



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 16, 2017 COUNCIL MEETING

MINUTES

DATE: MONDAY OCTOBER 16, 2017

SPECIAL MEETING: 1:00 P.M.

LOCATION: Municipal Complex, 7404 Wellington Rd. 34,

The October 16, 2017 Special Council Meeting was held on the above date and called to order at 1:00 p.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever (absent)
Councillor Matthew Bulmer
Councillor Susan Fielding
Councillor Ken Roth
Councillor John Sepulis

STAFF IN ATTENDANCE:

1. Karen Landry, CAO/Clerk
2. Nina Lecic, Deputy Clerk

OTHERS IN ATTENDANCE

1. John M. Arnold

2. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None

3. **COMMUNICATIONS:**

- (1) Review of Second Draft Comprehensive Zoning By-law

Specific Discussion Items:

- Dealing with new Bill 73 Zoning Amendment Freeze

Council directed staff to proceed with the passing of a resolution to permit zoning by-law amendments and minor variances during the two year freeze period.

- Minimum Lot Size Requirements and Consideration for Reduction

Council directed to proceed with the recommendation as outlined in the Stantec correspondence to incorporate the minimum lot sizes as outlined.

- Criteria for Updating Special Provisions

Council directed staff to clarify the distinction between site and specific special provisions.

- Significant Mapping Updates

Council directed staff to consider expanding the industrial design overlay to Brock Road and Concession 7.

Questions, Comments, and Feedback on:

- Definitions

Council directed staff to consider doing the following:

- The feasibility of alternative wording to RR and RUR.
- The addition of a diagram for site triangle.
- Clarification whether a farm building or structure is an accessory building.
- Clarification on whether a riding arena is a farm building.



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- With respect to farm produce sales outlet, elimination of distinction between incorporated and non-incorporated and restrictions on sales of on and off site produce.
- Clarification that medical offices in long term care homes and retirement homes are dedicated to serving residents of the long term home.
- Clarification whether the motor vehicle definition intended to include mobility devices such as snow mobiles and ATVs.
- Clarification on the distinction between an outdoor storage area and an outdoor storage facility, and whether it applies to agricultural lands.

○ General Provisions

Council provided the following direction to staff:

- Council inquired why accessory buildings can't be used for a home business in an urban area.
- Clarification whether the standard in section 4.14.2 (d) is too restrictive.
- Clarification that accessory apartments are permitted in any detached building where the use is permitted.
- Adjust the calculations for maximum lot coverage as outlined in table 4.1 and confirm whether it includes farm buildings.
- Special provisions for salvage yards should be included in the special provisions for contractor's yard.
- Confirm that a public park is permitted in an NE Zone.
- Correction of typo in section 4.6.
- Confirmation that outdoor storage areas on farms are exempt from the outdoor storage area provisions.
- Confirmation that outdoor storage area provisions are applicable to the industrial zone only.
- Confirmation whether contractor's yards are permitted in a commercial zone
- Confirmation whether outdoor storage is permitted for a lumber yard and a building supply store.
- Consideration of removing 4.29 xi. So that backyard camping will not be prohibited
- Ensure that the barrier free parking requirements are consistent with the County's facility and accessibility design manual.
- Confirmation whether the repair and sale of small motor vehicles such as snow mobiles and ATVs are permitted in the CMU Zone.
- Consideration whether reduced lot size restrictions and servicing constraints in both the industrial and residential zone should be addressed in the same manner.
- Examine in more detail setbacks for extractive uses and buffers for property lines and whether portions of a property could be designated with a different zone and not subject to Section 66 of the Aggregate Resources Act.
- Addition of farm to Section 11.2.
- Whether Section 11.5 (c)(i) should exempt outdoor storage area.
- Rewording of section 11.5. (c)(iii)
- Rewording of Section 11.5.(e)(i) to 250 square meters.
- Ensure that a farmer's market is permitted in an agriculture zone.
- Whether the intent of the OP is to allow a commercial farmer's market on agricultural lands?
- Whether the 25% threshold for sale of other agricultural products is too restrictive?
- Removal of Section 12.4 (b) and include in the guidelines.
- Inclusion of farmer's market in an open zone.

○ Zones

- Zone Structure
- Permitted Uses



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- Provisions
- Other/General Comments

- (2) The use of a Zoning By-law to deal with site alteration matters
- (a) Correspondence from Aird and Berlis LLP dated April 27, 2017
Solicitor privilege for this document was released by Council on May 17, 2017

Information on site alteration is to be included in the guidelines.

- (3) Recommended Minimum Lot Sizes in the New Draft By-law
- (a) Correspondence from Stantec dated July 12, 2017.

- (4) Guelph Eramosa resolution- Dealing with new Bill 73 Zoning Amendment Freeze

7. CONFIRMING BY-LAW

- (a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2017-349:

Moved by Councillor Sepulis and
Seconded by Councillor Fielding

That the following By-law be taken as read three times and finally passed in open Council:

By-Law 066-2017 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 16th day of October, 2017.

CARRIED

8. ADJOURNMENT:

Resolution No. 2017-350:

Moved by Councillor Fielding and
Seconded by Councillor Sepulis

That Council hereby adjourns at 3:28 p.m.

CARRIED

Ken Roth, Acting Mayor

Karen Landry, CAO/Clerk