement it only offers municipalities one option: subjective evaluations done without the benefit of objective report frameworks (page 1), significantly reduced detail including references (page 2,3), potentially done by unskilled workers supervised at a distance, done without the benefit of experienced Conservation Authority and Ministry personnel and considered complete when presented to the appropriate planner regardless of comprehensiveness (page 4).

This is not municipal empowerment, just a means to chaos, chaos that disempowers municipalities in every case where the municipalities and province disagree.

Finally in finishing our review, we must comment on the cynical use throughout both Bill 23 and the OWES Plan, of the "offsets" concept. This offset concept sounds innocent but in effect it eliminates any protection municipalities may have still hoped to extend to their water sources, farmlands, wetlands, natural heritage

features, species habitats and greenlands. Worst is the offset fund aspect, which allows developers to circumvent substitution and simply pay for destruction. When destruction engenders millions of dollars, a few thousand dollars is a small price for developers to pay.

Bill 23 is not municipal empowerment but nuclear disempowerment. It won't build homes faster or cheaper but will have catastrophic effects on our environment including our Mill Creek.

We have no doubt the Township's staff have prepared a comprehensive review of this Plan but we felt given this Action Plan's massive and immediate impact even as far as the Provincial Policy Statement, required we add our voice in person.

We are especially concerned by its plan to deny community groups like ours the right to participate in planning decisions and further the right to appeal planning decisions if we somehow manage to learn about them.

Please consider a strong response to the province's request for input on this proposed Plan. Thank you for your time and attention.

Note this legislation while eliminating the right of community groups like ours to appeal municipal decisions, doesn't eliminate the right of industry (aggregate, housing etc.)

Note this legislation tries to distract from municipalities that are already resolving housing shortages with densification at much lower cost and speedier resolution.

Note the extremely short timeline for comment on this Bill as well as the shortened timelines on all ERO comment periods, reflects a provincial agenda while significantly stressing our municipal staff.

Note greenbelt lands and wetlands have already been bought cheaply by speculators anticipating government proposed changes, meaning the whole concept of greenbelt, i.e. its permanency, is being destabilized.

Note this legislation not only eliminates the requirement for CA input for development applications but forbids it, i.e. a gag order. "Required to look at watershed protection only without reference to development".

Note this legislation put the existence of the Provincial Policy Statement, the foundation of lower tier government planning, in question, as it over-rides the PPS on farmland, wetlands, natural heritage sites, species protection etc.



A Healthy Watershed for Everyone

Via Email: gschwendinger@puslinch.ca

November 7, 2022

Glenn Schwendinger, CAO/Clerk
Office of the CAO/Clerk
Township of Puslinch Office
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Re: Hamilton Conservation Authority Board Resolution re. Ministry of Natural Resources and Forestry proposals in support of Bill 23 More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23

Dear Mr. Schwendinger,

On November 3, 2022, the Hamilton Conservation Authority (HCA) Board of Directors passed the following unanimous resolution:

BD12, 3113

**MOVED BY: Jim Cimba
SECONDED BY: Brad Clark**

THAT the following key points regarding the Ministry of Natural Resources and Forestry proposals in support of Bill 23 More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23 be sent to HCA's member municipalities:

- **Proposed changes should take into account a watershed-based approach to balance growth with the environment and public health and safety.**
- **CAs should continue with the ability to review and comment on natural heritage in permitting and planning applications and retain responsibility for**

Natural Hazard approvals to ensure safe development.

- **We request continued collaboration with the Province in regard to the proposed changes and support Conservation Ontario's call to engage with the established multi-stakeholder Conservation Authorities Working Group (CAWG) that helped guide the Province in its implementation of the last round of changes to the CA Act.**
- **Municipalities should retain the option to enter into MOUs with CAs for municipally requested advisory services.**
- **Permit CAs to work towards cost recovery targets so that development pays for development.**
- **The Province should recognize the importance of CA lands and ensure clear policies to protect them.**

CARRIED

Sincerely,



CAO, Hamilton Conservation Authority

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON, M7A 1A1
premier@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park 17th Floor, 777 Bay St,
Toronto, ON M7A 2J3
steve.clark@pc.ola.org

The Honourable Graydon Smith
Minister of Natural Resources and Forestry
Whitney Block, 99 Wellesley St W,
Toronto, ON M7A 1W3
minister.mnrf@ontario.ca

The Honourable David Piccini
Minister of the Environment, Conservation and Parks
College Park 5th Floor, 777 Bay St,
Toronto, ON M7A 2J3
david.piccinico@pc.ola.org

October 31st, 2022

Dear Premier Ford, Minister Clark, Minister Smith and Minister Piccini,

We are writing to you in response to Bill 23, the *More Homes Built Faster Act*, which was announced on Tuesday, October 25th, 2022, specifically regarding Schedule 2.

We agree that there is a housing supply and affordability issue in Ontario that needs to be pragmatically addressed. We support the government's commitment to reducing unnecessary barriers to development and streamlining processes. We share this commitment and publicly report on the standards of service delivery to illustrate our goal of providing the best customer service to the municipalities, communities, residents and developers we serve.

We will do our part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years. We think your stated outcomes are important but are concerned that your proposed legislative changes may have unintentional, negative consequences. Rather than creating the conditions for efficient housing development, these changes may jeopardize the Province's stated goals by increasing risks to life and property for Ontario residents.

1. Potential sweeping exemptions to transfer CA regulatory responsibilities to municipalities

Conservation Halton would like to understand the government's intentions with this proposed exemption. It is unclear whether it will be limited to certain types of low-risk development and hazards, or if the purpose is to transfer Conservation Authorities (CA) responsibilities to municipalities on a much broader scale. While the government wants to focus CAs on their core mandate, this proposed sweeping exemption signals the exact opposite. As proposed in the legislation, the CA exclusions will nullify the core functions of CAs and open up significant holes in the delivery of our natural hazard roles, rendering them ineffective. This will negatively

impact our ability to protect people and property from natural hazards, which seem to be more and more prevalent with extreme weather events.

Without limitations or further scoping, these proposed changes signal the likelihood of future delegation of CA permitting roles to municipalities that have neither capacity nor expertise in water resources engineering, environmental planning and regulatory compliance. This will result in longer response times and increased costs and impede the government's goal of making life more affordable.

Municipalities will also assume sole liability for the impact of development on natural hazards within municipal boundaries and on neighbouring upstream and downstream communities, which is a significant and new responsibility that they have never had to manage.

Key Recommendations:

- Address this risk expressly – keep all hazard-related responsibilities with CAs.
- Engage with the existing multi-stakeholder Conservation Authorities Working Group (CAWG) to ensure there is a streamlined, consistent and scoped process for CAs to help the Province achieve its housing goals while ensuring costs are low, the process is fast and Ontario taxpayers are protected.

2. Proposed change that would prohibit CAs from entering into MOUs with municipalities for other services (e.g., natural heritage reviews, select aspects of stormwater management reviews, etc.)

Conservation Halton has demonstrated that we can deliver these services efficiently without lengthening the approvals process. There is no evidence that municipalities can do this faster or cheaper. Bill 23 as currently written, precludes municipalities from entering into agreements with CAs to provide advice on environmental and natural heritage matters. They will have to coordinate with neighbouring municipalities and the Province on a watershed basis, rather than taking advantage of expertise already available within many CAs.

Key Recommendations:

- Municipalities should retain the option to enter into MOUs with CAs, with clearly defined terms, timelines and performance measures, as allowed under Section 21.1.1 (1) of the CA Act.
- Work with the CAWG to develop guidance for commenting and exploring the option of limiting CAs from commenting beyond natural hazards risks except where a CA has entered into an agreement or MOU.

3. Proposed change to freeze CA fees

This proposal has no guidelines on the timing or permanence of the fee freeze. Conservation Halton has already undertaken an extensive cost-based analysis that has been benchmarked against other development review fees to ensure our fees do not exceed the cost to deliver the service. We meet regularly with developer groups and municipalities to ensure our fees, processes and service standards are transparent, consistent and fair. We hope that you will be guided by your already approved fee policy that Conservation Halton supports, otherwise this change will impose additional costs on municipalities.

Key Recommendation:

- Require CAs to demonstrate to the Province that permit and planning fees do not exceed the cost to deliver the program or service and only consider freezing fees if CAs are exceeding 100% cost recovery.

4. Wetland Offsetting

Wetlands play a critical role in mitigating floods. Further wetland loss may result in serious flooding, putting the safety of communities at risk. Wetlands are a cost-effective strategy for protecting downstream properties. The

government must be prudent when considering changes like offsetting, which could negatively affect the ability of wetlands to reduce flooding and confuse roles in wetland management and protection between municipalities and CAs.

Conservation Halton is disciplined and focused on providing mandatory programs and services related to natural hazards. We have a transparent and proven track record of providing regulatory services that are streamlined, accountable and centred on rigorous service delivery standards. Our commitment focuses on stakeholder engagement, from meeting homeowners on-site to engaging with the development community to better understand perceived barriers. This approach helps us find innovative solutions for continued and safe growth in the municipalities we serve.

To ensure the most effective implementation of this Bill, we believe it is critical that the government presses pause on the proposed changes we have highlighted and meet with us to clarify and consider more effective alternatives. It is our hope that we can work with you again to safeguard the best possible outcomes for the people of Ontario.

You had such great success through the multi-stakeholder CA Working Group, which your Progressive Conservative government created and which Hassaan Basit, President and CEO of Conservation Halton, chaired. We strongly suggest continuing this engagement and we stand ready to help.

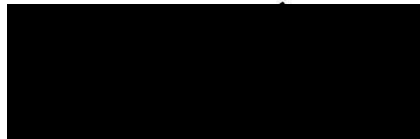
Sincerely,

Gerry Smallegange



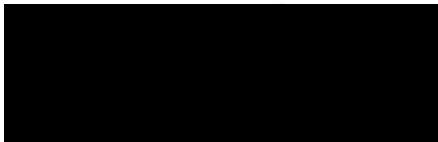
Chair
Conservation Halton Board of Directors

Mayor Gordon Krantz



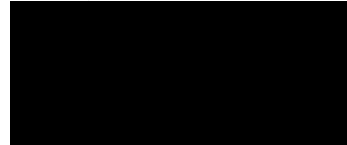
Town of Milton /
Conservation Halton Board member

Mayor Rob Burton, BA, MS



Town of Oakville
Conservation Halton Board member

Mayor Marianne Meed Ward



City of Burlington
Conservation Halton Board member

cc:

MPP Ted Arnott
MPP Parm Gill
MPP Stephen Crawford
MPP Effie Triantafilopoulos
MPP Natalie Pierre
MPP Donna Skelly
MPP Deepak Anand
MPP Peter Tabuns



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Jameson Pickard, Senior Policy Planner
Date: Thursday, November 10, 2022
Subject: **Bill 23 – More Homes Built Faster Act, 2022**

1.0 Purpose

The purpose of this report is to provide an overview of proposed changes recently introduced by the Minister of Municipal Affairs and Housing through the “More Homes Built Faster Act, 2022” (Bill 23) aimed at increasing housing supply in Ontario.

This report comments on parts of the amendments related to the land use planning and development approvals process and also highlights other changes under consideration that have impacts across County Departments, Member Municipalities and Conservation Authorities. The Treasury Department will report separately to the Administration, Finance and Human Resources Committee on the potential impacts related to development charges.

2.0 Background

The Provincial Government has proposed sweeping changes to multiple statutes, regulations, policies and other matters to help achieve the goal of building 1.5 million homes in Ontario over the next 10 years. Bill 23 impacts nine statutes, including major changes to the Planning Act, Development Charges Act and Conservation Authorities Act. The Government is moving fast and the changes are far reaching.

3.0 Major Themes

The proposed changes focus on the following major themes:

- building more homes;
- streamlining processes; and
- reducing costs and fees to build houses.

The Government has posted material for comment on the Environment Registry of Ontario and the Ontario Regulatory Registry about the proposed legislative and regulatory changes (see Appendix A for list). Planning staff have reviewed and summarized information to assist the County and Member Municipalities in their review of the material (Appendix B) but encourage those interested to review the proposed changes in their entirety.

Key changes are listed below.

3.1 Building More Homes

In an effort to build more homes, the Province has proposed the following changes:

Additional Residential Units (ARUs)	<ul style="list-style-type: none">• allow landowners to have up to 3 residential units per lot without the need for a zoning by-law amendment in municipally-serviced urban residential areas• would permit 3 units in the main dwelling (including 2 ARUs) or a combination of 2 units in the main dwelling (including 1 ARU) and another ARU in an ancillary building• zoning by-laws cannot set a minimum unit size or require more than one parking space per unit, but other zoning rules would apply
Housing targets to 2031	<ul style="list-style-type: none">• set housing targets to 2031 for 29 “large and fast-growing” municipalities in Southern Ontario (not applicable to Wellington County)
Major transit stations	<ul style="list-style-type: none">• build more homes near major transit stations (not applicable to Wellington County)
Conservation Authorities	<ul style="list-style-type: none">• identification of Conservation Authority lands suitable for housing

3.2 Streamlining

The Provincial Government is looking to streamline a wide range of policies and procedures to reduce the time it takes for new housing to be built.

Public Involvement	<ul style="list-style-type: none">• remove “third party” appeal rights for all planning applications (this would include appeals by the public)• remove the public meeting requirement for draft plan of subdivision approvals
Conservation Authorities (CAs)	<ul style="list-style-type: none">• remove Conservation Authority appeal rights for planning applications, except where the appeal would relate to natural hazards policies• limit Conservation Authority responsibilities to review and comment on planning applications (either on behalf of a municipality or on their own) to focus on natural hazards and flooding• change the Provincial wetland evaluation system, including shifting responsibility for wetland evaluation to local municipalities• establish one regulation for all 36 CAs in Ontario

New Provincial Planning Document	<ul style="list-style-type: none"> eliminate duplication between the Provincial Policy Statement (PPS) and A Place to Grow (Growth Plan), by combining them into one document and providing a more flexible approach to growth management
Planning Responsibilities	<ul style="list-style-type: none"> shift planning responsibilities from some upper-tier municipalities to lower-tier municipalities (not applicable to Wellington County)
Site Plans	<ul style="list-style-type: none"> exclude projects with 10 or fewer residential units from site plan control exclude exterior design of buildings from site plan control
Heritage	<ul style="list-style-type: none"> add more stringent requirements related to municipal heritage registers and timing of designation
Rental Unit Demolition and Conversion	<ul style="list-style-type: none"> impose limits and conditions on the powers of a local municipality to prohibit and regulate the demolition and conversion of residential rental properties

3.3 Reducing Costs and Fees

Reductions in costs and fees are mainly focused in the following areas:

Development Charges and Parkland Dedication	<ul style="list-style-type: none"> exempt non-profit housing developments, inclusionary zoning residential units (not applicable to Wellington County), and affordable, additional and attainable housing units from development charges and parkland dedication discount development charges for purpose-built rentals remove costs of certain studies from development charges reduce alternative parkland dedication requirements
Conservation Authorities	<ul style="list-style-type: none"> a temporary freeze on CA fees for development permits and proposals
Other	<ul style="list-style-type: none"> review of other fees charged by Provincial ministries, boards, agencies and commissions

3.4 Additional Matters

Beyond the proposed land use planning changes, other key changes include to:

- enable the Ontario Land Tribunal (OLT) to speed up processing of appeals
- provide the OLT with discretionary power to order the unsuccessful party at a hearing to pay the successful party's costs

- provide a potential rent-to-own financing model
- increase penalties under the New Homes Construction Licensing Act of up to \$50,000

4.0 Conclusion

Ontario is in the midst of a housing crisis. While there are no simple solutions to the problem, action is required. Several of the Government's initiatives support recommendations of the County's Attainable Housing Strategy such as:

- streamlining the land use planning approval process;
- reducing/exempting certain development charges and parkland dedication requirements;
- introducing an attainable housing category; and
- considering a potential rent-to-own financing model.

While the above proposals will likely increase the supply of housing, more information is needed to better understand how related cost reductions will be passed on to potential home buyers.

The County has previously commented to the Province about duplication between the Provincial Policy Statement and the Provincial Growth Plan for the Greater Golden Horseshoe Area and welcome the creation of one streamlined Provincial Planning document and a simplified process for comprehensive growth reviews. Planning staff do, however, have concerns about how this might impact the municipal comprehensive review (MCR) work completed to date.

We have significant concerns about actions to:

- essentially remove meaningful public participation from the land use planning process;
- reduce the protection of natural heritage features/natural hazards, and the resulting impact on public health, public safety, and climate change objectives;
- reduce the important role of Conservation Authorities in the review of development applications (a loss of technical expertise critical to rural municipalities); and
- eliminate the long-established regional planning framework in the Province.

Staff note that there is a substantial amount of material posted for consultation and little time to respond (most comments are due late November or early December). Unfortunately, this timeframe does not allow for many newly elected Councils (including Wellington County) to meet and discuss their comments. We understand that more information is to follow as Bill 23 also introduces the potential for additional policies and regulations. Therefore, the full impact of the proposed amendments is unknown.

5.0 Next Steps

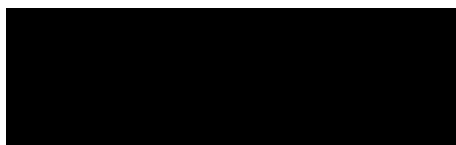
At the time of writing this report, the Bill has passed second reading and is at the Committee stage in the Legislature. Staff will continue to monitor the proposed legislation as it moves through the legislative process. Staff will engage with AMO and other organizations to provide input and will report at a later date when the legislation comes into effect and/or additional policies and regulations are made available.

Recommendations

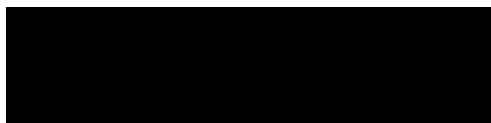
That the report “Bill 23 – More Homes Built Faster Act, 2022” be received for information.

That this report be forwarded to the Ministry of Municipal Affairs and Housing on behalf of the County of Wellington and circulated to member municipalities for their consideration prior to Environmental and Regulatory Registry Provincial comment deadlines.

Respectfully submitted,



Sarah Wilhelm, BES, MCIP, RPP
Manager of Policy Planning



Jameson Pickard, B. URPL, RPP, MCIP
Senior Policy Planner

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

January 13, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: January 04, 2023

FILE NO. B1-23

APPLICANT

Louis Tonin - c/o P. Willis & Lynn Brombal
900 Watson Rd S
Puslinch N0B 2C0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 8 & 9
Concession 10

Proposed severance is 1.54 hectares with 80m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 1.37 hectares with 173m frontage, existing and proposed rural residential use with existing house and 2 sheds.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

February 15, 2023

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to attend the public meeting to consider the application, please request to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing and provide your email address to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be NOTIFIED OF THE DECISION of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, you must make a request in writing to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4960Fee Received: Jan 4/23File No. B1-23Accepted as Complete on: Jan 4/23

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Louis ToninAddress 900 Watson Rd S.Puslinch. NOB 200

Phone No. _____

Email: _____

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser)

P. Willis Lynn Brombal900 Watson Rd S Puslinch

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent:

Stovel & Associates Inc.651 Orangeville Road, Fergus ON, N1M 1T9

Phone No. _____

Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT ☒(f) Number of Certificates Requested one (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL ☒ AGRICULTURAL [] URBAN RESIDENTIAL [] COMMERCIAL/INDUSTRIAL []rural residential lot to be created for purpose of building single detached dwelling

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 10 Lot No. 8 & 9

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R5423 Part No. 1

Civic Address 900 Watson Rd. S, Arkell, ON N0B 2C0

(b) When was property acquired: _____ Registered Instrument No. _____

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width +/- 80 m AREA +/- 1.54 ha

Depth +/- 195 m Existing Use(s) Vacant Field

Existing Buildings or structures: No structures on site

Proposed Uses (s): Single Detached Dwelling

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width +/- 173 m

AREA +/- 1.37 ha

Depth +/- 80m

Existing Use(s) Residential

Existing Buildings or structures: 2 Sheds, House

Proposed Uses (s): _____

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): _____

☐ Pit Privy

☐ Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☒ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☐ NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☐ NO ☒
15. Is there a noxious industrial use within 500 meteres [1640']?

YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☒ NO ☐

Name of Rail Line Company: Active - Guelph Junction Railway

17. Is there an airport or aircraft landing strip nearby?

YES [] NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES [] NO ☒

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO ☒ UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

- b) Has there been a commercial use(s) on the site?

YES [] NO ☒ UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO ☒ UNKNOWN []

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO ☒ UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO ☒

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO ☒

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO ☒ UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO ☒

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

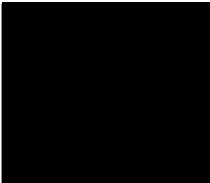
Application is consistent with the PPS (2020). New land uses including the creation of lots are permitted on rural lands subject to conformity with MDS provisions.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

Application conforms to Places to Grow and does not conflict with other Provincial Plans.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Site is designated both Secondary and Prime Agriculture. Consents are permitted in the Secondary Ag designation subject to satisfying criteria set out in the OP (eg.10.4.4)



b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): N/A File Number(s): N/A

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agriculture

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning? YES [] NO [] File Number

b) has an application been made for a minor variance? YES [] NO [] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable” not applicable

31. Type of Farm Operation conducted on these subject lands:

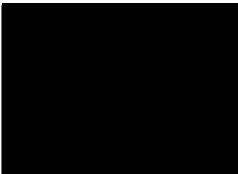
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

Severed	Width	Length	Area	Use
Retained	Width +/- 10 m	Length +/- 15 m	Area +/- 150 sq m	Use Shed
	Width +/- 7 m	Length +/- 8 m	Area +/- 56 m2	Use Shed

33. Manure Storage Facilities on these lands: not applicable

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]



Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

January 03, 2023

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, ON
N1H 3T9

Dear Ms. Turchet:

**RE: Severance Application and Sketch
Part of Lots 8 and 9, Concession 9
Township of Puslinch
(900 Watson Road South)**

Stovel and Associates Inc. ("SAI") is retained by the estate of Louis Tonin to submit a consent application for the subject property. Included with this application are the following: deed, power of attorney, Farm Data Sheet for the subject property and 935 Watson Road South (two versions), a severance sketch, a cheque to the GRCA for \$450 and a cheque to the County of Wellington for \$4960.

Proposal

The proposal is for a rural residential severance on the subject property. The proposed severance is located at the southwest corner of the site. The proposed consent has the approximate dimensions of 80 m wide by 158 to 225 m deep (irregular) for a total area of 1.54 ha.

The rationale for the proposed dimensions is based on the following:

- The proposed delineation will provide flexibility in the lot to establish a building footprint well removed from the Guelph Junction Railway (in the rear) and setbacks from adjacent land uses.
- It was determined that the proposed lot line should extend the full depth of the existing property (to the GJR) and not provide for a small patch of vacant lands behind the proposed rural residential lot.
- It was determined that the width of the lot should be 80 m. This is consistent with several existing rural residential lots in the local area.

SAI reviewed the existing lotting pattern in the local area, i.e., Watson Road S from the GJR to the Hume Road area. The following parcels were noted as having frontages more than 80 m:

- 935 Watson Road South: 155 m,
- 985 Watson Road South: 135 m,
- 984 Watson Road South: 105 m,
- 964 Watson Road South: 92 m,
- 4725 Watson Road South: 120 m,

Stovel and Associates Inc. 651 Orangeville Road, Fergus, ON N1M 1T9



-
- 6 Hume Road: 105 m,
 - 16 Hume Road: 85 m, and
 - 17 Hume Road: 120 m.

Surrounding Land Uses

The subject property is located immediately south of the Guelph Junction Railroad (GJR). The GJR forms the north and east limits of the subject property. Lands north of the GJR form part of the Hamlet boundary for Arkell.

Watson Road forms the western boundary of the site. Lands west of Watson Road, in proximity to the site, are agricultural. These lands are cultivated for common field crop purposes. There is a non-farm residence at 903 Watson and an existing agricultural lot at 935 Watson Road. This property includes a bank barn that has been converted to storage use and does not house livestock, according to the landowner.

Lands south of the subject property include a rural residential lot (920 Watson Road) and an agricultural parcel (930 Watson Road).

There are no significant natural heritage features located in proximity to the subject property.

The Paris-Galt Moraine is mapped in the general location of the subject property. The resulting topography from the Moraine is rolling, with irregular slopes. The rough topography results in lower capability soil, comprising a large polygon of Class 3/Class 5 agricultural soils (Figure 1).

Official Plan Designations

The subject property includes both Prime Agricultural and Secondary Agricultural designations. The Prime Agricultural designation is situated in the north-northwest portion of the property and the Secondary Agricultural designation is situated in the south-southeast portion of the property. The proposed consent is largely mapped as Secondary Agricultural. The Secondary Agricultural designation aligns closely with the lower capability agricultural soils associated with the Paris-Galt Moraine.

Guelph Junction Railroad (GJR)

The proposed consent is sufficiently large to allow for the required setback from the GJR. The proposed entrance for the severance will be well setback from the GJR, estimated to be over 170 m from the railroad crossing.

The size of the proposed lot was specifically designed to allow for ample setback to the GJR. Vibration issues should not be a concern.

Onsite Buildings

The subject land includes a house, garage, and a concrete storage building. The storage building is a former horse barn. The stalls have been removed. A Farm Data Sheet provided by the representatives of the estate acknowledges that the building is a storage building.

It is understood that, subject to provisional approval of this consent application, the onsite storage building may need a permit to change the use of the structure and/or to meet the requirements of

the Ontario Building Code. In addition, a permit from the Electrical Safety Authority may be required.

The requirements for a permit will be discussed with the Township of Puslinch. Should the required improvements prove to be uneconomical, the onsite structure will be demolished and removed. A demolition permit will be applied for from the Township.

Minimum Distance Separation Requirements

Farm Data Sheets were delivered to all farms within 750 m of the subject property. One Farm Data Sheet was returned (see attached from Ms. Teresa Dallan, 935 Watson Road South).

No Farm Data Sheet was returned from 930 Watson Road South. It is our understanding that the owner of 930 Watson Road South has not returned a Farm Data Sheet(s) on other consent applications in the local area. Guidance on obtaining relevant information is set out in The Minimum distance Separation (MDS) Document, Publication 853 – Guideline #16. It is our respective opinion that SAI has regarded this specific document and no further work is required.

The Dallan Farm Date Sheet (2022) indicated that no livestock has been stored in the barn for the past 30 years. It is our understanding that the structure in question was converted to storage use.

In reviewing recent consent applications in the local area, we note that Sante and Teresa Dallan completed a Farm Data Sheet (February 16, 2020) as part of their proposal for two consent applications (see Attachments). The February 16, 2020 Farm Data Sheet indicates: *"Barn" has been a storage building since at least 1990. The building is not capable of housing animals.*

Based on this information, a reasonable conclusion would be that Minimum Distance Separation setbacks should not be calculated for the Dallan barn as the owner of the farm parcel has clearly indicated that the building is not capable of housing animals.

Regarding the structure at 930 Watson Road South, there is no clear evidence that livestock are housed at 930 Watson Road South and there is no clear indication what portion of the structure could be used for livestock housing purposes. Given the non-cooperation of the landowner, further work should not be required. The consent sketch prepared by Van Harten Surveying indicates a separation distance of 115 m (approximately) from the structure on 930 Watson Road South to the property line at 900 Watson Road South. This existing separation distance provides ample flexibility to the owner of 930 Watson Road should this property owner wish to establish a livestock operation on his parcel.

However, with an abundance of caution, SAI completed MDS I calculations for the structure on 930 Watson Road.

A MDS I setback of 90 m (930 Watson Road) was estimated. This setback was based on a review of relevant background information and current parcel fabric mapping for the local area. Guideline 20 was used in the calculation and a Type A land use was applied. It should be recognized that the actual storage capacity of the onsite structures is over-estimated given that barn sizes were based on aerial photography (roofline measurements were taken which included eaves and likely portions of the structure that would not be used for livestock housing) and a Factor A value of 1.0 was used (instead of 0.7 which would be typical of a horse barn).



A Type B Land Use was not deemed appropriate for the subject severance proposal, It is our opinion that the proposed consent would not result in four or more residential lots for development in immediate proximity to one another because the following parcels are considered agricultural parcels:

- 935 Watson Road (PIN 71187-0074) is considered an agricultural parcel;
- PIN 71181-0075 – Part of Lots 8 and 9, Concession 9;
- 900 Watson Road PIN 71188-0008; and
- 930 Watson Road PIN 71188-0202.

Key to the practical interpretation of MDS I is that the proposed consent application would not result in increased sensitivity to livestock operations in the local area. The use of a Type B Land Use for MDS I setbacks from 930 Watson Road would be an onerous interpretation of the MDS I Guidelines.

Because of these reasons, it is our respectful opinion that the proposed land use would conform to the intent of MDS which is to protect livestock operations. Regardless, the shape and size of the proposed consent provides for an ample building footprint that is sufficiently separated from adjacent land uses.

County of Wellington Official Plan

Section 10.4.4 of the County of Wellington Official Plan (OP) sets out the criteria to be considered for a consent in the Secondary Agricultural designation. The relative conformity to these planning provisions is discussed in the following:

- The lot is greater than 0.4 ha and can be serviced with a drilled bedrock well and septic system with tertiary treatment.
- The sizing of this lot will provide satisfactory building setbacks to the GJR and adjacent land uses, including existing farms and active farm operations in the area.
- There will be no impact on Greenland or Core Greenland features.
- The lot is on an open public road and a safe entrance is available on Watson Road.
- The proposed land use is compatible with adjacent land uses.
- The site is setback from the Hamlet of Arkell. The GJR provides a clear and logical delineation of the rural settlement boundary.
- The lands have been owned by the applicant for at least five years.
- No new lots have been created on the parcel since March 1, 2005.

It is recognized that Mineral Aggregate Resources have been mapped in the local area. Given the small size of the subject property, a commercially viable mineral aggregate operation could not be established on the site. There are no existing mineral aggregate operations in the area that would be impacted by the consent application. Therefore, approval of the proposed consent would not impact on the mineral aggregate resources associated with the Township of Puslinch.

Summary and Conclusion

SAI was retained to assist in the submission of a consent application for 900 Watson Road South. The owner of the property is requesting a severance along the southern limits of his parcel. To a

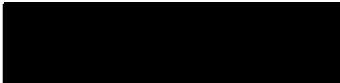


large extent, the land in question is designated Secondary Agriculture.

Residential consents are permitted in the Secondary Agricultural designation, subject to conforming to the relevant policy provisions set out in 10.4.4 of the OP. SAI reviewed these policies, and it is our opinion that the proposed application conforms to the intent of these policies.

We trust that you will find this report to be of sufficient detail. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.

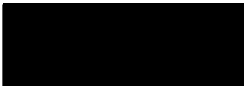
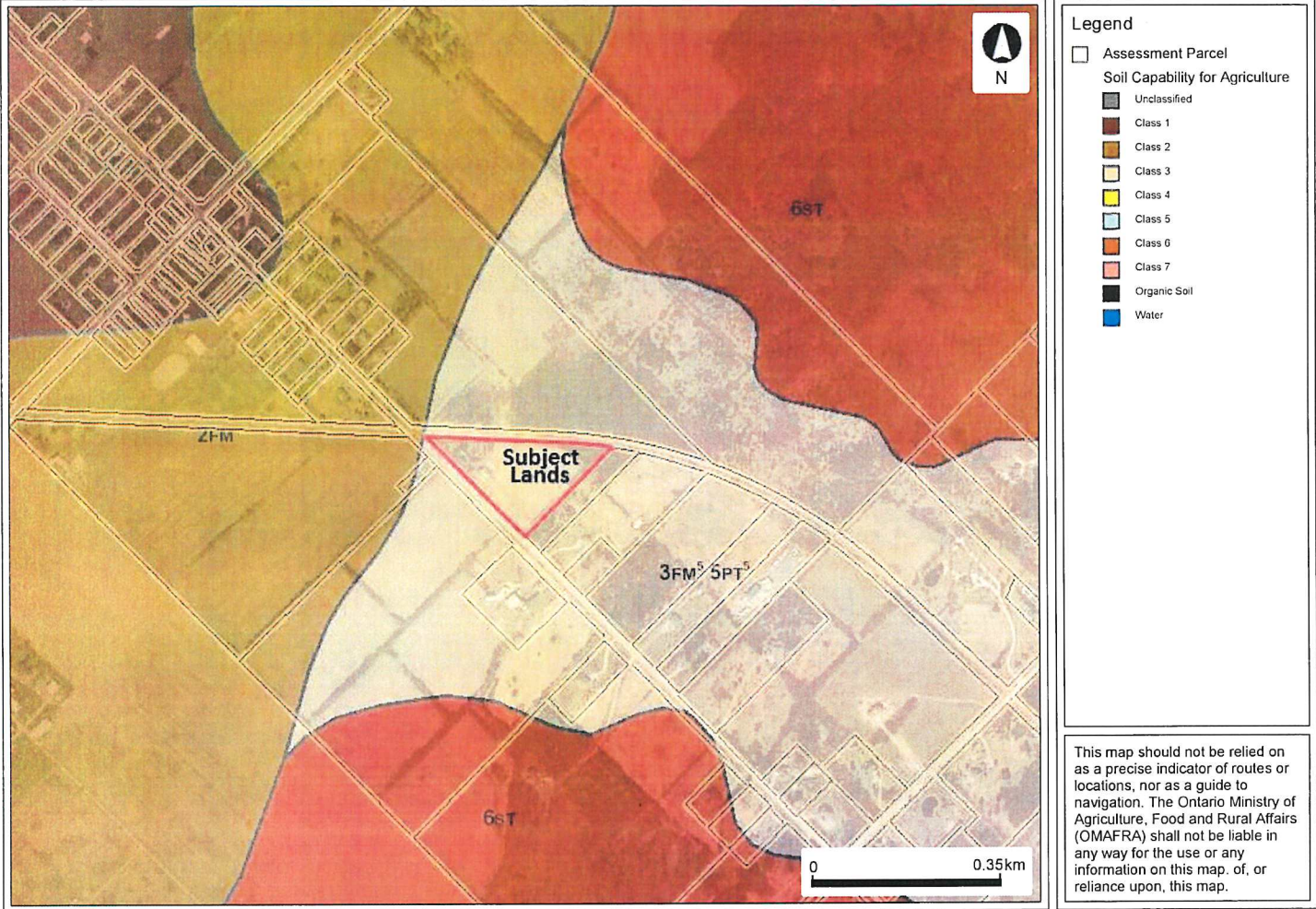


Figure 1 - CLI Map



34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [X] NO []

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [] NO [X]

If yes, please indicate the person you have met/spoken to: _____

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), [Redacted] the Registered Owners/Purchasers of
900 WATSON RD S PARTS LOT 8+9 Of the PUSLINCH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
Rob Stovel

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]
Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Rob Stovel of the
Township of Centre Wellington In the County/Region of
County of Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) 900 Watson Road South,
Arkell, ON (Part of Lots 8 and 9, Concession 10, part 1 of 615423, Township of Puslinch)

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the [Redacted]
900 WATSON RD S Of [Redacted] (Owner/Purchaser or Applicant)
PUSLINCH In the [Redacted]
County/Region of WELLINGTON [Redacted]
This 17 day of DEC 20 22 [Redacted] (Owner/Purchaser or Applicant)

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), _____ the Registered Owners/Purchasers of
_____ Of the _____ in the
County/Region of _____ severally and jointly, solemnly declare that

_____ Is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Rob Stovel _____ of the
Township of Centre Wellington _____ In the County/Region of
County of Wellington _____ **Solemnly declare that all**

the statements contained in this application for consent for (property description) 900 Watson Road South,
Arkell, ON (Part of Lots 8 and 9, Concession 10, Part 1 of 615423, Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the _____

_____ Of


Township of Centre Wellington in the
County/Region of Wellington


This 23 day of December 2022
SCOTT MITCHELL STOVEL,
a Commissioner, etc., Province of Ontario,
for Stovel and Associates Inc.
Expires August 31, 2025.

Commissioner of Oaths
County of Wellington

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I,  the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.


Signature of Owner/Purchaser/Applicant/Agent(s)

17TH DEC 2022
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2170



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

Owner(s) of Livestock Facility Louis Tonin

Contact Information
Email
Telephone
Civic Address 900 Watson Road S
Municipality Puslinch
Lot Pt. Lots 8 and 9 Concession 10 Division
Lot Size (where livestock facility is located) 2.98 hectares 7.36 acres
Signature of Livestock Facility Owner
Date Dec 17th 2022

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.
N/A ft²/m² ft²/m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
V1 Solid, inside, bedded pack L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
V2 Solid, outside, covered L2 Liquid, outside, with a permanent floating cover
V3 Solid, outside, no cover, ≥30% dry matter M1 Liquid, outside, no cover, straight-walled storage
V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage M2 Liquid, outside, roof, but with open sides
V5 Liquid, inside, underneath slatted floor H1 Liquid, outside, no cover, sloped-sided storage
V6 Liquid, outside, with a permanent, tight-fitting cover

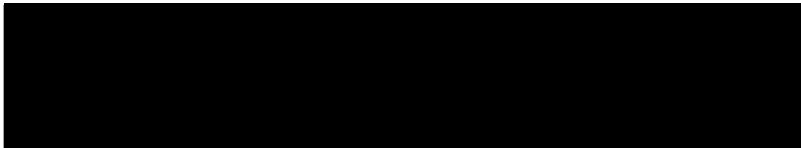
Table with 4 columns: Animal Type of Material, Description, Housing Capacity (maximum), and Manure Storage Type (select from list). Rows include Beef Cattle, Dairy Cattle, and Horses with various sub-categories and weight ranges.

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

On-site structures/shed are used for storage and are not capable for housing livestock.



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

TERESA DALLAN
935 WATSON RD S. PUSLINCH →
Owner(s) of Livestock Facility _____
No LIVESTOCK ON PROPERTY
FOR ~~LAST~~ OVER 30 YEARS.

Contact Information
Email _____ Telephone _____
Civic Address _____ Municipality _____
Lot _____ Concession _____ Division _____
Lot Size (where livestock facility is located) _____ hectares _____ acres
Signature of Livestock Facility Owner _____ Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		/
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from 'list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Sante & Teresa DALLAN

Contact Information

Email _____ Telephone _____

Civic Address 935 Watson Road Municipality Paslinch

Lot 8 Concession 9 Division _____

Lot Size (where livestock facility is located) 1.9ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date Feb. 16, 2020

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

V1	Solid, inside, bedded pack	L1	Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
V2	Solid, outside, covered	L2	Liquid, outside, with a permanent floating cover
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V6	Liquid, outside, with a permanent, tight-fitting cover		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
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Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
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	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	Broilers on any length of cycle		
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	Turkey breeder layers (males/females transferred in from growerbarn)		
	Breeder toms		
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	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
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Imported manure	Use the volume of the manure storages		
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*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, January 5, 2023 3:52 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B1-23 - Screening Form
Attachments: WHPA_Map_WatsonS_900.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hello Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: January 5, 2023 11:21 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B1-23 - Screening Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning.

Here is a consent application for your review.

We plan to circulate January 12th if possible.

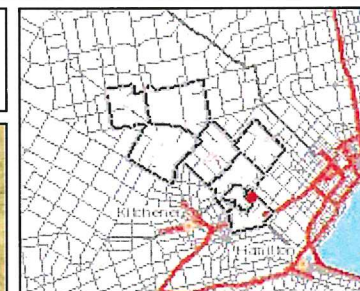
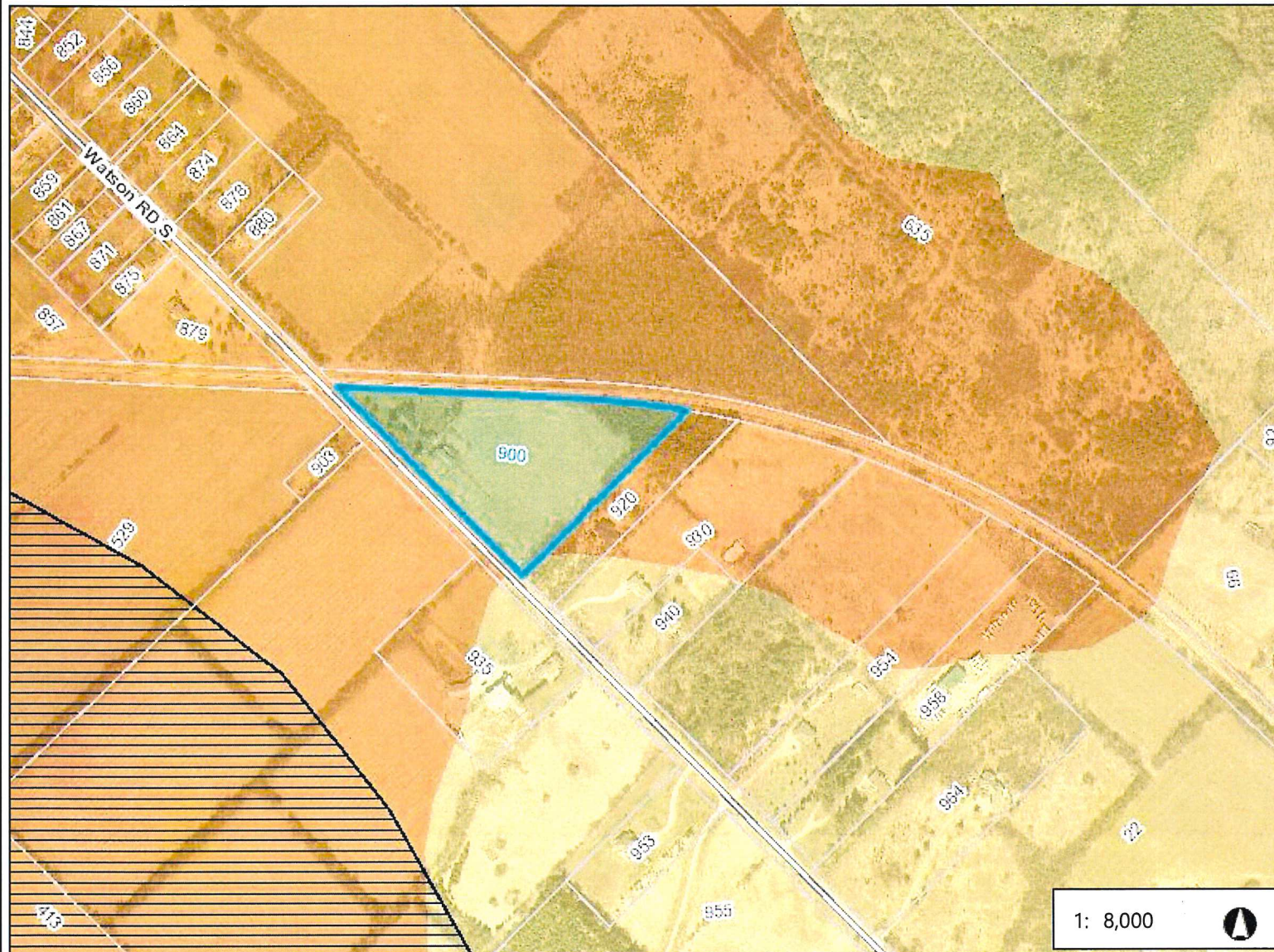
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Explore
Wellington

900 Watson Road South, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

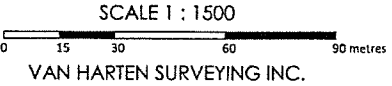
0.4 0 0.20 0.4 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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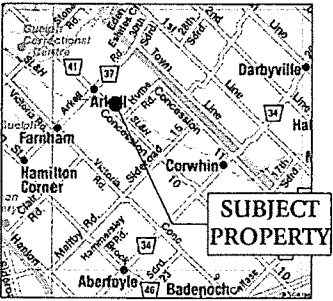
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

SEVERANCE SKETCH
PART OF LOTS 8 & 9, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL & SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. T.B.R. DENOTES TO BE REMOVED.

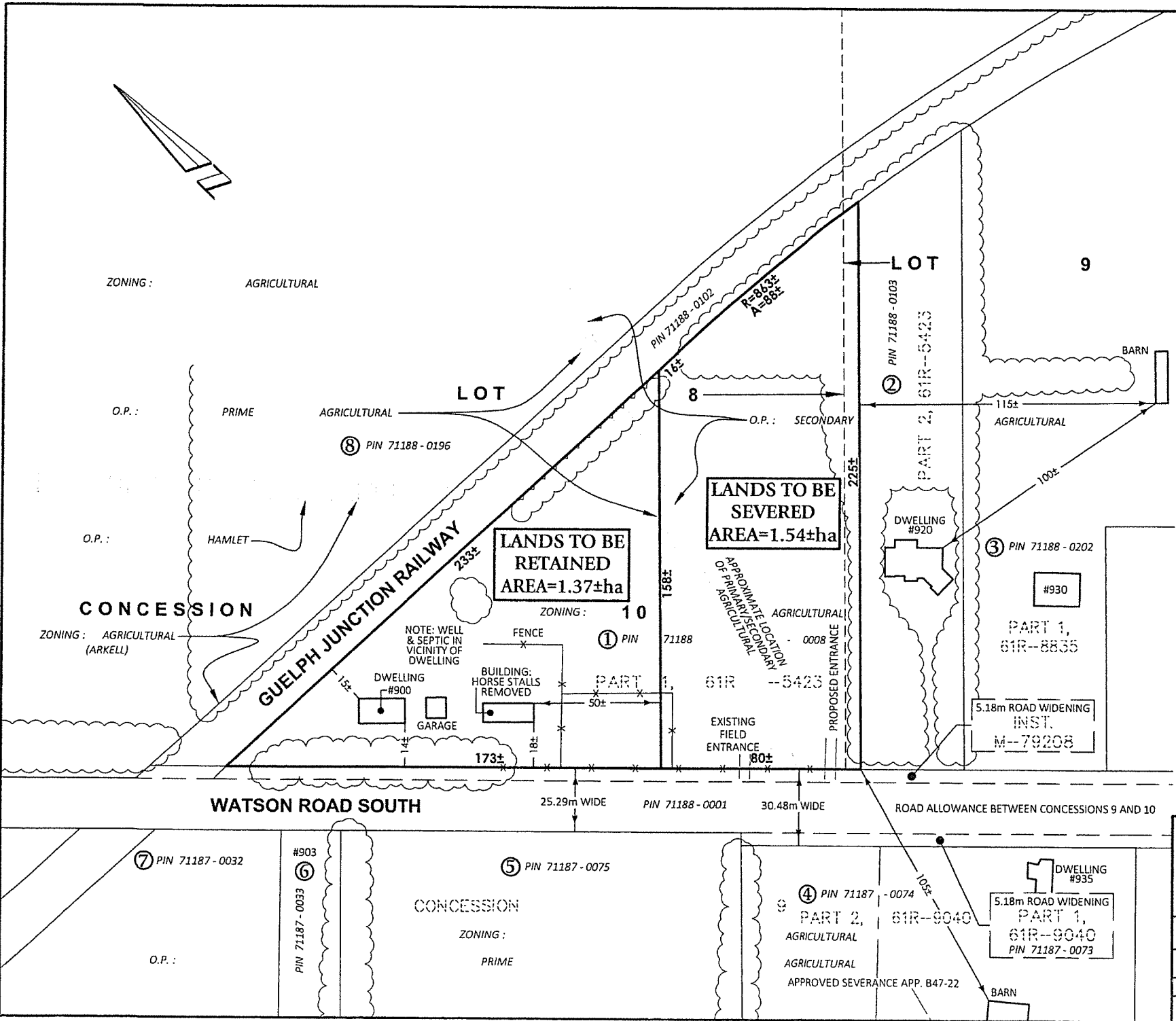
THIS SKETCH WAS PREPARED
ON THE 4th DAY OF JANUARY 2023

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 32046-22
Jan 4, 2023-11:40:35 AM		
G:\PUSLINCH\Con10\Lot 8\acad\SEV LOT 8,9 (TONIN) UTM.dwg		





Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific: ☒

Other (specify): ☐

Purpose of and reasons for the proposed amendment(s):

Re-zoning the property from 'Highway Commercial' to 'Industrial' zone.

General Information:

1. Applicant Information:

Registered Owner's Name(s): _

Address: 61 Beaconhill Drive

City: BRAMPTON

Postal Code: L6X 1H7

Email Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): MHBC Planning
Address: 540 Bingham Centre Drive
City: Kitchener, ON
Postal Code: N2B 3X9
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: _____

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Send correspondence to: Owner: ☐ Agent: ☒ Other: _____

When did the current owner acquire the subject land? Date: unknown

4. What does the amendment cover?

The "entire" property: ☒

A "portion" of the property: ☐

(This information should be illustrated on the required drawing under item 24 of this application)

5. Provide a description of the "entire" property:

Municipal address: 128 Brock Road South

Concession: 7 Lot: 24

Registered Plan Number: _____

Area: 6.5 ha Depth: 226 m Frontage: 387 m
15 ac 741 ft. 1302 ft.

6. Provide a description of the area to be amended if only a “portion” of the property:

Area: _____ ha Depth: _____ m Frontage: _____ m
_____ ac _____ ft. _____ ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: ☒ No: ☐

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: ☐ Places to Grow: ☒ Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: ☒ No: ☐

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agricultural and are within Special Policy Area PA7-1 identified as Puslinch Economic Development Area

List land uses permitted by the current Official Plan designation:

This is an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township.

How does the application conform to the Official Plan?

The proposed use is in accordance with the land use policies of the PA7-1 Economic Development Area.
Please refer to the Planning Report for more detailed analysis.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

10. Zoning:

What is the current zoning of the property? Highway Commercial special 89

What uses are permitted? commercial uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Vacant. There are two unoccupied residential buildings proposed to be demolished.

12. How long has the "existing" use(s) continued on the subject land?

Unknown

13. What is the "proposed" use(s) of the subject land?

Warehouse and Transportation Terminal

14. Provide the following details for all buildings or structures on the subject land:

Building Details		Existing		Proposed	
Type of Building(s) or structures	dwelling			warehouse & office	
Date of construction	unknown				
Building height	unknown m		ft	m	ft
Number of floors	2 storeys			3 storey	
* Total floor area	unknown m ²		ft ²	20,232 m ²	217,777 ft ²
Ground floor area (exclude basement)	unknown m ²		ft ²	m ²	ft ²
Distance from building structure to the:					
Front lot line	17 m	59 ft	6 m	19 ft	
Side lot line	182 m	600 ft	11 m	36 ft	
Other side lot line	152 m	500 ft	137 m	449 ft	
Rear lot line	46 m	153 ft	68 m	223 ft	

Building Details	Existing		Proposed	
*Percentage lot coverage	unknown		33%	
*Number of parking spaces	n/a		165	
*Number of loading spaces	n/a		21	

Existing and Proposed Services:

15. What is the access to the subject property?

- Provincial Highway: ☐
- Continually maintained municipal road: ☒
- Right-of-way: ☐
- Seasonally maintained municipal road: ☐
- Water access: ☐
- Other (please specify): ☐

16. What is the name of the road or street that provides access to the subject property.

Brock Road South and Gilmour Road

17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road.

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water				

Water Supply	Existing	Proposed
Communal water		
Private well		✓
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic		✓
Other sewage disposal		

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: ☒ No: ☐

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other: ☐ (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes		No		*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: ☐ No: ☒

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning justification report, Environmental Impact Study, Functional Servicing and Stormwater Management Report, Traffic Impact Study

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);

The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;

The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;

- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) SAM MANN of the

2795848 ONTARIO INC of BRAMPTON County/Region of

Peel do hereby authorize

MHBC PLANNING to act as my agent in this application.



Signature of Owner(s)

Friday December 16, 2022

Date

Affidavit

I (we) Pierre Chauvin of the
Township of Centre Wellington County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the City of Kitchener in the
County/Region of Waterloo this 6th day of
January, 2023

Signature of Owner or authorized
solicitor or agent

Jan 6, 2023
Date

Signature of Commissioner
Paul Ronald Britton, a Commissioner, etc.
Regional Municipality of Waterloo, for
MacNaughton Hermesen Britton Clarkson
Planning Limited.
Expires April 24, 2025

January 6, 2023
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in
accordance with the Township of Puslinch's sign requirements within one week of the
date Township staff has deemed that the application is complete, and remove the sign
when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit
staff/representatives of the Township of Puslinch to enter onto my lands and inspect
my property at the following times (please check one of the following boxes):

Any and all times: ☐ Certain days as specified: ☐ By appointment only: ☐

[Signature]
Signature

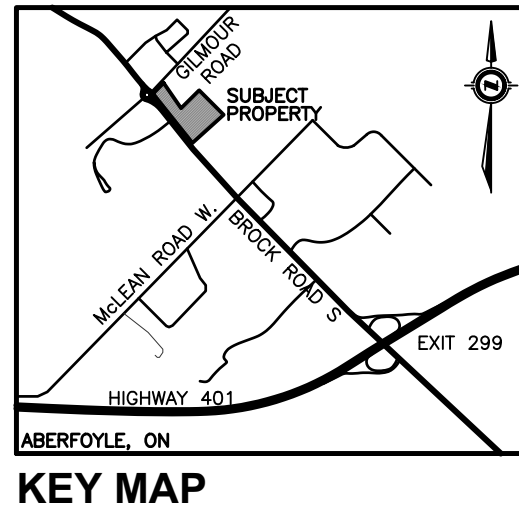
Friday December 16, 2022
Date

PUSLINCH ZONING REGULATION:		
1	REGULATION	REQUIRED
2	ZONE	IND
3	MIN. REQ'D LOT AREA	0.4 ha (4,000 sm)
4	MIN. LOT FRONTAGE	30m
5	MIN. FRONT YARD	6m
6	MIN. INTERIOR SIDEYARD	5m
7	MIN. INTERIOR SIDEYARD ADJACENT TO RES. ZONE	15m
8	MIN. EXTERIOR SIDEYARD	15m
9	MIN. REAR YARD	7.5m
10	MAX. LOT COVERAGE	75%
11	MIN. LANDSCAPED OPEN SPACE	15%
12	MAXIMUM HEIGHT	25m
13	BUFFER REQ'D IF ADJACENT TO RES. ZONE	1.5m PLANTING STRIP
14	OFF-STREET PARKING	170 SPACES
15	OFF-STREET LOADING	21 SPACES
16	GARBAGE STORAGE	INDOORS
17	NATURAL ENVIRONMENT SETBACK	30m
18	LANDSCAPE BUFFER ALONG BROCK ROAD	3m

SITE DATA:
PROPERTY AREA: 60,590 SM (14.97 ACRES)
ZONING: PROPOSED - INDUSTRIAL IND (SUBJECT TO ZBA)
CURRENT - HIGHWAY COMMERCIAL, HC
MUNICIPAL ADDRESS: 126 BROCK ROAD SOUTH, ABERFOYLE, ONTARIO, CANADA
LEGAL DESCRIPTION: PN 1118-5889 (LT) PART OF LOT 24, CONCESSION 7 AND PART OF LOT 24, CONCESSION 8 AND PART OF ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7&8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON
SURVEY INFORMATION: PROJECT: 31772-32 VAN HARTEN SURVEYING INC 423 WOODWICH ST. GUELPH, ONTARIO N1H 1X3

METRIC NOTE:
1. DISTANCES AND COORDINATES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808

- GENERAL NOTES:**
- REFER TO SEPARATE SITE GRADING, DRAINAGE AND SERVICING PLANS AS PREPARED BY MERTECH ENGINEERING
 - EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC. DATED OCTOBER 27, 2022
 - REFER TO SEPARATE WASTEWATER TREATMENT PLANS AS PREPARED BY FLOWSPEC ENGINEERING
 - REFER TO LANDSCAPE PLAN AS PREPARED BY ARBOUD & ASSOCIATES
 - ALL NEW SIGNAGE TO IDENTIFY PARKING STALLS AND TRAFFIC WITHIN THE SITE SHALL BE INSTALLED ON HOT DIPPED GALVANIZED PRE-PUNCTURED METAL POSTS. FIRE ROUTE SIGNS TO BE MOUNTED SO THAT THE SIGN FACES THE FIRE ROUTE WITH THE BOTTOM OF THE SIGN AT 1.5m (5'0") FROM FINISH GRADE.
 - WALL LIGHTING ON BUILDING ADDITIONS SHALL BE FULL FACE CUT OFF TYPE.
 - ALL ROOFTOP MECHANICAL UNITS ON THE BUILDING ADDITION WILL BE SCREENED BY THE BUILDING AND WILL NOT BE VISIBLE FROM THE ROAD TO THE SATISFACTION OF THE GENERAL MANAGER OF PLANNING AND BUILDING SERVICES
 - REFER TO GEOTECHNICAL REPORT FOR ASPHALT CONSTRUCTION
 - ALL PARKING LINES TO BE DELINEATED WITH 100mm WIDE EXTERIOR GRADE YELLOW TRAFFIC PAINT W/ HIGH ABRASION RESISTANCE.



- LEGEND**
- EXIT MAN DOOR
 - MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
 - OH DRIVE-IN DOOR
 - LOADING DOCK DOOR
 - SSIB SHORT STANDARD IRON BAR
 - SIB STANDARD IRON BAR
 - IB IRON BAR
 - C.L.F. CHAIN LINK FENCE
 - HP NEW HYDRO POLE
 - HP EXISTING HYDRO POLE
 - E.O.A. EDGE OF ASPHALT
 - LIGHT DUTY ASPHALT
 - 200 DIA. CONCRETE FILLED STEEL PIPE BOLLARD, SEE SECTION ON DRAWING SP2
 - LIGHT STANDARD, SEE SITE PHOTOMETRIC PLAN
 - BH# INDICATES APPROXIMATE BOREHOLE LOCATION AND NUMBER, SEE GEOTECH REPORT
 - TP# INDICATES APPROXIMATE TEST PIT LOCATION AND NUMBER, SEE GEOTECH REPORT
 - FDC FIRE DEPARTMENT CONNECTION (SIAMISE)
 - FD FIRE HYDRANT (DRAFT)
 - 2.4m HIGH CHAINLINK PERIMETER FENCING TO OPSD 972.102, 972.130 AND 972.132
 - 2.4m HIGH BOARD FENCING, SEE LANDSCAPING DRAWINGS
 - WALL PACK LIGHTING FASTENED TO FACE OF BUILDING OR AT T/O PARAPET

SITE AREA BREAKDOWN		
AREA TYPE	SQ.M.	% COVER
BUILDING AREA	21,630	35.71
PAVED AREA / HARD SURFACE	22,953	37.80
SOFT LANDSCAPING	15,962	26.39
TOTAL SITE AREA	60,545	100.00

- CONSTRUCTION NOTES:**
(AS REFERENCED ON SITE PLAN)
- EXISTING HYDRO POLE, HYDRO WIRES AND ALL ASSOCIATED GUY WIRES TO BE REMOVED. SEE SITE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - EXISTING POTABLE WATER WELLS ENCOUNTERED ARE TO BE DECOMMISSIONED AND PLUGGED BY A WELL CONTRACTOR LICENSED BY THE MINISTRY OF THE ENVIRONMENT. WORK MUST COMPLY WITH MINISTRY OF THE ENVIRONMENT PROCEDURES FOR PLUGGING UNUSED WATER WELLS, ACCORDING TO ONTARIO REGULATION 903. SEE SITE SERVICING DRAWINGS FOR MORE INFORMATION.
 - SEE LANDSCAPING PLAN FOR TREE REMOVALS.
 - CAST IN PLACE CONCRETE RETAINING WALL, CW 1070mm HIGH GUARDRAIL. SEE GRADING AND STRUCTURAL DRAWINGS.
 - PAINTED LADDER PEDESTRIAN CROSSWALK DESIGNED TO O REG. 402/15.
 - CURB RAMP AT SIDEWALK CW TACTILE WALKING SURFACE INDICATOR AT TOP OF ACCESSIBLE AS PER CBC 3.8.2.2 (10). TACTILE ATTENTION INDICATORS SHALL CONFORM TO SENTENCE (2) AND CLAUSES 4.1.1 AND 4.1.2 OF ISO 23599. "ASSISTIVE PRODUCTS FOR BLIND AND VISION-IMPAIRED PERSONS - TACTILE WALKING SURFACE INDICATORS". THE DEPTH OF INDICATOR SHALL BE NOT LESS THAN 30mm AND NOT MORE THAN 610mm. CURB RAMP TO CONFORM TO CBC 3.8.3.2 (3) AND (4).
 - DRAFT HYDRANT TO BE DESIGNED IN ACCORDANCE WITH NFPA 22 AND NFPA 24.
 - 602,000 LITRE (159,000 US GALLON) UNDERGROUND FIRE FIGHTING WATER TANK. VOLUME DESIGNED FOR WAREHOUSE WORST CASE PER NFPA 13. PROVIDE WATER SPACER WITH AUTO-FILL AND DEPTH SENSOR/ALARM. TANK TO HAVE VENT PIPE AND MAN HOLE ACCESS HATCH. PROVIDE BOLLARDS AROUND PERIMETER TO PREVENT VEHICLE TRAFFIC. FIRE PROTECTION ENGINEER/CIVIL RESPONSIBLE FOR DESIGN OF FIRE SERVICE MAINS FROM TANKS TO SPRINKLER ROOM/RYOGRANT.
 - PARKING ACCESS CONTROL GATE, GATE CONTROLLED VIA SECURITY GUARDHOUSE. ELECTRICAL TO PROVIDE COMMUNICATION CONDUIT TO OFFICE. PROVIDE EMERGENCY USE KEYS INSIDE A FIRE DEPARTMENT LOCK BOX. LOCK BOX TO BE INSTALLED ON OR NEAR THE GATE IN A CONSPICUOUS PLACE. ELECTRICAL POST AT TRACTOR PARKING. SEE DETAIL 458P.
 - SURFACE MOUNTED BIKE RACKS, 27 BICYCLE PARKING SPACES TOTAL. SEE DETAIL 588P.
 - ELECTRIC TRANSFORMER ON 100V 200 TAP, 32 MVA CONCRETE SLAB RW 18M AT 300 OC. EACH WAY BOTTOM. PROVIDE BOLLARDS PER CODE. COORDINATE WITH ELECTRICAL.
 - ALL PARKING LINES TO BE DELINEATED WITH 100mm WIDE EXTERIOR GRADE YELLOW TRAFFIC PAINT W/ HIGH ABRASION RESISTANCE.
 - 2.762 LONG X 2.84M PAINTED GUIDE LINES CENTERED AT EACH DOCK DOOR. PAINT TO BE EXTERIOR GRADE TRAFFIC PAINT WITH HIGH ABRASION RESISTANCE.

PARKING DATA:

PARKING REQUIRED (BASED ON NET FLOOR AREAS)

WAREHOUSE	1 SP / 200 SM	= 20,690 / 200	= 104 SPACES
BUSINESS OFFICE	1 SP / 40 SM	= 2,600 / 40	= 65 SPACES
TOTAL			170 SPACES

PARKING PROVIDED

170 SPACES (EXCLUDING TRACTOR PARKING)	
--	--

DESIGNATED PARKING SPACES ARE INCLUDED IN THE PARKING SPACES PROVIDED ABOVE

DESIGNATED PARKING SPACES REQUIRED	8 SPACES (4 + 2% REQ'D SPACES)
DESIGNATED PARKING SPACES PROVIDED	8 SPACES

TYPICAL PARKING SPACE ACCESSIBLE PARKING SPACES

TYPE 'A'	3.0m x 6.0m
TYPE 'B'	3.6m x 6.0m
MOBILITY ACCESS ASLE DRIVE ASLE	1.5m x 6.0m

LOADING SPACES

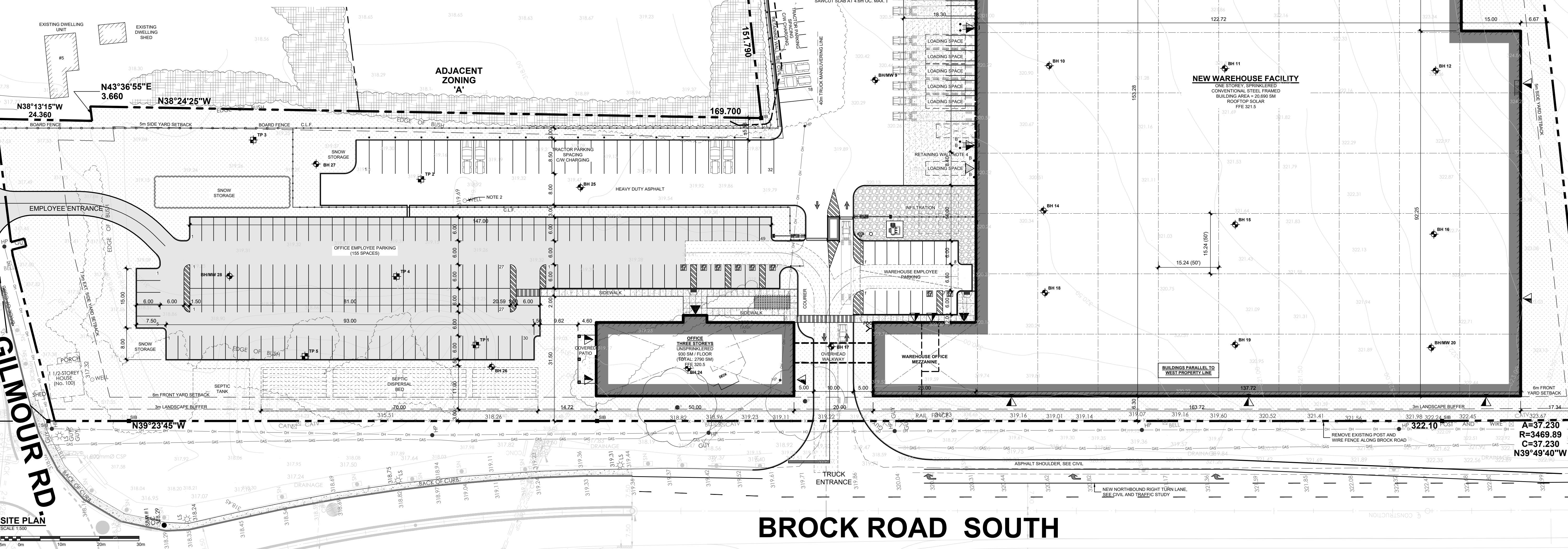
LOADING SPACES REQUIRED	6 SPACES
LOADING SPACES PROVIDED	21 SPACES
TOTAL	3.5m x 10m

BICYCLE PARKING

SPACES REQUIRED	1 SP / 1,000 SM	= 20,690 / 1000	= 21 SPACES
WAREHOUSE	2 SP / 1,000 SM	= 2,790 / 500	= 6 SPACES
TOTAL			27 SPACES

PARKING PROVIDED

TYPICAL BICYCLE SPACE	0.6m x 1.8m
-----------------------	-------------



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No.	Date	Issued for Review
1.	OCT. 18, 2022	CONCEPTUAL REVIEW
2.	OCT. 20, 2022	CONCEPTUAL REVIEW
3.	NOV. 18, 2022	CONCEPTUAL REVIEW
4.	DEC. 02, 2022	TRAFFIC STUDY REVIEW
5.	DEC. 21, 2022	ZONING BYLAW AMENDMENT

TACOMA ENGINEERS
176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000
www.tacomaengineers.com

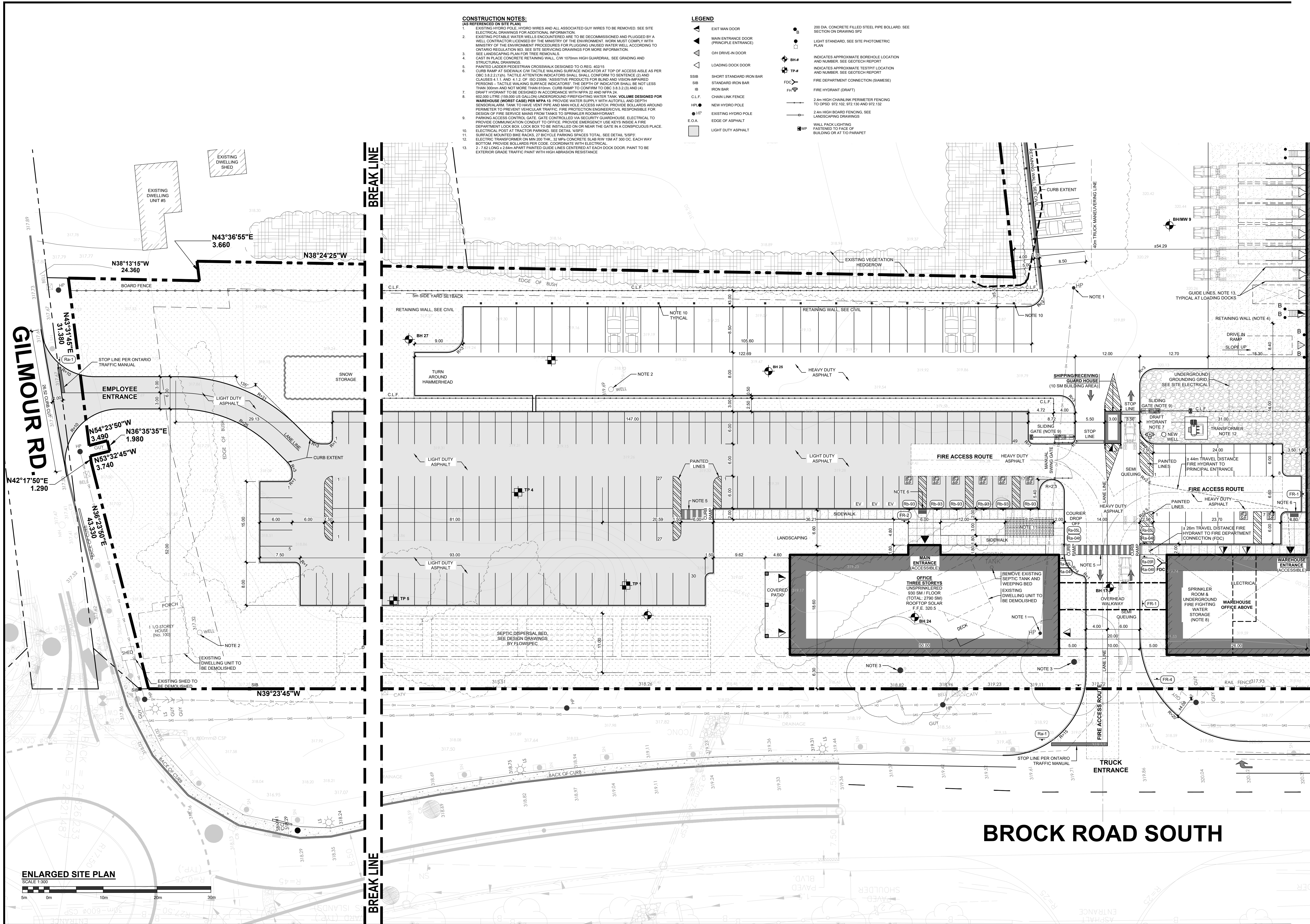
collaborative
Collaborative Structures Limited
666 ELLIS ROAD, CAMBRIDGE, ONTARIO

WELLINGTON MOTOR FREIGHT
BROCK ROAD, PUSLINCH, ONTARIO

CONCEPTUAL SITE PLAN

Project No: TE-41102-22
Drawn By: S. KOLJAMAN

SP1



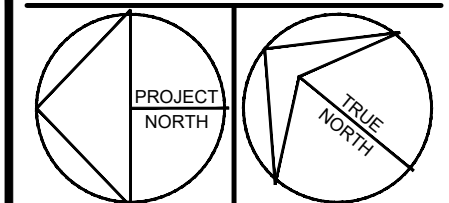
CONSTRUCTION NOTES:

- (AS REFERENCED ON SITE PLAN)
1. EXISTING HYDRO POLE, HYDRO WIRES AND ALL ASSOCIATED GUY WIRES TO BE REMOVED. SEE SITE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 2. EXISTING PORTABLE WATER WELLS ENCOUNTERED ARE TO BE DECOMMISSIONED AND PLUGGED BY A WELL CONTRACTOR LICENSED BY THE MINISTRY OF THE ENVIRONMENT. WORK MUST COMPLY WITH MINISTRY OF THE ENVIRONMENT PROCEDURES FOR PLUGGING UNUSED WATER WELL ACCORDING TO ONTARIO REGULATION 903. SEE SITE SERVING DRAWINGS FOR MORE INFORMATION.
 3. SEE LANDSCAPING PLAN FOR TREE REMOVALS.
 4. CAST IN PLACE CONCRETE RETAINING WALL, CW 1070mm HIGH GUARDRAIL. SEE GRADING AND STRUCTURAL DRAWINGS.
 5. PAINTED LADDER PEDESTRIAN CROSSWALK DESIGNED TO O. REG. 402/15.
 6. CURB RAMP AT SIDEWALK C/W TACTILE WALKING SURFACE INDICATOR AT TOP OF ACCESS AISLE AS PER CBC 3.8.2.2 (1) (b). TACTILE ATTENTION INDICATORS SHALL CONFORM TO SENTENCE (2) AND CLAUSES 4.1.1. AND 4.1.2. OF ISO 23899. ASSISTIVE PRODUCTS FOR BLIND AND VISION IMPAIRED PERSONS - TACTILE WALKING SURFACE INDICATORS. THE DEPTH OF INDICATOR SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 610mm. CURB RAMP TO CONFORM TO CBC 3.8.2.2 (3) AND (4).
 7. DRAFT HYDRANT TO BE DESIGNED IN ACCORDANCE WITH NFPA 22 AND NFPA 24.
 8. 602,000 LITRE (160,000 US GALLON) UNDERGROUND FIRE FIGHTING WATER TANK. VOLUME DESIGNED FOR WAREHOUSE (WORET CASE) PER NFPA 13. PROVIDE WATER SUPPLY WITH AUTOVALVE AND DEPTH SENSOR/ALARM. TANK TO HAVE VENT PIPE AND MAN HOLE ACCESS HATCH. PROVIDE BOLLARDS AROUND PERIMETER TO PREVENT VEHICULAR TRAFFIC. FIRE PROTECTION ENGINEER/CIVIL RESPONSIBLE FOR DESIGN OF FIRE SERVICE MAINS FROM TANKS TO SPRINKLER ROOM/HYDRANT.
 9. PARKING ACCESS CONTROL. GATE, GATE CONTROLLED VIA SECURITY GUARDHOUSE. ELECTRICAL TO PROVIDE COMMUNICATION CONDUIT TO OFFICE. PROVIDE EMERGENCY USE KEYS INSIDE A FIRE DEPARTMENT LOCK BOX. LOCK BOX TO BE INSTALLED ON OR NEAR THE GATE IN A CONSPICUOUS PLACE. ELECTRICAL POST AT TRACTOR PARKING. SEE DETAIL 158P9.
 10. SURFACE MOUNTED BIKE RACKS. 27 BIKE PARKING SPACES TOTAL. SEE DETAIL 158P9.
 11. ELECTRIC TRANSFORMER ON MIN 200 THK, 32 MPa CONCRETE SLAB ROW 10M AT 300.00. EACH WAY BOTTOM. PROVIDE BOLLARDS PER CODE. COORDINATE WITH ELECTRICAL.
 12. 2-162 CONO 2-254H APART PAINTED GUIDE LINES CENTERED AT EACH DOCK DOOR. PAINT TO BE EXTERIOR GRADE TRAFFIC PAINT WITH HIGH ABRASION RESISTANCE.
 - 13.

LEGEND

- EXIT MAN DOOR
- MAIN ENTRANCE DOOR (PRINCIPLE ENTRANCE)
- ON DRIVE-IN DOOR
- LOADING DOCK DOOR
- SSIB SHORT STANDARD IRON BAR
- SIB STANDARD IRON BAR
- IB IRON BAR
- CL.F. CHAIN LINK FENCE
- HPL NEW HYDRO POLE
- HP EXISTING HYDRO POLE
- E.O.A. EDGE OF ASPHALT
- LA LIGHT DUTY ASPHALT
- 200 DIA. CONCRETE FILLED STEEL PIPE BOLLARD. SEE SECTION ON DRAWING SP2.
- LIGHT STANDARD. SEE SITE PHOTOMETRIC PLAN
- BH-# INDICATES APPROXIMATE BOREHOLE LOCATION AND NUMBER. SEE GEOTECH REPORT
- TP-# INDICATES APPROXIMATE TEST PIT LOCATION AND NUMBER. SEE GEOTECH REPORT
- FDC FIRE DEPARTMENT CONNECTION (SIAMESE)
- FH FIRE HYDRANT (DRAFT)
- 2.4m HIGH CHAIN LINK PERIMETER FENCING TO OPSD 072.102, 072.130 AND 072.132
- 2.4m HIGH BOARD FENCING. SEE LANDSCAPING DRAWINGS
- WALL PACK LIGHTING FASTENED TO FACE OF BUILDING OR AT T/O PARAPET

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No.	Date	Issued for / Revision
1.	OCT. 18, 2022	CONCEPTUAL REVIEW
2.	OCT. 20, 2022	CONCEPTUAL REVIEW
3.	NOV. 18, 2022	CONCEPTUAL REVIEW
4.	DEC. 21, 2022	ZONING BYLAW AMENDMENT

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CONCEPTUAL
ENLARGED
SITE PLAN

Project No: TE-41102-22
Drawn By: S KOLMAN

SP2

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT

128 Brock Road South
Township of Puslinch

Date:

January 2023

Prepared for:

Wellington Motor Freight

Prepared by:

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Appendices

Appendix A: Zoning Analysis Table

1.0 INTRODUCTION

MHBC has been retained by Wellington Motor Freight to coordinate the Zoning By-law Amendment application for the lands municipally addressed as 128 Brock Road South, Puslinch (the subject lands). The owner, Wellington Motor Freight, is a freight logistics company, with truck depots across Ontario. The owner is proposing to re-locate their main logistics hub to the subject lands and develop a warehouse, office and truck parking. In order to facilitate the proposed use of the lands, a Zoning By-law Amendment is required to re-zone the lands to permit industrial use.

The subject lands are located on the south-east corner of the Gilmour Road and Brock Road South intersection (**Figure 1**). The subject lands are located north of McLean Road, south of Gilmour Road, east of Brock Road South and west of Victoria Road South. The subject lands contain two single detached dwellings with the remainder of the lands vacant with vegetation. The lands have +/-387m of frontage on Brock Road South, +/-70m of frontage on Gilmour Road, and are approximately 62,991.1m² (6.2ha) in area.

The owner of the subject lands is proposing to demolish the existing structures and develop the site with one warehouse building and one office building, with surface parking. The lands will be used as a warehouse and transportation hub. This Planning Report assesses the development proposal in the context of the applicable planning framework and includes:

- An introduction and general description of the development lands, surrounding uses and existing conditions;
- An overview of the proposed development;
- A description of the proposed Zoning By-law Amendment;
- A review of the existing policy framework and assessment of consistency with the Provincial Policy Statement, conformity with A Place to Grow, the County of Wellington Official Plan, and the Township of Puslinch Zoning By-law; and
- Consideration and integration of recommendations from the supporting studies and reports.

A pre-consultation request was submitted in September 2022 with circulation for agency comments. The Township identified the following requirements in support of the requested amendment:

- Planning Justification Report
- Functional Servicing, Grading and Stormwater Management Report
- Environmental Impact Study
- Traffic Impact Study
- Site Plan and Elevations

The required reports and studies have been prepared and are summarized in Section 5.0 of this report. A copy of each report and study is included as part of the complete application package.

2.0 CONTEXT

The subject lands are located in the Township of Puslinch addressed as 128 Brock Road South and are situated on the south-east corner of Brock Road South and Gilmour Road. There is an existing detached dwelling oriented at the intersection of Gilmour Road and Brock Road South. A second detached dwelling is located along the Brock Road South frontage. The remainder of the lands are vacant, consisting of trees and vegetation. The site was previously approved and used as a fill operation, which resulted in the disturbance and ground alteration to almost the entirety of the site. As part of the proposed development, a number of studies have been completed, including a geotechnical investigation to provide site grading and fill recommendations.

As illustrated on **Figure 2**, the surrounding area is characterized by aggregate activities, industrial uses, commercial uses, and residential uses. A Significant woodland is located to the northeast and unevaluated wetlands are located along the eastern property boundary. The subject lands are located within *Policy Area PA7-7 Puslinch Economic Development Area* as identified in the County of Wellington Official Plan. This area is intended to be the predominant location for business and industry in Puslinch. The area is generally comprised of various commercial and industrial land uses. The immediate surrounding context is described in detail below.

- North:** Gilmour Road abuts the lands to the north. On the opposite side of Gilmour Road is the Hamlet of Aberfoyle and a small residential subdivision. Past the residential development is open space and the mini lakes subdivision.
- East:** A single detached dwelling abuts the subject lands to the north-east. Beyond the dwelling is rural/open space lands. South east of the lands is industrial land uses. Past the industrial park is rural and agricultural lands.
- South:** The area south of the subject lands consists predominantly of industrial, aggregate, and commercial uses along Brock Road South, which leads to Highway 401. Past the Highway 401 interchange is the Hamlet of Morriston.
- West:** On the opposite side of Brock Road South is industrial and aggregate land uses. Dufferin aggregates have a large aggregate operation west of the subject lands. Beyond Dufferin Aggregates is rural and agricultural lands.

The subject lands are located on a County Road, being Brock Road South and are within an area intended to accommodate a large proportion of employment type uses. Brock Road is

considered to be a major roadway in the County intended to serve high volumes of traffic including truck traffic, with direct access to Highway 401. The development lands are well situated within an area planned to accommodate industrial and employment type uses, and are in close proximity to major roadways, as well as the provincial highway 401. Generally the proposed development is similar to existing and planned land uses in the immediate area.

3.0 PROPOSED DEVELOPMENT

3.1 Overview of Proposed Development

The owner is proposing a freight transportation logistics hub. Wellington Motor Freight is a logistics company that specializes in the transportation of cargo. The subject lands are proposed to be the main location for the company and will consist of a warehouse, truck terminal and office space. This will serve as the new location of the existing Puslinch Office and will also accommodate employees from the Campbellville location. It is expected that the new facility will have over 100 employees in the office and warehouse, with an additional 50 drivers. The employees will operate on one shift. Warehouse workers work from 7:00am to 4:30pm and office workers work from 8:00am to 5:00pm. On average, it is anticipated that the volume of trucks coming and going is 30 per day (15 trucks in and 15 trucks out).

The proposal includes the demolition of the two detached dwellings in order to accommodate the development concept. A large portion of the lands will be used for parking of the tractors and trailers. Two driveways are proposed to provide access to the site, including one driveway from Brock Road South and another from Gilmour Road. The Brock Road South driveway is intended for the trucks, while the Gilmour Road driveway will be for employees and lead to the employee parking area. An area for tractor (truck) parking is located north of the proposed warehouse building, and trailer parking is proposed to be located to the rear of the warehouse.

The concept plan and elevations are included as **Appendix A** to this report. The concept plan describes the following details:

- One storey warehouse building 19,282m² in area with an office area mezzanine;
- Three storey office building 2,790m² in area;
- Overhead walkway connecting the warehouse mezzanine to the office building;
- Two driveway accesses, (1) tractor entrance from Brock Road South; and (2) employee entrance from Gilmour Road;
- 170 employee parking surface parking spaces
- 123 tractor and trailer parking spaces
 - 50 tractor parking spaces
 - 73 trailer parking spaces
- 21 loading spaces
- Septic bed 600m² in area with septic tanks oriented in the front yard;
- Landscape/planting buffer along the front yard and board fence along the side yard.

3.2 Planning Applications

Zoning By-law Amendment

The proposed development is for a warehouse use consisting of a warehouse, office and a parking area. The subject lands are currently zoned 'Highway Commercial', which does not permit the proposed use. In order to facilitate the proposed warehouse use, a Zoning By-law Amendment is required to re-zone the lands to the 'Industrial' zone. This Zoning By-law Amendment application is being submitted with technical studies and reports in support of the application.

Site Plan Application

A site plan application is required and will be filed separately with the Township following the approval of this Zoning By-law Amendment. The site plan application will address matters of landscaping, lighting, building materials/colours, parking layout and detailed site servicing details.

4.0 PLANNING ANALYSIS

The proposed development must be assessed in terms of applicable policies prescribed by the Province, County and Township. The following is a review of the applicable land use policy framework related to the subject lands, and how the proposal will meet the applicable policy considerations.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) was issued under Section 3 of the Planning Act and applies to planning decisions made on or after May 1, 2020. As a result, the 2020 PPS is applicable to the proposed development.

The PPS outlines policy for Ontario’s long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth. One of the key considerations of the PPS is that planning decisions “*shall be consistent with*” the Policy Statement. The following is an analysis of the development in the context of the policies in the PPS.

4.1.1 **Rural Areas**

Policy 1.1.4 of PPS provides direction on Rural Areas, which are systems of lands that include rural settlement areas, rural lands, natural heritage, agricultural areas, or other resource areas. Ontario’s rural areas consist of diverse geographies, physical characteristics, and economies. Policy 1.1.4.1 provides that healthy, integrated and viable rural areas should be supported by building upon: rural character, leveraging rural amenities, promoting regeneration, accommodating a range of housing in the rural settlement areas, encouraging the conservation of rural housing, using rural infrastructure efficiently, diversifying the economic base, and conserving biodiversity. Generally, development will be directed to rural settlement areas, however, growth can be accommodated on rural lands.

The proposed development is located within the rural area of the County of Wellington and is designated ‘Secondary Agricultural’ as well as ‘Puslinch Economic Development Area’. The Brock Road South corridor is a major transportation route for the County that has a range of industrial and commercial uses on either side. The subject lands are adjacent to the settlement area of Aberfoyle and the land use designations of the County Official Plan permit and encourage employment type land uses. The proposed development will diversify the economic base of the County, provide jobs, and is permitted in accordance with the rural areas policies of the PPS.

4.1.2 ***Land Use Compatibility***

Policy 1.2.6 of the PPS speaks to land use compatibility between major facilities and sensitive land uses. Major facilities are defined as facilities which may require separation from sensitive land uses and can include industrial land uses. Development between major facilities and sensitive land uses is to avoid or minimize potential adverse impacts such as noise or odour. Where avoidance is not possible, the long term viability of planned industrial uses is to be protected from encroachment of sensitive land uses.

The proposed development is identified as an area planned for major facilities and is surrounded by industrial, commercial and aggregate land uses. There are surrounding residential land uses which are considered to be sensitive land uses. While the Puslinch Zoning By-law makes a distinction between industrial uses and warehouse uses, there is potential for nuisances associated with a warehouse and transportation hub. In order to ensure land use compatibility between the proposed use and the adjacent residential property to the north, the proposed buildings have been oriented away from the residential property towards the Brock Road South frontage. The truck entrance/exit has been located on Brock Road South, away from the residential property on Gilmour Road. Further, the parking lot that will be closest to the residential property will be fenced and screened along the perimeter of the property line. The proposed use of the subject lands will be for the storing and movement of goods. No manufacturing, production, processing, or outdoor storage is proposed on the lands. Nuisances associated with the warehouse are expected to be limited to the movement of vehicles. Additionally, the land use designation of the property permits the proposed use, as well as land uses which would be considered higher class industrial uses. Land use compatibility will be adequately addressed through site design measures.

4.1.3 ***Employment***

The PPS makes a number of provisions under policy 1.3 for promoting economic development. Such provisions include providing opportunities for a diversified economic base by maintaining suitable sites for employment uses, facilitating conditions for economic investment by identifying strategic sites and ensuring infrastructure is provided to support planned needs, as well as protect employment areas in proximity to major corridors for employment uses.

The subject lands are designated by the County as an economic development area intended for employment uses. The location of the lands is adjacent to a County road, considered to be a major corridor for the County's transportation network, and is in close proximity to the Provincial Highway 401. The subject lands are intended for employment use and are proposed to be used in accordance with their planned function.

4.1.4 Sewage, Water and Stormwater

As per policy 1.6.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Where municipal services are not available, private services are permissible.

A servicing and stormwater management report, as well as a wastewater servicing report have been prepared for the proposed development. The Reports prepared in support of the proposed development assesses the feasibility of servicing the subject lands and conclude that the proposed development can be adequately serviced through private services. Water will be provided to the site via an on-site well, and wastewater will be treated on-site with a waste water treatment system. Stormwater will be managed through parking lot storage and an oil/grit separator, as well as an underground infiltration gallery. Summary of both reports is included in Section 6.0 of this report.

4.1.5 Transportation

Policy 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs.

The proposed development will be appropriately connected to the existing road network. The subject lands will be accessed from both Brock Road South and Gilmour Road, which provide access to other key corridors including Highway 401, Highway 6 (both North and South), Highway 34, and Victoria Road South. This section of the Brock Road corridor is planned for employment type land uses and has been planned to accommodate high volumes of traffic. The proposed development supports the overall objectives for the surrounding transportation network and will ultimately maintain the use of major transit corridors for the movement of goods. Additionally, a Traffic Impact Study has been prepared, which is summarized in Section 5.0 of this report. The TIS concludes that additional traffic generated by the development is acceptable and will not result in significant delay of vehicular movement.

4.1.6 Energy Conservation, Air Quality and Climate Change

Policy 1.8 of the PPS provides that municipalities are to prepare for the impacts of a changing climate. Relevant policies for this development include: promoting compact development, focusing major employment commercial and other travel intensive land uses in areas well served by transit, focus freight intensive land uses to areas well served by major highways, airports, rail and marine facilities, encourage transit supportive development, and promote designs which are energy efficient.

The proposed development provides an opportunity for development in a location well situated relative to existing and planned commercial, industrial and aggregate development. The subject lands are oriented to Brock Road South and will be well served by major roads and highways. The intent of the proposed development is to construct a

modern, state of the art facility that is energy efficient. The subject lands will serve as a centralized location for the company, and will be the new location of the Puslinch warehouse and head office. The new facility will be designed with more sustainable materials and energy efficient elements.

4.1.7 *Natural Heritage*

Policy 2.1 provides direction on Natural Heritage features, which are to be protected for the long term. Development and site alteration are not permitted in or adjacent to significant wetlands, woodlands, or valleylands in Ecoregions 6E and 7E, or significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or functions.

The subject lands are located in Ecoregion 6E, and contain a significant woodland as well as two unevaluated wetlands. No development is proposed within the woodland or wetland area, and a buffer of 37m has been provided to these environmental features. The subject lands were previously evaluated through an EIS by the past owner, which was subsequently approved. A new Scoped Environmental Impact Study has been completed for the proposed development as an update to the previous study. The scoped EIS provides recommendation measures for the proposed development and anticipates that no significant negative environmental impacts will occur as long as the recommendations are followed. The EIS is summarized in Section 6.0 of this report.

4.1.8 *PPS Summary*

The 2020 PPS seeks to achieve healthy, livable and safe communities by promoting efficient development and land use patterns. Given the above assessment, in our opinion the proposed development plan is consistent with the broad vision of land use planning in Ontario. In this respect, the intended use of the lands:

- Represents efficient development and will diversify the economic base of the County,
- Proposes a warehouse use in accordance with the Employment policies and will be located along a major road with access to a major highway;
- Promotes a scale and type of development appropriate for the neighborhood that will utilize existing infrastructure where possible and support the safe movement of people.

In light of these considerations, it is our opinion that the proposed development is consistent with the PPS.

4.2 Growth Plan for the Greater Golden Horseshoe

The 2020 A Place to Grow – Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 26, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports the economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Policy 1.2.1 of A Place to Grow sets out the guiding principles of the Plan. These principles include: supporting the achievement of complete communities that are designed to support healthy, active living and meet the needs of daily living; prioritizing intensification and higher densities to make efficient use of land and infrastructure and support transit viability; providing flexibility to capitalize on employment opportunities; supporting a range and mix of housing options; improving the integration of land use planning with planning and investment in infrastructure and public service facilities, and providing for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

The subject lands are located within the Outer Ring Growth Plan Area, however, are not a delineated Built-up Area as per Schedule 2 of the Plan. The subject lands are located within the Rural Area of the County of Wellington and are considered to be within a Rural Settlement Area. In accordance with policy 2.2.9 of A Place to Grow, municipalities are encouraged to plan for a variety of economic opportunities within rural settlements. The Growth Plan forecasts population and employment projections to 2051. The County of Wellington is forecast to have a resident population of 160,000 and an employment population of 70,000 by 2051.

Policy 2.2.5 of the Growth Plan provides direction on employment and economic development, which is to be promoted by:

- Making more efficient use of existing employment areas and vacant employment lands and increasing employment densities;
- Ensuring the availability of sufficient land in appropriate locations for a variety of employment to accommodate forecasted employment growth
- Integrating and aligning land use planning and economic development goals to attract investment and employment.

Other relevant policies include the designation and preservation of lands within settlement areas located near major goods movement facilities and corridors for warehousing and logistics, as well as the designation of employment areas in official plans to protect them over the long-term.

The subject lands are in a Municipality slated for growth and are designated in the Official Plan for industrial land use. In accordance with the Growth Plan policies, the Official Plan has planned for this corridor of Brock Road South to accommodate a large portion of employment uses. The proposed development will be for warehousing and logistics, and is located in area convenient for the transportation and movement of goods near the Highway 401 and County Roads.

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of A Place to Grow.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan was approved by the Minister of Municipal Affairs on April 13 1999. The Plan pre-dates the 2020 PPS and 2020 Growth Plan. As of the date of this report, the County was undertaking a Municipal Comprehensive Review of their Official Plan to implement the 2020 PPS and Growth Plan.

The Plan outlines a vision and establishes a number of general policies to plan and manage growth and implement provincial land use policy. The County Official Plan provides a policy framework that establishes the goals and objectives, statements, land use designations, and policies intended to guide physical, social, and economic development within the County while protecting the natural environment.

The development lands are designated Secondary Agricultural and are within Special Policy Area PA7-1 identified as Puslinch Economic Development Area (see **Figure 3**).

4.3.1 *Economic Development*

The County Official Plan provides a range of general policies in Part 4. Included in section 4.2 are policies related to economic development, which direct the County to ensure that sufficient land is available to accommodate a range and mix of employment opportunities, including industrial uses. The policies of the Official Plan also encourage a variety of employment opportunities at various locations. Urban areas in the County are intended to accommodate a large portion of employment lands, however, rural opportunities are also encouraged. The rural system can contribute lands for employment uses based on the ability to provide larger sites and access to major roads.

The proposed use of the lands will be a warehouse and freight logistics hub. The subject lands are located within the rural system, along a major County road and are adjacent to the settlement area of Aberfoyle. Further, the lands are located in the Puslinch Economic Development Area, which is intended for employment uses. The proposed development will support economic development by providing employment opportunities, encourage investment in the municipality, and will generate tax revenue. The proposal will diversify the economic base of the County and is consistent with the intent of the economic development policies.

4.3.2 ***Rural System***

Part 6 of the Official Plan provides policies for the rural system, which is comprised of agricultural lands, aggregate lands, recreational uses, rural housing, rural employment, waste management, and special use areas. Rural employment lands are intended to provide locations for business activities that may be better served by sites outside urban areas.

The subject lands are designated Secondary Agricultural Area, which comprises the Rural System. Secondary Agricultural lands are non-prime agricultural areas, however, can sustain agricultural activities. Permitted uses may include all uses permitted in prime agricultural areas, small scale commercial, industrial and institutional uses, as well as public service facilities.

Commercial, industrial and institutional uses are only permitted when: sewage and water systems can be established, the proposed use is compatible with surrounding uses, the use requires a non-urban location, the use will not preclude agricultural or mineral aggregate operations, and the use will be small scale and take place on one lot.

Additionally, the subject lands are within a special policy area (PA7-1): Puslinch Economic Development Area. This area is intended to provide economic activity and employment opportunities and is the predominant location for business and industry in the Township. The proposal will be adequately serviced via the establishment of private services, including sewage, water, and stormwater management. The proposal will take place on one lot, and will not preclude the use of adjacent lands for permitted uses.

4.3.3 ***Environmental Services***

Part 11 of the Official Provides policies on water and waste water services, storm water management facilities and waste management services. For rural system servicing, development in the rural system is to be on individual on-site systems where soil conditions are suitable.

A stormwater management report, and a wastewater servicing report have been prepared for the proposed development. The Reports prepared in support of the proposed development assesses the feasibility of servicing the subject lands and conclude that the proposed development can be adequately serviced through private services. Water will be provided to the site via an on-site well, and wastewater will be treated on-site with a waste water treatment system. Stormwater will be managed through parking lot storage and an oil/grit separator, as well as an underground infiltration gallery. A summary of both reports is included in Section 6.0 of this report.

4.3.4 ***Greenlands System***

Part 5 of the Official Plan outlines policies on the County's Greenland System, which comprise natural heritage areas. A portion of the property contains and is adjacent to the 'Core Greenland's' designation and contain Significant Woodlands as well as unevaluated

wetlands. The Official Plan provides that development and site alteration are not permitted in provincially significant wetlands and that significant woodlands are to be protected from development or site alterations. Where development is proposed within or adjacent to Greenlands, an Environmental Impact Assessment will be required.

It should be noted that the wetlands on the subject property are not considered to be provincially significant. Nonetheless, no development is proposed within the wetland or woodland areas and a buffer of 37m has been provided between proposed development and the environmental features. Two Environmental Impact Studies have been completed for the subject lands. The most recent EIS has been completed in support of the proposed development. The updated EIS provides recommendations to avoid any conflict with the environmental features and concludes that no significant negative environmental impacts will occur. The EIS is summarized in Section 6.0 of this report.

4.3.5 Official Plan Summary

Given the above assessment, it is our opinion the proposed development conforms with the County Official Plan objectives and policies. The proposed development will support the economy and diversify the economic base of the municipality by providing employment, tax revenue, and investment. The proposal is consistent with the land use designations and will support the intended employment use of the lands. Further, the proposal will utilize the existing transportation system and can be adequately serviced via private servicing. The proposal is a beneficial addition to Puslinch and will utilize the lands for their highest and best use.

5.0 Zoning By-law No.023-18

The subject lands are currently zoned Highway Commercial special 89 (HCsp.89) in the Township of Puslinch Zoning By-law No. 023-18. The Highway Commercial zone is intended to provide commercial uses serving the traveling public, or uses not considered compatible with the Central Business District of Aberfoyle (located to the north). The special provision (89) applied to the lands restricts permitted uses. The proposed use of the property as a warehouse is not permitted in the HC zone or by special provision 89. The Industrial zone, however, permits warehouse uses. Therefore, a zone change is proposed to change the zoning of the lands from Highway Commercial to Industrial.

The Industrial zone permits a range of land uses, including a transportation terminal and warehouse. The proposed development of the lands would conform to the permitted land use permissions of the Industrial zone. Additionally, the Industrial zone would be consistent with the Official Plan Special Policy Area (Puslinch Economic Development Area) which encourages a range of employment uses. The proposed zone change would better support the Official Plan in this regard.

The Zoning By-law makes a distinction between industrial use, transport terminal and warehouse use. The Industrial use is defined as: *the processing of goods and materials; the assembly of manufactured goods; the manufacturing of goods; the repair and servicing of goods and similar uses; including any permanent storage facilities or accessory equipment that is in conjunction with the use.*

A transport terminal is defined as: *storing, servicing, washing, repairing, dispatching or loading of trucks and/or transport trailers with materials or goods that are not manufactured, assembled, or processed on the same lot, and which may include a warehouse.*

A warehouse is defined as: *a building which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles, but does not include a fuel storage tank.*

While the Zoning by-law clearly distinguishes industrial uses from warehouse uses, the transportation terminal and warehouse use are permitted within the Industrial zone. The proposed development would conform to all the zoning requirements of the Industrial zone and would better implement the Official Plan Special Policy Area policies. Ultimately, the proposed amendment will better align the land use framework by supporting the Official Plan economic development objectives, as well as the land use policies established for the subject lands. A zoning analysis table is included as Appendix A which demonstrates compliance with all Industrial zone provisions.

6.0 TECHNICAL REPORTS

All technical reports have been submitted with the Zoning By-law Amendment application. Below includes a brief summary of each report.

6.1 Functional Servicing and Stormwater Management Report

A Servicing and Stormwater Management Report has been completed by Meritech Engineering to evaluate the proposed servicing of the site. The subject lands will be serviced by a private septic system and construction of a new well. Firefighting water supply will be stored in a reservoir under the building and a hydrant on site. Storm servicing will be managed by catch basins located throughout the site which will capture runoff and lead to an oil/grit separator prior to being discharged into the Brock Road ditch. Stormwater flows will be achieved by rooftop and parking lot storage, and an infiltration gallery for capturing roof runoff. Native soils on-site are conducive to infiltration.

Additionally, FlowSpec Engineering completed an onsite wastewater servicing assessment for the proposed development. FlowSpec recommends a private, Class 4 wastewater treatment system on the northwest corner of the property to service the site.

6.2 Geotechnical Investigation Report

Chung and Vander Doelen Engineering Ltd. (CVD) was retained to complete a Geotechnical Investigation for the proposed development. The purpose of the report is to determine subsurface conditions and make recommendations. As a result of the previous use of the site as a fill operation, portions of the site have been regraded with disruption to fill. The report recommends:

- Construction of engineered fill in areas where non-suitable soil exist and areas to be raised to support the building and pavement areas;
- To salvage inorganic granular based soil excavated and repair and reuse it for site regrading;
- Any engineered fill should be constructed in the summer and early fall when dry warm weather exist;
- Onsite soils are susceptible to softening when exposed to excessive moisture. As a result, grading and filling are to be planned to direct run-off to low points and be drained.

The Geotechnical Investigation was consulted in the preparation of the other engineering reports.

6.3 Environmental Impact Study

Natural Resource Solutions Inc. (NRSI) completed a scoped Environmental Impact Study. The purpose of the study is to provide a characterization of existing natural features, analyze sensitivity of natural heritage, identify natural feature constraints and assess for potential impacts associated with the proposed development. The EIS provides the following recommendations:

- Implement a no-touch buffer of 15m for the wetlands;
- Implement a 5m no-touch buffer for the woodland followed by an additional 5m buffer where grading is permitted;
- Install construction limit fencing along the outer edge of construction/grading/buffer limit prior to any clearing or construction activity;
- Tree Inventory and Preservation Plan be prepared, including details of protection for off-site hedgerow trees;
- All vegetation/tree clearing should be conducted outside of the core bird nesting season (April 1 to August 31);
- Nest searches should be conducted by a qualified biologist where vegetation/tree clearing cannot be maintained outside of the core bird nesting season;
- Implement Stormwater Management Plan and recommendations provided by Meritech;
- Mitigate spring and summer construction noise impacts by restricting activities to between 7:00 am and 7:00 pm during April to August;
- Turn off construction lighting at the end of each day;
- Implement measures to mitigate dust;
- Permanent lighting of the parking lots to be directed away and shielded from shining into the woodland and wetlands;
- Prepare and implement an Erosion and Sediment Control plan.

The study concludes that no adverse impacts are expected as a result of the proposed development, as long as the recommendations outlined are adhered to.

6.4 Transportation Impact Study

Paradigm Transportation Solutions Ltd, completed a Transportation Impact Study (TIS) in support of the proposed development. The TIS forecasts the proposed development to generate 108 to 112 trips during peak hours, which will delay traffic at the Brock Road South and driveway entrance by one second or less, which is not significant. The report concludes that the intersection of Brock Road South and the driveway is forecast to operate at acceptable levels. In order to allow the transport trucks to safely slow down before turning into the site the report recommends that a northbound right turn lane be at the site driveway.

7.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the proposed Zoning By-law Amendment application follow the Planning Act statutory requirements. Should it be deemed necessary by the Township, an informal public meeting could also be held early in the process, prior to a statutory public meeting.

The following points of public consultation are proposed:

- An informal public meeting organized by MHBC (if deemed required).
- A statutory public meeting advertised by the Township and heard by Council.
- Direct written responses to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's consideration of the applications. It is understood that Township Staff will post information on the Township's website for public review. This will include the Township Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Council Meeting, at which time the Township Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed Zoning By-law Amendment application. The consultation strategy will be coordinated with Township Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

8.0 SUMMARY & CONCLUSIONS

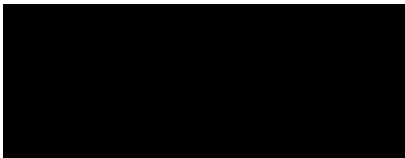
In summary, the proposed Zoning By-law Amendment and related development proposal is in the public interest and represents good planning for the following reasons:

- The proposed development will support economic development and employment opportunities for the County and Township;
- The proposed development will optimize the use of available infrastructure, including transit corridors, and can be adequately serviced through private servicing;
- The proposed site and building design will result in an attractive, high quality development which will be compatible with the Brock Road employment corridor;
- The proposed Amendment and development proposal are consistent with the PPS, and conform to A Place to Grow, and County Official Plan policies.

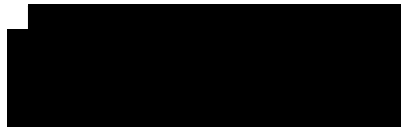
Based on these conclusions, it is our opinion that the application for Zoning By-law Amendment is appropriate and should be considered for approval.

Respectfully submitted,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner




Gillian Smith, MSc.
Planner

Figures



Figure 1:
Location Map

LEGEND

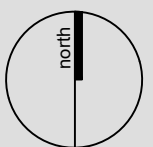
 Subject Lands (5.768ha/14.253ac)

DATE: December 2022

SCALE: 1:7,500

FILE: 2230A

DRAWN: LC



K:\2230A - 128 BROCK RD SOUTH\RPT\LOCATION.DWG

128 Brock Road South
Township of Puslinch
Wellington County

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMAN'S CENTRE DR, KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

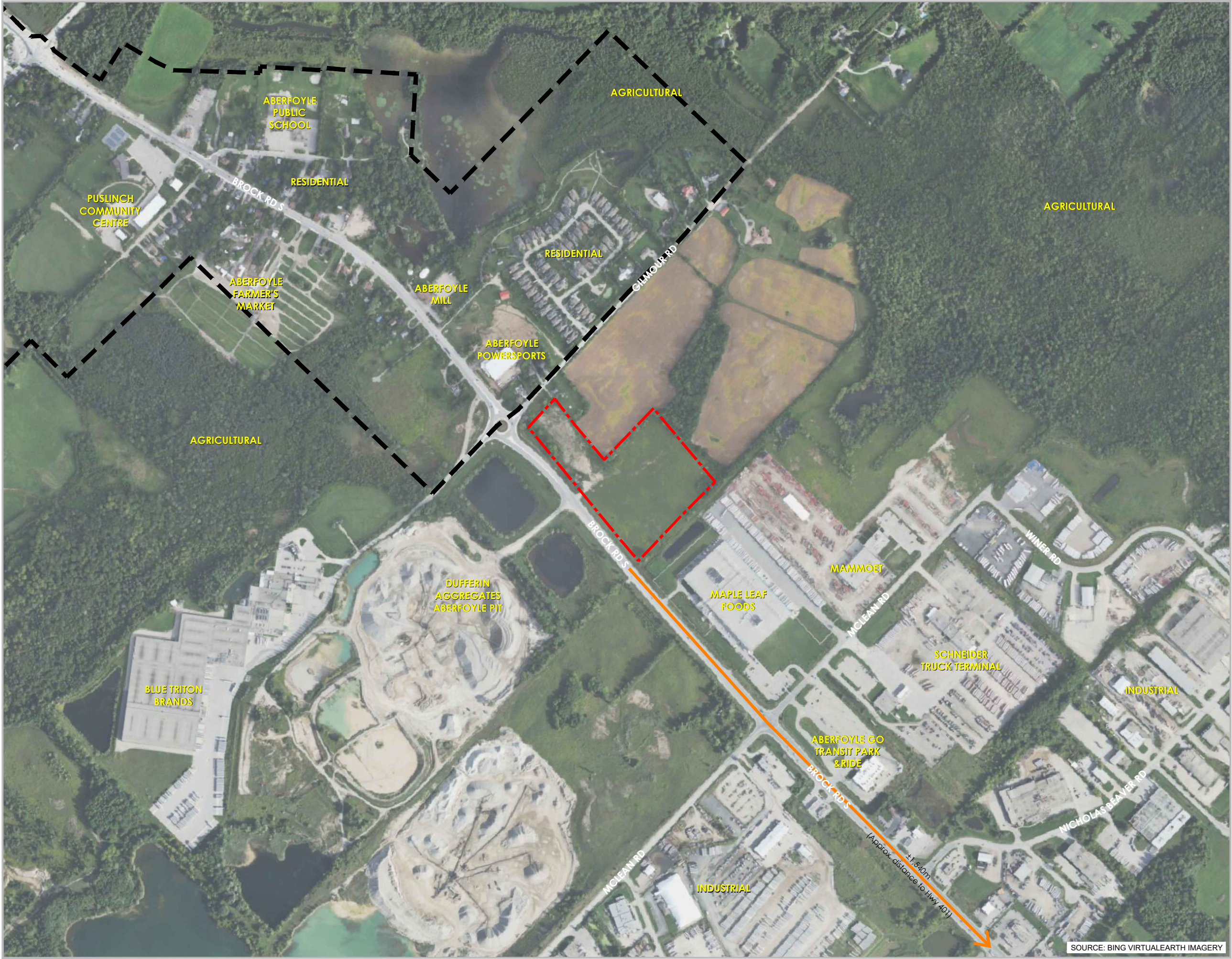




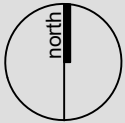
Figure 2:
Context Map

128 Brock Road South
Township of Puslinch
Wellington County

LEGEND

-  Subject Lands
-  Aberfoyle Settlement Boundary

DATE: December 2022
SCALE: 1:7,500
FILE: 2230A
DRAWN: LC



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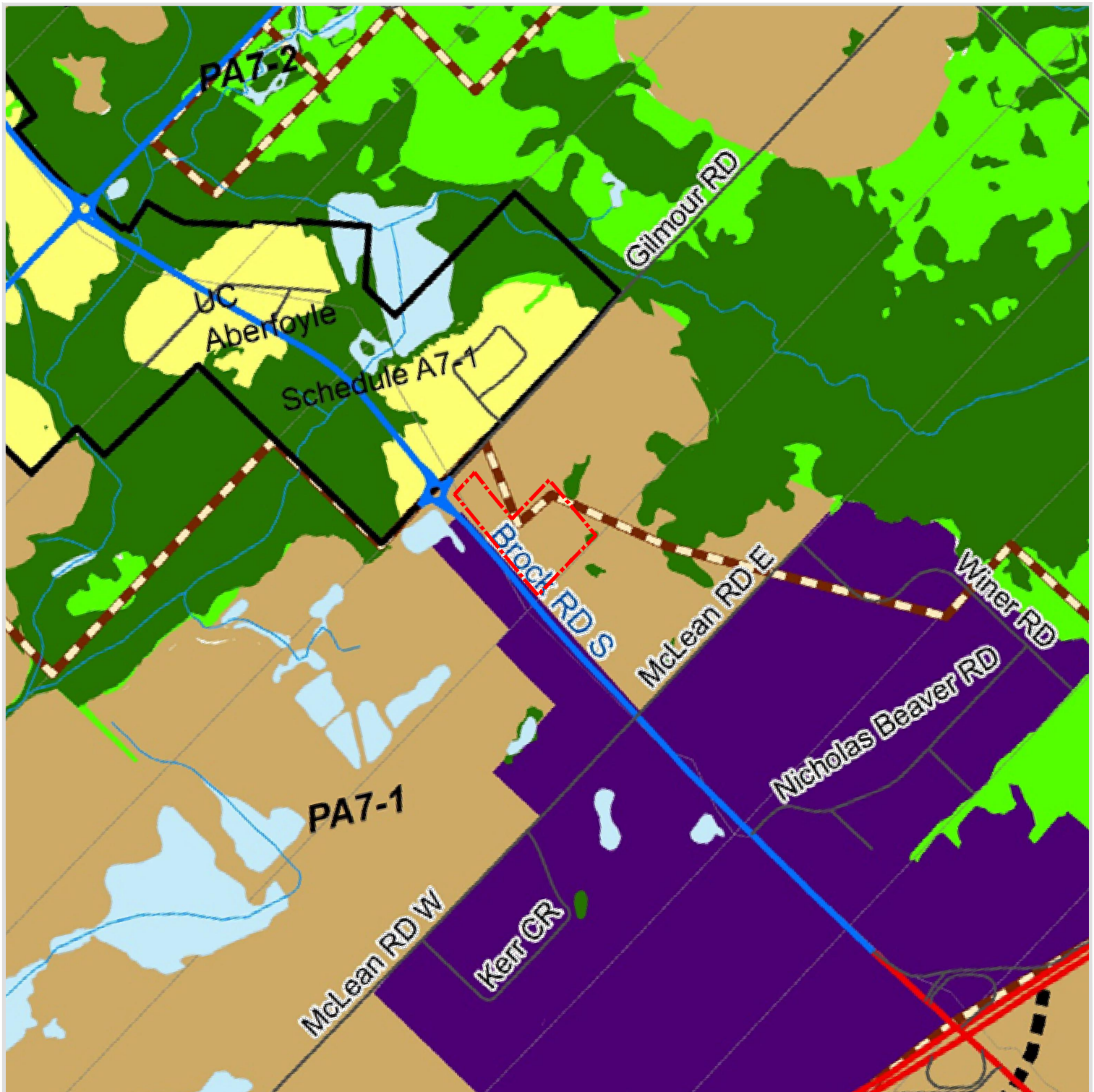
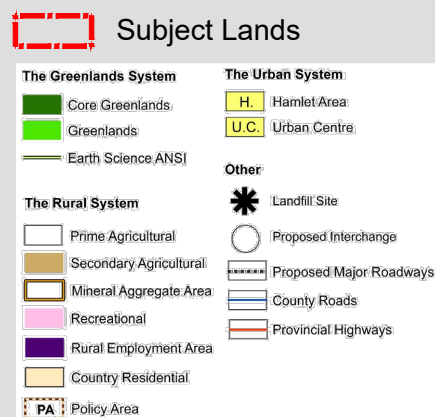


Figure 4:
**Wellington County
Official Plan-
Schedule A7 Puslinch**

128 Brock Road South
Township of Puslinch
Wellington County

LEGEND

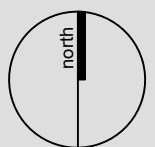


DATE: December 2022

SCALE: 1:15,000

FILE: 2230A

DRAWN: LC



K:\2230A - 128 BROCK RD SOUTH\PTWELLINGTON COUNTY OP SCH A7.DWG

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
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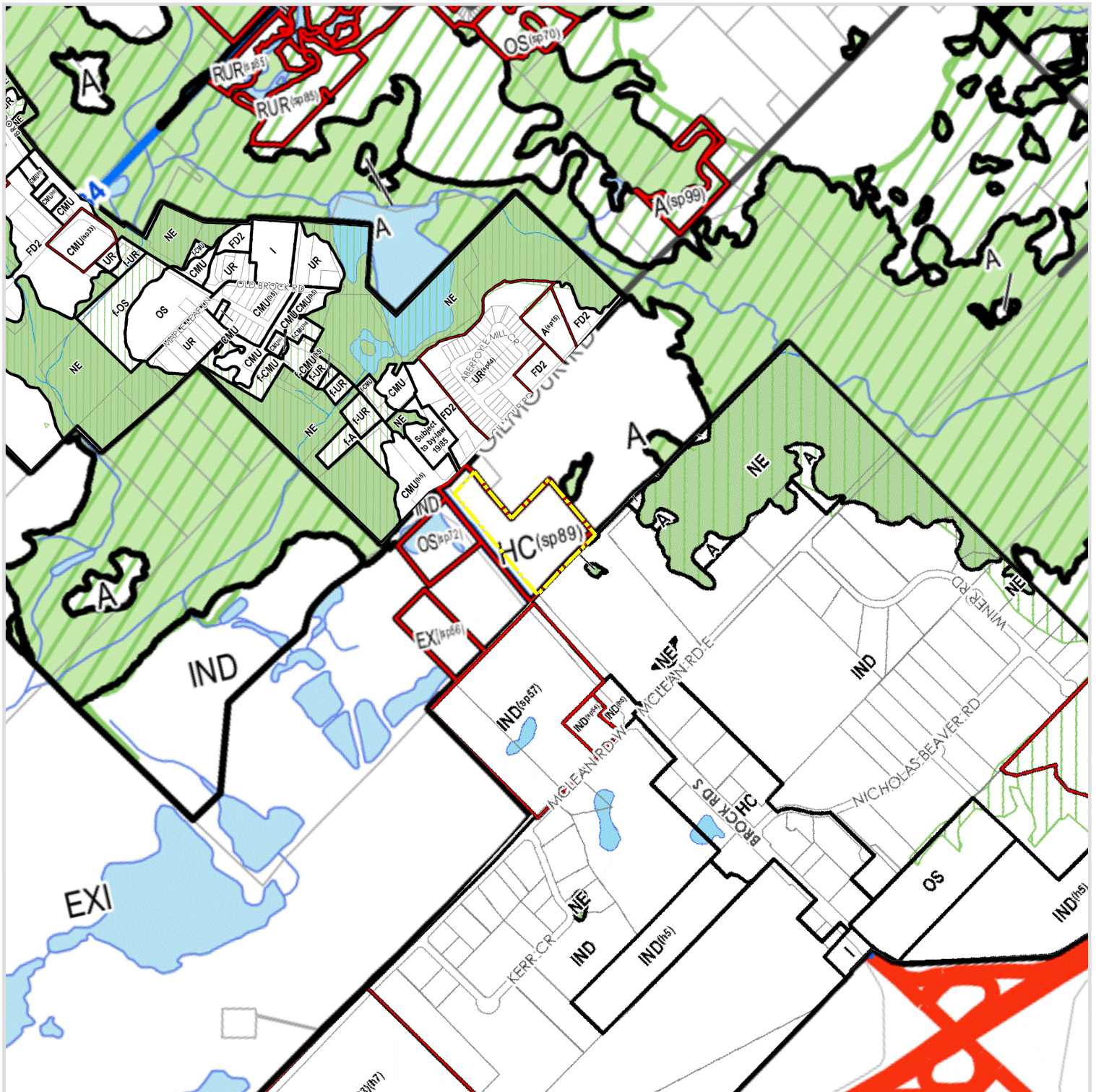


Figure 5:
**Puslinch Zoning
By-law No. 023-18
Current Zoning**

LEGEND

 Subject Lands

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

Zone Descriptions

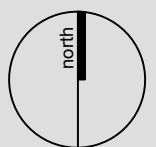
A	Agricultural	FD	Future Development
AC	Agricultural Commercial	HC	Highway Commercial
C	Commercial	HR	Hamlet Residential
CMU	Core Mixed Use	I	Institutional
DI	Disposal Industrial	IND	Industrial
EXI	Extractive Industrial	NE	Natural Environment
FD	Future Development	OS	Open Space
		RC	Resort Commercial
		RR	Resort Residential
		RUR	Rural Residential
		UR	Urban Residential
		f-	Aberfoyle Flood Plain Overlay
		(sp#)	Site Specific Exemption
		(h#)	Holding Provision
		(t#)	Temporary Zone

DATE: December 2022

SCALE: 1:15,000

FILE: 2230A

DRAWN: LC



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128 Brock Road South
Township of Puslinch
Wellington County

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Appendix A

Zoning Analysis Table for 'Industrial' Zone

Provision (Section 9.3)	Required	Proposed	Complies (Y/N)
Min lot area	0.4ha	6ha	Yes
Min frontage	30m	387m	Yes
Min front yard	6m	6m	Yes
Min interior side yard	5m	10m	Yes
Min exterior side yard	15m	137m	Yes
Min rear yard	7.5m	68m	Yes
Max lot coverage	75%	33%	Yes
Min landscaped	15%	29%	Yes
Max building height	25m	15m	Yes
Off-street parking	170	170	Yes
Natural environment setback	30m	37m	Yes
Landscape buffer	3m	3m	Yes



Township of Puslinch Council Planning & Development Advisory Committee Terms of Reference

TERM: 2022-2026
ADOPTED: December 7, 2022
REVISED:

1. ENABLING LEGISLATION

The Township's procedural by-law provides that Council may at any time, as is deemed necessary establish a Committee for matters within its jurisdiction.

The Planning & Development Advisory Committee (PDAC) was established through the adoption of By-law No. 2015-09.

2. ROLE

To serve in an advisory capacity to Township of Puslinch Council on matters, issues and policies that relate to land use planning within the Township of Puslinch.

3. MANDATE

The PDAC advises Council in respect Zoning By-law Amendment Applications and Community Improvement Plan (CIP) applications to assist Council on decisions relating to these planning and development applications. The PDAC provides formal Township comments on all consent applications to the County of Wellington Land Division Committee. The PDAC membership serves as alternate Line Fence Viewers on behalf of the Township in accordance with the Line Fences Act, 1990.

In addition, the PDAC is responsible to provide a forum for the exchange of information and engagement with the community in respect to its mandate.



4. PURPOSE

The Committee will accomplish its mandate by:

1. Advising Council where applicable;
2. Reviewing practices and policies identified by staff and Council and making recommendations to improve the delivery of services to the public;
3. Reviewing and commenting on County of Wellington Land Division applications;
4. Reviewing and commenting on Zoning By-law Amendment applications;
5. Participating in the Community Improvement Plan (CIP) process;
6. Evaluating and making recommendations to Council on site alteration applications where applicable;
7. Providing advice and recommendations to Council with respect to any special project or issue as requested by Council.

5. TYPE OF COMMITTEE

Council Advisory Committee

6. MEMBERSHIP AND ROLES AND RESPONSIBILITIES

a. Composition

- i. The PDAC is composed of the following Members:
- ii. One (1) Council Member as appointed for the term by Council; four (4) members of the public as appointed by Council; and one (1) Township staff member being the Development and Legislative Coordinator (non-voting member).
- iii. A Member's term on the committee shall be concurrent with the Term of Council or until a successor is appointed.



b. Roles and Responsibilities

- i. The Chair shall be the Councillor appointed to the PDAC and shall be appointed at the first meeting of the Committee and shall serve in this capacity for 4 (four) years being the term of Council.
- ii. When the Chair is absent from a meeting, the Acting Chair may exercise all the rights, powers and authorities of the Chair. The Acting Chair will be identified based on a scheduled prepared for the full 4 (four) year term.
- iii. The Chair's main role is to facilitate meetings.

c. Subcommittees

- i. Subcommittees may be formed to complete specific tasks related to the PDAC mandate and purpose but must report through the PDAC. The maximum membership on any subcommittee is no more than two (2).

d. Qualifications

a. Citizen Appointee with the following qualifications:

- i. Demonstrated commitment and interest in the municipality;
- ii. General knowledge of the Planning Act and the committee of adjustment process is considered an asset in addition to the following:
 - 1. Planning
 - 2. Real Estate
 - 3. Agriculture
 - 4. Building/Construction
 - 5. Legal
 - 6. Architecture
- iii. Flexibility to attend evening meetings is required including Special meetings with notice given in accordance with the Township Procedural By-law;
- iv. Resident of the Township of Puslinch for the duration of the term;
- v. At least 18 years of age;



- vi. Shall apply and be appointed by Council at the commencement of each new term

7. MEETING SCHEDULE

The Committee meets monthly on the second Tuesday of each month at 7:00 p.m., or another time mutually agreed upon by the Committee, and as many additional times as the Committee deems necessary.

During a municipal election year, meetings shall be cancelled where possible in the last quarter.

8. PROCEDURES AND PROTOCOLS

The Township Planning and Development Advisory Committee shall adhere to the Township's Procedural By-law.



Township of Puslinch Property Standards Appeal Committee Terms of Reference

TERM: 2022-2026
ADOPTED: December 7, 2022
REVISED:

1. ENABLING LEGISLATION

Section 15.6 of the *Building Code Act* states:

If a municipality has passed a Property Standards By-law, Council shall establish a Property Standards Committee.

The Property Standards Committee was established through the adoption of By-law 37-89.

2. ROLE

The Committee considers appeals to Property Standards Orders issued by Property Standards Officers (Municipal Law Enforcement Officer).

3. MANDATE

The primary function of the Property Standards Committee is to hear and determine all Property Standards appeals in accordance with procedures established under the provisions of the *Statutory Powers Procedure Act*.

4. PURPOSE

The Committee will accomplish its mandate in accordance with the *Building Code Act* by:

- a. Hearing an appeal filed by the appellant;
- b. Rendering a decision to confirm, modify or rescind the Order or extend the time for complying with the Order.



5. TYPE OF COMMITTEE

Quasi-Judicial Committee – Statutory Committee

6. MEMBERSHIP AND ROLES AND RESPONSIBILITIES

a. Composition

- i. The Property Standards Appeal Committee is composed of the following Members:
- ii. One (1) Council Member as appointed for the term by Council; four (4) members of the public as appointed by Council; and one (1) Township staff member being the Municipal Clerk or Designate (non-voting member).
- iii. A Member's term on the committee shall be concurrent with the Term of Council or until a successor is appointed.

b. Roles and Responsibilities

- i. The Chair shall be the Councillor appointed to the Property Standards Appeal Committee and shall be appointed at the first meeting of the Committee and shall serve in this capacity for 4 (four) years being the term of Council.
- ii. When the Chair is absent from a meeting, the Acting Chair may exercise all the rights, powers and authorities of the Chair. The Acting Chair will be identified based on a scheduled prepared for the full 4 (four) year term.
- iii. The Chair's main role is to facilitate meetings.

c. Qualifications

- a. Citizen Appointee with the following qualifications:



- i. The Members of the Committee of Adjustment shall serve as the Members of the Property Standards Appeal Committee for the full 4 (four) year term.

7. MEETING SCHEDULE

The Committee meets as required.

8. PROCEDURES AND PROTOCOLS

The Township Property Standards Appeal Committee shall adhere to the Township's Procedural By-law.