



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 27, 2024 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: November 27, 2024

TIME: 7:00 P.M.

The November 27, 2024 Public Information Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor Sara Bailey
Councillor Russel Hurst
Councilor John Sepulis

STAFF IN ATTENDANCE:

Interim CAO, Courtenay Hoytfox
Interim Municipal Clerk, Justine Brotherston
Interim Deputy Clerk, Sarah Huether
Junior Planner, Mehul Safiwala
NPG Planning Solutions - Jesse Auspitz

PUBLIC ATTENDANCE:

MHBC Planning – Dave Astin – on behalf of property owners at 1873 Townline Rd
Van Harten Surveying – Jeff Buisman – on behalf of property owners at 86 Farnham Rd
Agent - Tom Woodcock - on behalf of property owners at 4438 Watson Rd S

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify by email planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future meetings and the decision of this meeting.

Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note, in accordance with the amendments to the Planning Act through Bill 185. The following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- a) The applicant (a specified person, a public body, the registered owner of the property to



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- which the by-law would apply)
b) The Minister

Please note that if a specified person or public body does not make an oral submission at a public meeting or a written submission to the Township of Puslinch, before the decision is made, the specified person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Land Tribunal.

In addition, if a specified person or public body does not make an oral submission at a public meeting or make written comments to the Township of Puslinch before a decision is made the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Township staff regarding further information about the appeal process.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any other relevant information.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.
- The applicant and the Township Planning Consultants will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant or staff will follow up and obtain this information.
- Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

5.1 Zoning By-law Application D14-QUI (Quinnell) – QUINNELL, Dan and Gerritje – property location Municipally known as 1873 Townline Road, Township of Puslinch

Mayor Seeley: This Public Meeting involves an application by Dan and Gerritje Quinnell. Zoning By-law Application D14-QUI (Quinnell) – QUINNELL, Dan and Gerritje – property location Municipally known as 1873 Townline Road, Township of Puslinch. The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone a portion of the lands from Agricultural (A) and Natural Environment (NE) to Site Specific Agricultural (A-xx) and Site Specific Natural Environment (NE-xx) to permit outdoor storage of recreational trailers. The application is required to fulfill conditions of Consent Application B101-21.

Would the owner/applicant to make their presentation.

Dave Astin, Agent:

The location of the property is west of Townline Road. Access to this property is off of Townline Road. When Townline Road and the roundabout were developed there were discussions and an arrangement made for access to the property and that is how the property has been accessed over time.

Just some background, the Quinnell family has owned the property since 1922. In the past, the recreational trailer storage had started through discussions with the Township. A consent



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application was applied for and approved with conditions associated with looking at the zoning associated with the trailer storage. The creation of the lot was for a member of the Quinell family moving into that lot. A condition of the consent is to bring the trailer storage component into conformity with the Zoning By-law. There were some discussions with regard to the permission of the trailer storage dating back to previous Township staff and legal non-conformity.

Ultimately, what we determined the best path forward is to proceed with the zone change application to bring the entire storage area into a zoning by-law that then would allow some opportunity to add regulation and clarify some of the questions that were being asked associated to the storage on the site.

What is being proposed in the yellow area is to permit the outdoor storage of recreation trailers. We have been very specific on what that is, it is just trailers. It is not intended to store motor vehicles or transport trailers, it is just recreational trailers. The orange area has been identified in a few ways. We worked with GRCA, our consultant and the Township consultant to confirm the limits of the wetland and the appropriate setbacks from that wetland as well as appropriate demarcation so that there is no encroachment into the setback and into the wetland. To the North of the property there is an existing treed area and then we offset that to provide some buffer. Looking at just the orange area for the outdoor storage areas.

From a policy perspective we need to amend the zoning by-law to add the site-specific provision. There is some change to the Natural Environment area that's based on the onsite field work to clarify the limits. We've identified those areas, and you can see that in both the slides. On the northern portion we are looking to keep the storage area outside of the forested area.

This slide shows a conceptual site plan. Should the zoning be approved we will work with the Township on a site plan application which will then require the site plan agreement which we will put into place requirements to make sure the site is maintained. You can see the storage of trailers. There is a gravel driveway, there is no intent to put gravel on the storage side just on the main driveway. The storage will remain as is on the grass area. No plan to do any grading, bring in any fill or do any further grading. This shows the wetland delineation with a 5-metre setback and where we are going to put the post for identification of trailers. Some of the trailers will need to be moved a bit outside of the setbacks.

Next Slide: Proposed by-law amendment. A bylaw was originally proposed, we amended based on feedback that was received through the review process from the Township environmental consultant and GRCA. We had the Planning Advisory Committee meeting and there were comments made there so we further amended the By-law to specifically identify an area calculation and a maximum number of trailers that could be stored. We provided further clarity on that essentially nothing could happen in the wetlands, structural, grading or anything to that effect and then some other details as far as the gravel to make sure we weren't increasing any areas.

I just wanted to pull out agency comments. To flag some here from the Township perspective. No concerns raised by the various departments. With regard to ecology, we have worked quite closely with Azima, the peer review consultant, and they have no concerns subject to the by-law. The County comments, from my read of them, raised some concerns over the scale but they have not identified any conformity issue with the County Official Plan. No conformity issue with the designation of secondary agriculture. They had some suggestions on managing the scale and updating the bylaw to not permit livestock within the existing barn to address MDS. I think that we would have no concern about adding this to the by-law as it has not been



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happening for some time. The GRCA characterizes no concerns. They had a further comment on the by-law to only permit gravel for existing driveways. That is the intent. We worked with the County Planner to make both of those changes to the proposed by-law.

In conclusion, in our review of the policies we are seeing the application as being consistent with the Provincial Policy. The lands are rural lands. These types of uses are consistent with permissions within rural lands. It conforms with the County Official Plan. The County comments do not indicate any conflict with conformity. It is protecting the natural environment area that has been flagged. That has been confirmed by the GRCA and Township consultant. We believe we have established good parameters and criteria for regulations associated with the use and to manage the use on the site. To date, we are not aware of any public comments raising any concern with what is being proposed.

Mayor Seeley: Thank you for your presentation. I will now ask Jesse to present his findings.

Jesse Auspitz, Township Planning Consultant: The applicant has addressed a lot of what I was going to say. I was going to go over the development process, the proposal and location, Provincial and County planning comments, zoning by-law amendment, comments that have been received and then questions.

As the applicant has already identified, the subject lands have gone through consent to create a residential parcel back in 2022. They have reapplied and their consent application was reviewed in 2024. As a condition of consent, they were required to bring the subject lands into conformity. As part of the whole process, there are several other conditions that will have to be fulfilled.

The application proposes a zoning by-law amendment. The zoning by-law amendment as indicated would fulfill the condition of severance and it would also allow for active storage of recreation trailers on the subject land. The amendment contains provisions to prevent encroachment into the natural environment zone.

Within the Provincial Planning statement, the lands are identified as rural lands. The County Official Plans identifies the lands as secondary agricultural, core green lands and grasslands. The Zoning By-law zoned the lands as agricultural and natural environment with an environmental protection overlay. The reason why the lands have that grasslands designation is because of Provincially significant wetland, floodplain, slope valley and woodland. The overall intent is to protect the agricultural lands, natural heritage features and also offer small scale commercial, industrial and institutional uses.

The applicant has already gone into depth into the proposal. I am not going to repeat that.

In terms of comments that have been received, we know that there are no outstanding concerns to be addressed through this process from GM Blueplan, Building, Fire, Hydrogeology, Public Works or the Region of Waterloo, just because it is adjacent to Cambridge.

From Ecology, there are no concerns with respect to the zoning by-law amendment. They are requiring an edge management plan at site plan stage and are also suggesting entrance maps and site brochures to be provided to identify the property reserves and the locations of PSW/Woodland and its buffer as well as best management practice.

Wellington Source Water Protection there were no outstanding concerns regarding the zoning by-law amendment. They are requesting a salt management plan to manage winter maintenance activities and also liquid fuel handling storage and spill response procedure. This is



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a matter that can be addressed at the site planning stage and also the zoning in terms of limiting certain uses on the lands.

The GRCA requests that the use of gravel not be permitted because they want a more permeable type of material.

By-law had addressed various compliance matters that have to be addressed during the site plan process. The County of Wellington do have concerns about scale and land use compatibility with the newly proposed lot. County staff are encouraging consideration of limiting the location of the use by not allowing it directly behind the future residential lot. County staff also recommends that the proposed amendment be updated to address MDS.

PDAC had raised several planning matters including what is being parked on the land. They wanted to know whether the applicant has clarified that. They had concerns about potential impacts to the environment. They asked whether the proposed use conforms to the County Official Plan. They asked about whether an EIS should be completed to address impacts and whether By-law should limit the number of trailers on the property or type of trailer. I think the applicant has addressed most of those points.

In terms of next steps, we are undergoing ongoing review of the application. The applicant has the opportunity to make some revisions. We are anticipating that this recommendation report will be coming to the upcoming Council meeting which I believe is December 18th.

Mayor Seeley: Is there anybody in the gallery here that has any questions or needs clarification. Anybody online? If you are online you will need to state your name and address. Any questions or clarifications from Council?

Councillor Bailey: The County did not want any of the trailers being parked behind the new lot?

Jesse Auspitz: It applies to the zoning by-law amendment application. I think they wanted a bit of a buffer from the residential lot to where the trailers would be parked. If you see the image in my presentation, you can see that some of the trailers are encroaching onto the residential lot right now. They want to maintain a little bit of a setback.

Councillor Bailey: Do you know what the requested setback is?

Jesse Auspitz, Township Planning Consultant: They have not provided that yet.

Dave Astin, Agent: The lot is for Dan's son.

Councillor Bailey: Yes. But he may not always live there.

Dave Astin, Agent: They have been there since 1922. I don't think they are planning to move. The trailers will be moved off the lot as proposed now. We will set them back 5 metres or so. If that is something we think is necessary then we can propose that. The County may not be understanding the dynamics of the land ownership and may be wondering if it is a different landowner.

Mayor Seeley: It is a valid concern because we have to look at the worst-case scenario where it is not family members and conflicts over land use. It is a fair question.

Dave Astin, Agent: Yes. I think it is something we can take a look at, and we can propose something in an updated by-law for consideration.



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Councillor Bailey: Is there a typical buffer distance that is used for something like this in site plan agreements?

Jesse Auspitz, Township Planning Consultant: It really varies. Part of it is, there is the buffer but also what is within the buffer. There is the potential to possibly provide a 5 m buffer and then you may be able to provide additional landscaping features so you can get away with a buffer of that size.

Councillor Hurst: Can you speak to what an edge management plan is?

Dave Astin, Agent: My understanding is that it includes demarcation posts so there is no encroachment into the wetlands. There is a buffer and the posts and then managing that area in between over time to make sure no trailers are getting into there. Making sure that gravel or invasive species are not growing in that buffer area. I think it is just managing that buffer area.

Councillor Hurst: In reference to gravel use being prohibited. If you are maintaining a laneway over a course of time you would in theory need to pop up gravel, fill potholes and everything like that. Can you explain the prohibition?

Dave Astin, Agent: My understanding of the GRCA comment is that the existing gravel driveway that is there is okay. Adding additional gravel driveways is what they are prohibiting. There is no intent to do that. The County comment on the salt management plan is one I want to talk about because there is no intent to put any salt down on the property in the grass.

Councillor Hurst: My understanding is that these are trailers that are used in the spring, summer and fall and then the owner of the trailer is transitioning it to the property over late fall. They won't be coming and going but the vast majority would arrive in the fall, stay over the winter and leave in the spring?

Dave Astin, Agent: Yes, that's right. It is kind of, put it away for the winter and it is there and then when the season starts, they take it and park it in their driveway to use through the season. It is more of late summer to fall when activity is happening.

Councillor Bailey: Is the GRCA monitoring over time the potential encroachment into the wetland?

Jess Auspitz, Township Planning Consultant: I will have to confirm how that would get enforced.

Dave Astin, Agent: I believe this would be on the site plan agreement and that could be enforced by the GRCA or Township staff.

Mayor Seeley: Are we going to delineate the rear property line of the severed parcel to prevent creeping in of trailers onto that. We are doing it for the wetland but are we doing this for the rear property line? I would want staff to consider ensuring that the residential property is delineated. I don't know if I necessarily support a buffer but something possible like a berm or some sort of mitigation between the residential lot and trailer storage.

Dave Astin, Agent: We could do some sort of trees or landscape, something.

Mayor Seeley: And possibly it can be done at the site plan for the residential parcel when there is a building. We don't need a fence there on a hill when there is no house.



Jesse Auspitz, Township Planning Consultant: It is very difficult to do that on the residential portion. The reason being is qualities are not subject to site plan control so it has to be on the part where the trailers are stored.

Mayor Seeley: We had a kennel with a holding provision on the Gore. Across the road there was a vacant lot and there was a holding provision that when that house gets built you have to do x, y and z. Some maybe we can have a holding provision so that trailers are not creeping over that line. Once a house is built, there has to be mitigation. I don't want to put undue process on a lot when you are five years away from building the house. I will leave that with staff. Thank you for your presentation.

5.2 Zoning By-law Application D14-JEF (Jefferson) – JEFFERSON FARMS LTD. – property location Municipally known as 86 Farnham Road, Township of Puslinch

Mayor Seeley: This Public Meeting involves an application by Jefferson Farms LTD. Zoning By-law Application D14-JEF (Jefferson) – JEFFERSON FARMS LTD. – property location Municipally known as 86 Farnham Road, Township of Puslinch. The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to change a portion of the zoning from Agricultural Zone (A) to Site Specific Agricultural (A-xx) to prohibit livestock in existing agricultural buildings and to permit an existing barn to have a maximum height of 9 metres. The application is required to fulfill conditions of Consent Application B17-23.

Would the owner/applicant to make their presentation?

Jeffrey Buisman, Agent: Fairly straight forward, severance has been approved. Jefferson's are cash crop farmers. They have got a lot of really nice buildings including a very nice bank barn that they want to keep standing. The challenge with this severance is it does not meet MDS compliance to that barn. The barn has not been used for animals in decades. Inside is a nice carpenter shop. All the milk stuff is out of there. We felt the best control was to ensure that animals will never go in that barn so we can be in compliance with MDS. We recognize that the barn as it is today doesn't meet the height guidelines so we can protect the existing barn. The main advantage out of all of this is to keep that nice looking barn in place.

Mayor Seeley: Thank you for your presentation. Jesse, anything to add.

Jesse Auspitz, Township Planning Consultant: I'll go through it quickly. The consent application was conditionally approved on May 11th, 2023 by the County. The applicant has summarized their application for a zoning by-law amendment pretty well and they are in the process of fulfilling conditions of consent.

The zoning by-law amendment as proposed is to required to fulfill conditions of consent for severance of a residential lot. The amendment specifically proposes provisions to prohibit livestock facilities in the existing accessory buildings and to permit the existing bank barn to have a height of 9m. This is to ensure compliance with MDS and also conformity of the structure on the retained parcel with the Township's Zoning By-law.

The location of the subject lands is on the northwest side of Farnham Rd, southwest of Carter Rd. It is adjacent to the Guelph Junction Railway.

The Provincial Planning Statement identifies these as rural lands. The County Official Plan does designated primary agricultural, core green lands and green lands. The Township Zoning By-law



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identifies it as agricultural with natural environment and environmental protection overlay. The above zones aim to identify and protect any agricultural areas and natural heritage features.

I want to point out there is a special policy PA-74. Typically, the severance that was approved would not be approved on primary agricultural areas. This area of the Township has a special policy that allows for uses and secondary agricultural areas to be allowed in this area.

I have identified the specifics of the site-specific zoning by-law which is to prohibit livestock facilities in the existing accessory buildings and attribute to MDS and to maximize the height of the existing bank barn to 9m.

There are not any outstanding concerns. Once this application is complete the next step is to provide a recommendation report to Council which we anticipate will be presented on December 18th.

Once a decision is made on this application the applicant will need to continue to work towards fulfilling conditions on this consent.

Mayor Seeley: Is there anybody from the public who wishes to speak to this application?
Online. Any clarification from Council? Thank you.

**5.3 Zoning By-law Application D14-SCR (Scrivener) – SCRIVENER, Wythe – property location
Municipally known as 4438 Watson Rd, Township of Puslinch**

Mayor Seeley: This Public Meeting involves an application by Wythe Scrivener. Zoning By-law Application D14-SCR (Scrivener) – SCRIVENER, Wythe – property location Municipally known as 4438 Watson Rd, Township of Puslinch. The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to change the zoning from Agricultural Zone (A) to site specific Agricultural (A-xx) and to site specific Natural Environment (NE-xx). The application is required to fulfill conditions of Consent Application B28-24 to recognize existing buildings and structures and to ensure that no new dwelling or accessory structures would be permitted on the severed lands.

Would the owner/applicant to make their presentation?

Tom Woodcock, Agent: I am the agent on this application. We submitted this zoning by-law amendment application to satisfy a condition of consent which was granted earlier this year by Wellington County. The intent is to have a conservation severance of 96 acres of the Scrivener's 114-acre lot to be donated to an organization, Rare Charitable Research Reserve, which is a land trust in order to preserve and steward that land in perpetuity and engage in scientific research and similar activities on that property. In order for that severance to occur we needed to have this zoning amendment to ensure that the entire severed portion of that property was site-specific natural environment and the remaining 18 acres, the retained lot which has the Scrivener's dwelling and buildings on it, will remain in agricultural zoning but needs to be brought into conformity for the height of one of the buildings that was built several decades ago.

Jesse Auspitz, Township Planning Consultant: The application for consent was conditionally approved in June 2024. The applicant is going for a zoning by-law amendment to fulfill the conditions of that consent. Once this application is done the applicant will continue working towards fulfillment of those conditions.



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As indicated, the application for consent proposed to convey 38.9 hectares of land to the RARE land trust and 7.5 hectares of land were proposed to continue to be used for the residential use. There are some site-specific exemptions proposed. There is an existing accessory building on part one that exceeds the maximum height permitted and the amendment also prohibits the construction of a new dwelling or accessory building on part two.

The subject lands are southwest of Watson Rd South.

The Provincial Policy Statement identifies the lands as rural lands. The County Official Plan designates the lands as secondary agricultural, core green lands and green lands. The Township of Puslinch Zoning By-law identifies the land as agricultural with natural environment and environmental protection overlay. The above designations aim to identify and protect agricultural lands and natural heritage features. Part of the reason these designations apply are because of flood plains, (PSWs) Provincially significant wetlands, woodlands, water courses and water bodies.

The zoning by-law amendment would rezone part two of the severed lands to a site-specific agricultural zone and a site-specific natural environment zone to prevent construction of a new dwelling or accessory building with the exception of the existing building used for tool storage.

A site-specific exemption is proposed for an existing accessory building on part one to achieve conformity.

There were no outstanding concerns from Building, Fire, By-law, Hydrogeology, Public Works, Engineering, Groundwater Environmental Management Services, GRCA and Source Water Protection.

County of Wellington Planning and Development staff don't have outstanding concerns but they are suggesting that instead of re-zoning the lands proposing to be donated to RARE to natural environment they are suggesting rezoning it to a site-specific agricultural zone. This would also ensure that no new residential dwelling is permitted on those lands.

From PDAC, there was one question raised regarding the type of scientific research that would be conducted on the property.

There is an ongoing review of the application. There will be comments provided to the applicant and the applicant will be given an opportunity to respond to those comments. Recommendation report is anticipated to be prepared for the December 18th Council Meeting.

Mayor Seeley: Is there anybody in the gallery that wishes to comment on this file. Online?

Courtenay Hoytfox, Interim CAO: No.

Mayor Seeley: Any comments from Council?

Councillor Sepulis: I understand from our previous conversations that you have a time constraint to get this all done so you can apply for the appropriate funding?

Tom Woodcock, Agent: Yes, we have been awarded funding to cover planning and legal costs from our organization that promotes the conservation and protection of land. There is a time constraint on that. We need to have it closed by February 17th, 2025. The actual property transfer will need to be done by then or the funding would be at risk.



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Councillor Sepulis: Question to staff, if this comes to our December 18th meeting and Council does approve the zoning, how soon is that from the deadline?

Justine Brotherston, Interim Municipal Clerk: Once Council makes the decision to approve the zoning by-law amendment, staff will prepare the notice which will be sent out in short order. We just have to be mindful of our office closure and there will be a 20-day appeal period. If there are none received then the by-law will come into effect following that period.

Councillor Bailey: You mentioned at the end that the County was suggesting a different designation.

Jesse Auspitz, Township Planning Consultant: The applicant is proposing a site-specific natural environment zone to prevent the construction of a new dwelling. The County is suggesting that the entirety of the property not be rezoned to a natural environment zone but rather the agricultural lands be rezoned to a site-specific agricultural zone to prevent the construction of a new dwelling.

Councillor Bailey: Is there anything that prevents the structure that is in part two to become a dwelling? It says you can't build a new dwelling, what about converting an existing building?

Jesse Auspitz, Township Planning Consultant: The structure would not be able to be converted to a dwelling.

Councillor Bailey: Are there other lands within Puslinch that RARE has?

Tom Woodcock, Agent: This would be our first property within Puslinch. We have four properties within Guelph-Eramosa, and we should be getting another ecological gift from Centre Wellington in the coming year.

Jesse Auspitz, Township Planning Consultant: I'd like to clarify the County's comments. The natural environment zone is intended to protect natural heritage features, for example significant woodlands, significant wetlands. The entirety of the lands do not feature that. There is a portion that don't feature that so that is why they are suggesting that it may be a good idea to rezone it to a site-specific agricultural zone. It is more of a technical thing than having an overall impact.

Mayor Seeley: If staff decide to go down the path that the County wants, will that delay this process?

Jesse Auspitz, Township Planning Consultant: Council has the option to pass any by-law that it wishes so they do not have to approve the by-law that was applied for by the applicant. We can come in with a by-law that would rezone those lands to agricultural site-specific to the December 18th meeting. But I would suggest if that was the case that we have some concurrence from the applicant.

Mayor Seeley: I think it is important to have protections to ensure that it doesn't have a residence on it. Does the NE zone do that sufficiently or do we need to look at site-specific agricultural similar to the farm surplus. I will let staff sort that out. I think we will be on tight timelines to have it approved by February.

I declare this Public Meeting closed. Council will take no action on the proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.



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Thank you everyone.

Adjournment:

The meeting adjourned at 7:55p.m.