



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 22, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: January 22, 2025

TIME: 7:00 P.M.

The January 22nd, 2025 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
Councilor Sara Bailey
Councilor Russel Hurst
Councilor John Sepulis
Councilor Jessica Goyda

STAFF IN ATTENDANCE:

Interim CAO, Courtenay Hoytfox
Interim Deputy Clerk, Sarah Huether
Junior Planner, Mehul Safiwala
NPG Planning Solutions - Jesse Auspitz
Legislative and Development Coordinator, Lynne Banks

PUBLIC ATTENDANCE:

VanHarten Surveying, Hailey Keast on behalf of 4120 Wellington Rd 35

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 Councilors 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 which the by-law would apply)



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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 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-BRU (Brunsveld) – BRUNSVELD, Mary and John – property location Municipally known as 4120 Wellington Rd 35 Township of Puslinch

Mayor Seeley: This Public Meeting involves an application by Mary and John Brunsveld. Zoning By-law Application D14-BRU (Brunsveld) – property location Part lot 15, Concession 1 municipally known as 4120 Wellington Rd 35, 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 (A) to Site Specific Agricultural (A-xx) to prohibit a residential dwelling. The application is required to fulfill the conditions of consent application B7-24. Would the owner or applicant/agent make their presentation please.

Hailey Keast, VanHarten Surveying: Good evening. My name is Hailey Keast from VanHarten Surveying. As you mentioned, the surplus farm severance was approved on the property and that severed a 1.3 hectare parcel with the existing dwelling and accessory buildings. The retained parcel is over 47 hectares and that will continue to be used for agricultural purposes. There is also an existing equipment shop on the retained parcel that will remain but is strictly used for farm purposes and not livestock. The shop is actually being renovated right now to meet the Fire Code Regulations. That was another condition from the Building Department.

The zone change is strictly to prohibit a dwelling on the retained parcel which is the standard for the surplus farm severances. We are also requesting that livestock be prohibited within the existing equipment building and that if new livestock building is proposed that MDS II be met.



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The rest of the zoning is met in terms of area, frontage and setbacks for both the severed and the retained.

The severed parcel contains a dwelling and an existing barn with attached silo. Those buildings will be removed in the spring time and that is to meet the MDS requirements for the severance. There was a drive shed on the severed parcel as well but that has recently been removed. There is a small silo to the rear and that is going to remain and be used for storage for the dwelling. The rest of the zoning requirements are being met. We have worked with the County and the Township to ensure we have included everything. There have not been any concerns or comments from the various departments. If there are any questions I would be happy to answer them.

Jesse Auspitz, Township Planning Consultant: Good evening. This application is for a zoning by-law amendment application for lands municipally known as 4120 Wellington Rd 35. I am going to take you through the development proposal, the proposal location, Provincial and County policies, Zoning By-Law Amendment, County and Agency comments, next steps and then questions and answers.

As mentioned, a consent application was approved in April 2024 by the Wellington County Land Division Committee. The application approved the severance of 1.35 hectares with 47.7 hectares retained. As one of the conditions of consent, a Zoning By-law Amendment was required. The amendment was required to prevent the construction of a new dwelling on the retained parcel and also to address MDS requirements. Once the Zoning By-law Amendment is approved the applicant will have the opportunity to work towards completing the remaining conditions of the severance application.

The application would rezone the retained parcel lands to an Agricultural Site-Specific zone. It would essentially prohibit the construction of a new dwelling and would also prohibit accessory buildings existing as of January 1st, 2024 being used for livestock facilities. With respect to the severed parcel, the proposed demolition of the barn would achieve compliance with the condition to address MDS requirements.

This is a map of the subject lands. The severed parcel is shown over to the left with the retained parcel surrounding. I want to point out that the severed parcel is outside of any natural heritage and natural hazard features. There are various natural heritage features such as Provincially significant Mill Creek/Puslinch wetland complex, life science regionally significant wetlands, floodplains and regulated watercourse but the subject lands are well outside of that.

With respect to Provincial and County policies, the subject lands are designated as rural area, and they are also prime agricultural lands. Within the County Official Plan, the lands are prime agricultural, secondary agricultural, core greenlands and greenlands. Under the Township Zoning By-law, the lands are zoned agricultural, natural environment and environmental protection overlay. The above designations aim to protect agricultural lands and natural heritage features.

Here are essentially the designations that apply to the lands (referring to the slide). There is a small portion that is designated secondary agricultural but it is predominantly prime agricultural lands. The property is zoned agricultural and there is natural environment with environmental protection overlay on portions of the property.

The retained parcel would be rezoned to agricultural site-specific, and the specific provisions would prohibit a new dwelling on the retained parcel and also include a site-specific provision to require any future barns to comply with MDS.



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There were no outstanding concerns from any circulation agencies. There was one comment from the County of Wellington, clarifying that no livestock be housed in the existing structures on the retained. PDAC supports the application subject to conditions with respect to MDS.

There are not any comments at this point that the applicant would need to respond to so the next step at this point would be future recommendation report to Council.

Mayor Seeley: Excellent. Thank you, Jesse. Council, do you have any questions or comments?

Councillor Sara Bailey: I do have a comment for Jesse. If you take away all the natural heritage features how much land is actually left to be farmed?

Jesse Auspitz: I do not have that specific area but we can include that in the report. That would be approximate because the natural heritage feature, I don't know if they would have been ground truthed so it would be approximate based on what's shown in the Zoning By-law.

Councillor Sara Bailey: I noticed that there are three entrances to the severed property, to the farm fields. Do all three of those entrances stay, or does that change at all?

Jesse Auspitz: There would be no requirement for that to change.

Mayor Seeley: 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.

If you wish to receive further notification of this proposal, please email or call planning@puslinch.ca or by phone at 519-763-1226 ext. 4, or contact Township staff during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Municipal Clerk prior to the meeting.

Thank you everyone.

Adjournment:

The meeting adjourned at 7:14 p.m.