



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

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_c_u4SEXaROKw5Jl_FVAN4w

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 647 558 0588

+1 778 907 2071

+1 438 809 7799

+1 587 328 1099

+1 613 209 3054

+1 647 374 4685

Webinar ID: 873 0767 2598

Passcode: 224496

International numbers available: <https://us02web.zoom.us/j/ki92yMMmX>

A G E N D A ADDENDUM

DATE: January 22, 2025

PUBLIC INFORMATION MEETING: 7:00 P.M.

Addendum

5.1.3 Agency Comments – Amended

Order of Business:

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Disclosure of Conflict of Interest**
- 4. Purpose of Public Meeting**
- 5. Reports/Applications**



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

**5.1 Zoning By-law Application D14-BRU (Brunsveld) – property location Municipally
known as 4120 Wellington Road 35, Township of Puslinch**

- 5.1.1 Application and Submissions
- 5.1.2 Staff Public Meeting Report
- 5.1.3 Agency Comments – Amended
- 5.1.4 Written Public Comments – None

6. Adjournment



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number CA-3523001-P-2024-73
--

Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Postal code N1L 1G6	Province Ontario
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent		
Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Postal code N1L 1G6	Province Ontario
Other phone	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Brunsveld	First name Mary	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4120 WELLINGTON RD 35 (Primary)	CON 1 PT LOT 15	2301000004099000000

Companion Applications		
Are you submitting a companion Official Plan Amendment application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you submitting a companion Plan of Subdivision/Condominium application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you submitting a companion Site Plan Control application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Subject Land Information		
If known, the date the subject land was acquired by the current owner 2016-11-15		
Frontage 385.0 m	Depth 1501.0 m	Area 477000.0 m ²
Official Plan Designation Prime Agricultural, Core Greenlands and Greenlands		Current Zoning Agricultural, Natural Environment and Environmental Protection Overlay
Existing Uses Agricultural		
If known, the lengths of time that the existing uses have continued Decades		
Previous uses Agricultural		
List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land Mortgage as in INST WC621383 with National Bank of Canada		
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Has the subject land ever been subject of
An application for a plan of subdivision / condominium or consent <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known
Application number Severance B7-24 - Approved subject to conditions
An application for a zoning by-law amendment or a minor variance <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known
An application for approval of a site plan <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known
A Minister's Zoning Order (Ontario regulation) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known

Companion Applications

Are you submitting a companion Official Plan Amendment application?

 Yes No

Are you submitting a companion Plan of Subdivision/Condominium application?

 Yes No

Are you submitting a companion Site Plan Control application?

 Yes No**Subject Land Information**If known, the date the subject land was acquired by the current owner
2016-11-15Frontage
385.0 mDepth
1501.0 mArea
477000.0 m²Official Plan Designation
Prime Agricultural, Core Greenlands and GreenlandsCurrent Zoning
Agricultural, Natural Environment and Environmental Protection OverlayExisting Uses
AgriculturalIf known, the lengths of time that the existing uses have continued
DecadesPrevious uses
AgriculturalList the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land
Mortgage as in INST WC621383 with National Bank of Canada

Are there any easements or restrictive covenants affecting the subject lands?

 Yes No**Has the subject land ever been subject of**

An application for a plan of subdivision / condominium or consent

 Yes No Not known

Application number

Severance B7-24 - Approved subject to conditions

An application for a zoning by-law amendment or a minor variance

 Yes No Not known

An application for approval of a site plan

 Yes No Not known

A Minister's Zoning Order (Ontario regulation)

 Yes No Not known

Description of Amendment	
Amendment to Zoning By-law from Agricultural	Amendment to Zoning By-law to Site Specific Agricultural to prohibit a residential dwelling
Proposed uses of subject land Retained Parcel - Agricultural	
Describe the nature and extent of the amendment(s) being requested To rezone the Retained Parcel to a Specialized Agricultural to prohibit a residential dwelling. The rest of the Retained Parcel will remain zoned Natural Environment and Environmental Protection Overlay and the Severed Parcel will remain zoned Agricultural.	
Why is this amendment or these amendments being requested? Severance Application B7-24 was approved subject to conditions which created a rural residential parcel. The conditions of the severance include zoning compliance. This application is to satisfy Condition 8 of the approved severance to prohibit a dwelling on the Retained Parcel. Please see the covering letter for more details on the zoning request.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The application is consistent with Section 2.3.4.2 (c) of the PPS as the surplus residence severance is permitted as a result of farm consolidation. A zone change is required to prohibit a residence on the retained farm parcel.	
Explain how the application conforms to the City's Official Plan The subject property is designated as Prime Agricultural in the Official Plan. The criteria outlined in Section 10.3.4 of the Official Plan is met for the severance and the zoning amendment is a requirement of this type of severance.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter	
<input checked="" type="checkbox"/> See Official Plan Amendment	

Existing Buildings / Structures on Subject Land
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Equipment Shop for storage of farm equipment.
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land

Proposed Buildings / Structures on Subject Land
Do you propose to build any buildings or structures on the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Sign off
By click this button I have read and understand the below <input checked="" type="checkbox"/> I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law

Description of Amendment	
Amendment to Zoning By-law from Agricultural	Amendment to Zoning By-law to Site Specific Agricultural to prohibit a residential dwelling
Proposed uses of subject land Retained Parcel - Agricultural	
Describe the nature and extent of the amendment(s) being requested To rezone the Retained Parcel to a Specialized Agricultural to prohibit a residential dwelling. The rest of the Retained Parcel will remain zoned Natural Environment and Environmental Protection Overlay and the Severed Parcel will remain zoned Agricultural.	
Why is this amendment or these amendments being requested? Severance Application B7-24 was approved subject to conditions which created a rural residential parcel. The conditions of the severance include zoning compliance. This application is to satisfy Condition 8 of the approved severance to prohibit a dwelling on the Retained Parcel. Please see the covering letter for more details on the zoning request.	
Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement, 2014 The application is consistent with Section 2.3.4.2 (c) of the PPS as the surplus residence severance is permitted as a result of farm consolidation. A zone change is required to prohibit a residence on the retained farm parcel.	
Explain how the application conforms to the City's Official Plan The subject property is designated as Prime Agricultural in the Official Plan. The criteria outlined in Section 10.3.4 of the Official Plan is met for the severance and the zoning amendment is a requirement of this type of severance.	
If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter	
<input checked="" type="checkbox"/> See Official Plan Amendment	
Existing Buildings / Structures on Subject Land	
Are there any buildings or structures on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area. Equipment Shop for storage of farm equipment.	
<input checked="" type="checkbox"/> See attached Existing Plan or Sketch of Subject Land	
Proposed Buildings / Structures on Subject Land	
Do you propose to build any buildings or structures on the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sign off	
By click this button I have read and understand the below <input checked="" type="checkbox"/> I understand that the applicant is responsible for all third party review fees regarding the application in accordance with the Township's User Fees and Charges By-law	

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Van Harten Surveying Inc. (Jeff Buisman), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I 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.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Applicant

Municipality

Day, month, year

Guelph

25/ Sept / 2024

Place an imprint of your stamp below

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Affidavit and signatures


Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on 2024-09-25, 3:24:36 p.m. EDT by Hailey Keast.



September 25, 2024

33040-23

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Zoning By-law Amendment Application for:
Approved Severance Application B7-24
Reference Plan: Part 1, 61R-22817
4120 Wellington Road 35
Part of Lot 15, Concession 1
PIN 71205-0020
Township of Puslinch**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the Zone Change Sketch, completed application form, PIN Report and Map, the required deed and Draft Zoning By-law. Payment of the Township Application fee of \$2,577.00 will be made once the application has been deemed complete.

Proposal:

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B7-24 which was approved April 2024 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following zone change request is being made to satisfy Condition 8 of the severance application:

A) To rezone the Retained Parcel from Agricultural to a Site Specific Agricultural (A-XX) to prohibit a residential dwelling.

There are areas of land on the Retained Parcel zoned Natural Environment and Environmental Protection Overlay; however, they will not be altered as no development is proposed and these areas will continue to be zoned as such.

The approved application severed a surplus farm dwelling from the rest of the agricultural farm parcel. The property is known as #4120 Wellington County Road 35 (PIN 71205-0020).

The Severed Parcel (#4120) has a frontage of 78±m, depth of 191±m, for an area of 1.38ha where the existing dwelling and one silo will remain. The driveshed was recently demolished, and the existing barn and attached silo are to be removed in the coming months. The silo near the rear will remain. The zoning requirements are met for the severed parcel.

The Retained Parcel is a corner lot with frontage along County Road 35 and Concession 1. The parcel has an area of approximately 47.7±ha and that will continue to be used as part of a large-scale agricultural operation. There is an existing farm equipment building that will remain on the parcel and continue to be used for equipment storage / farm purposes (no livestock). The existing field entrances located along County Road 35 and Concession 1 will allow for continued access the farm parcel.

The equipment shop has an area of 266m², a height of 5.0m, and an interior side yard setback of 6.8m – which all meet the zoning requirements for accessory buildings on Agricultural lots greater than 4ha. Therefore, no additional zoning requests are required for the retained parcel.

In order to meet the building code requirements and to satisfy a condition of the severance, Tacoma Engineers were retained to complete the Fire Spatial Separation Calculations for the accessory buildings on the severed and retained parcel. As a result of their findings and based on the decision of the property owners, the existing barn and driveshed on the severed parcel are to be demolished. The equipment shed on the retained parcel is having one wall upgraded for fire protection in order to meet the building code and to satisfy the Township Building Department.

With the demolition of the barn/silo and driveshed on the severed parcel, the zoning requirements are met and no relief is required for the severed parcel. The removal of the barn will also satisfy Condition 6 of the approved severance which required zoning compliance to prohibit livestock in the barn.

The request to prohibit a dwelling on the Retained (farm) Parcel is a standard requirement for “surplus residence severances” as laid out in Section 10.3.4 of the Wellington County Official Plan. This is required by Condition 8 of the approved Severance Application B7-24. The remaining zoning requirements are met for the Retained Parcel.

Therefore, the zoning by-law amendment is straightforward and more administrative in nature in order to satisfy the condition of the severance, which is a requirement of this type of severance in the Official Plan.

We look forward to the review of this application and having this application scheduled at the next available Public Meeting.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Mary & John Brunsveld

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington of from: **Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended.
3. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

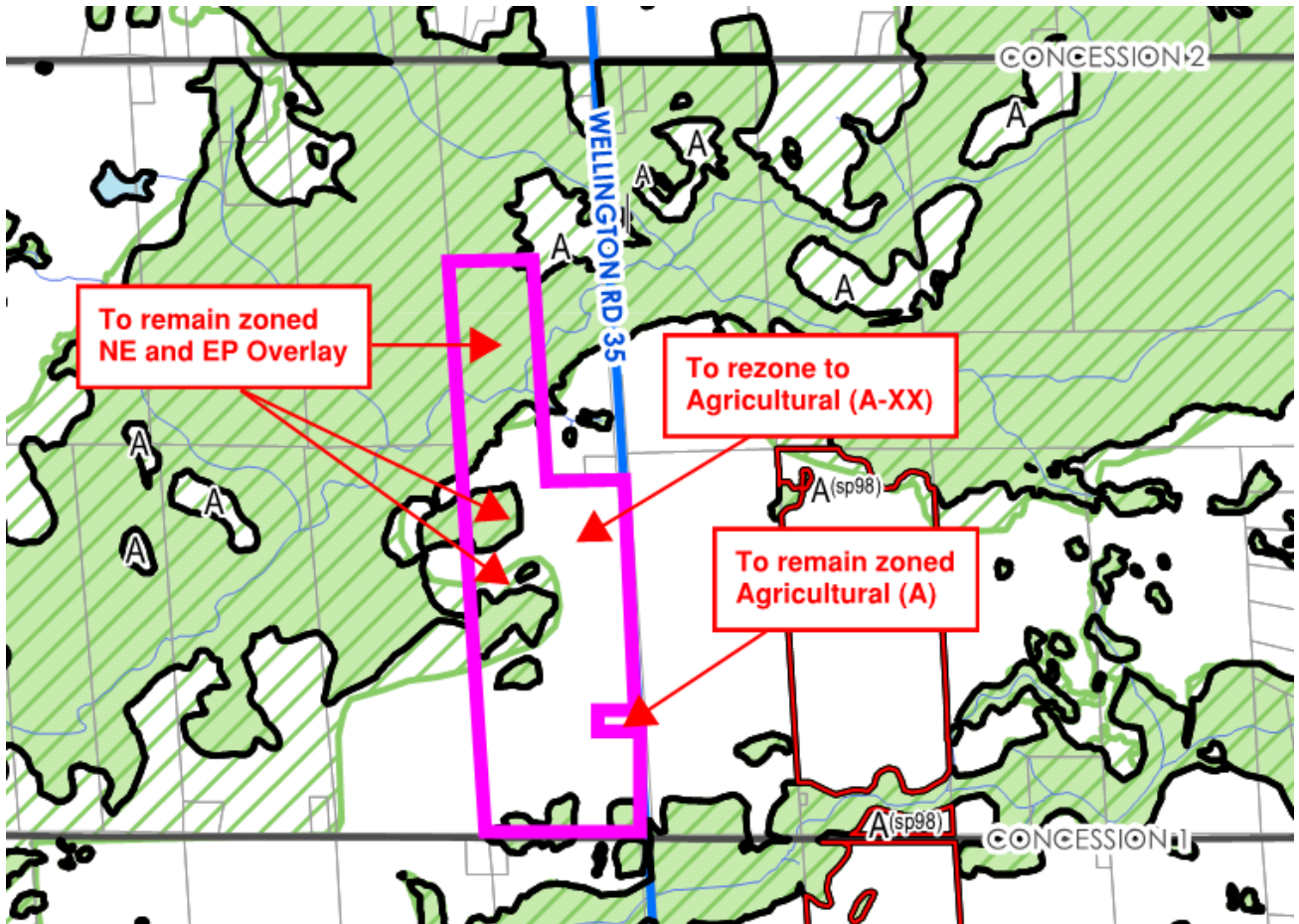
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

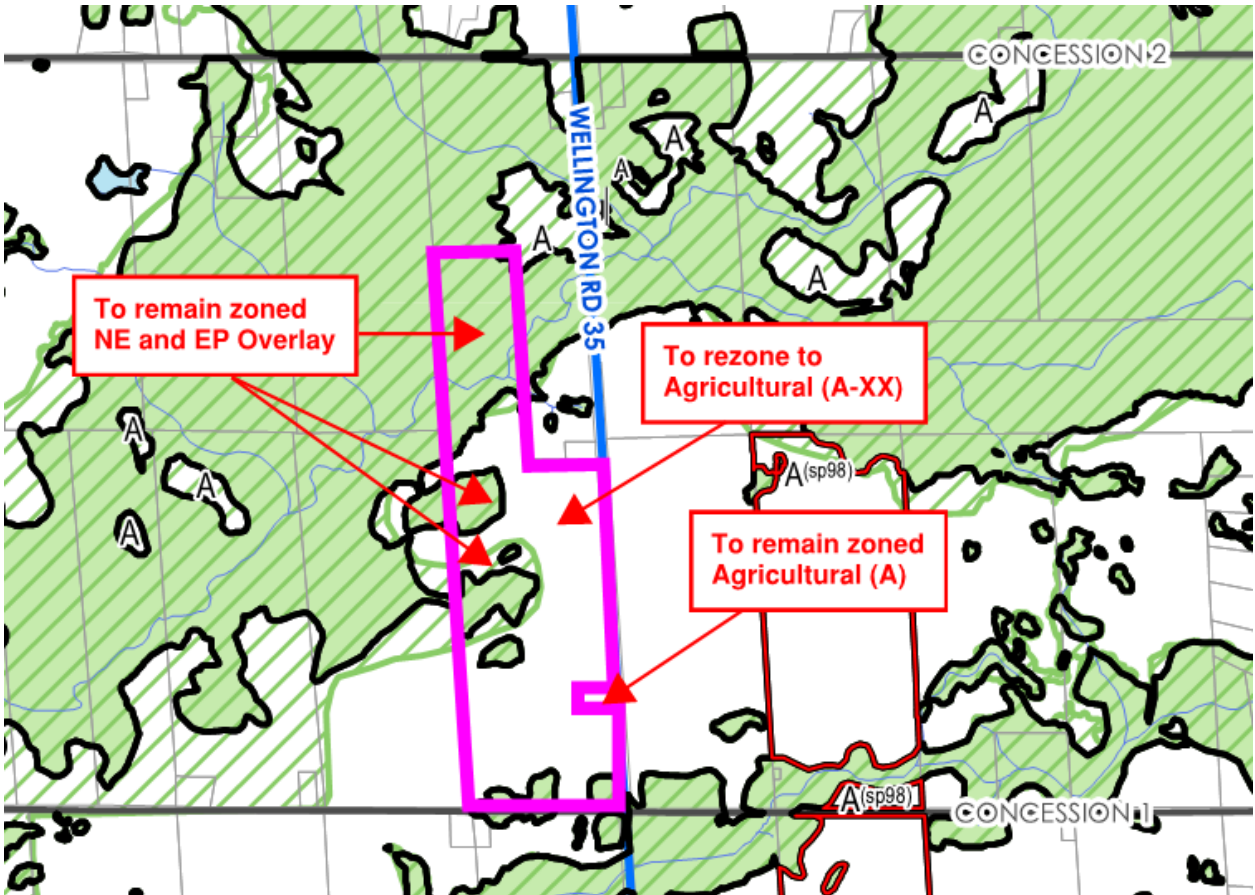
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveway are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.

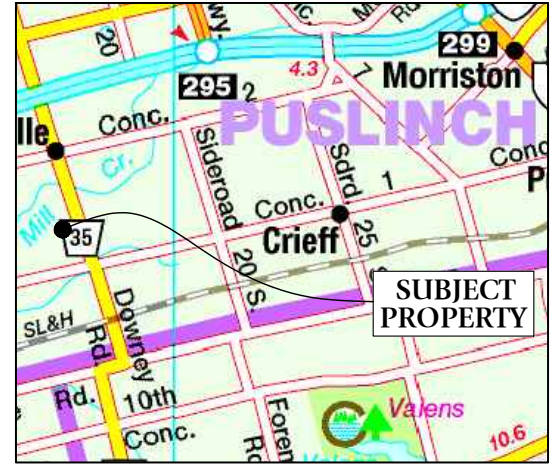
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- COUNTY O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

ZONE CHANGE REQUEST:

(A) TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



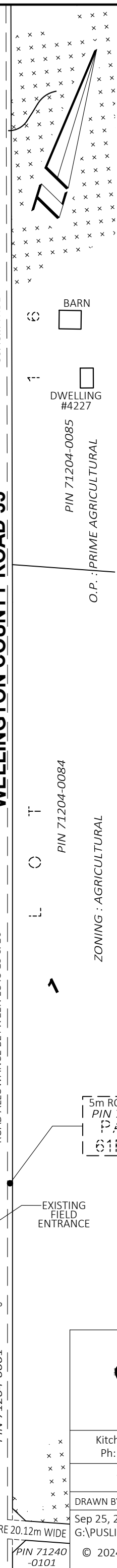
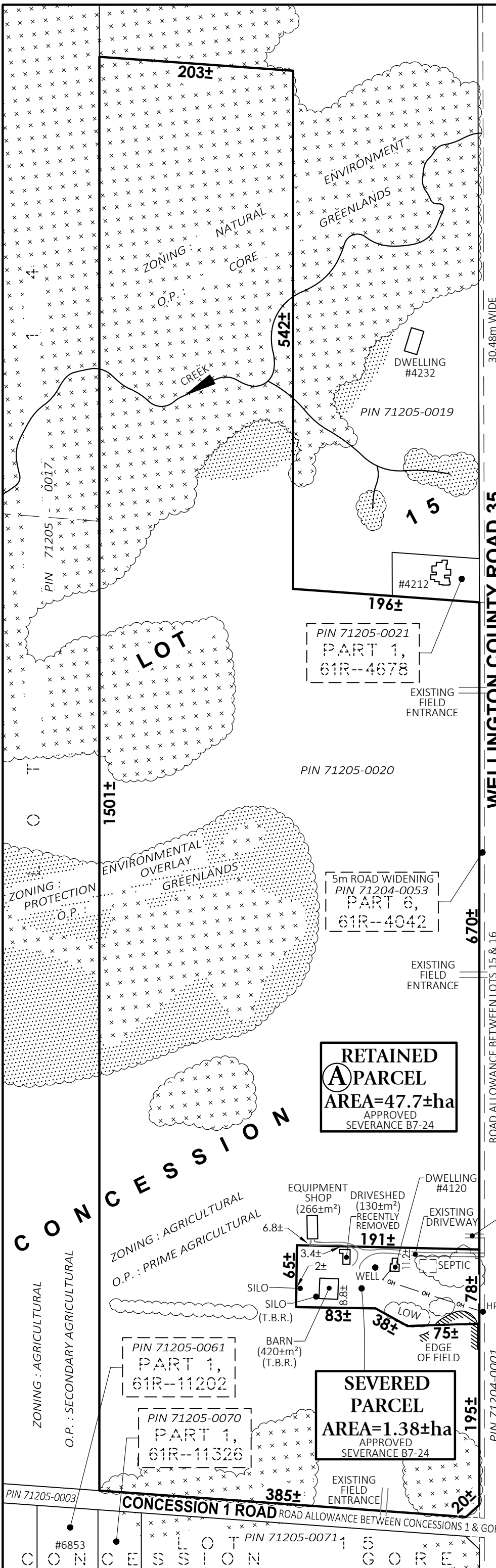
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Sep 25, 2024-3:18:54 PM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT





Comment Summary – ZBA – 4120 Wellington Rd 35 – 1st submission

Consultant	Comments
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
Township of Puslinch Fire Department – Brent Smith	Puslinch Fire and Rescue Services have no concerns with the zone change application
Township of Puslinch Building Department – Andrew Hartholt, CBO	The building department has no concerns with the proposed zoning amendment.
Township of Puslinch By-law Enforcement	No comments
Township of Puslinch Public Works – Mike Fowler	No comments



October 04, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

The severed parcel is approximately 1.38 hectares and has 78 metres of frontage along Wellington Road 35. "...the existing dwelling and one silo will remain. The driveshed was recently demolished, and the existing barn and attached silo are to be removed in the coming months. The silo near the rear will remain."

Regarding the retained parcel, the lands are approximately 47.7 hectares and has a frontage of 385 metres along Concession Road 1. There are four (4) entrances providing access to the retained Lands, which include one (1) field entrance from Concession 1 Road, and three (3) field entrances from Wellington County Road 35. In addition, the existing equipment shop will remain on the parcel. Surrounding uses consist of agricultural and rural residential uses.

Zoning By-law

The applicant is only proposing to rezone the retained parcel from Agricultural to a Site-Specific Agricultural Zone to prohibit residential uses. We have reviewed the materials submitted in support of the application and have the following comments:

- The submitted draft by-law indicates that the effect purpose and effect of the By-law is to rezone the retained parcel to prohibit any future residential development. This request



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

should be included in the text of the draft Zoning By-law Amendment.

- The Conditions of Consent indicate that “2. that the owner obtain zoning compliance for the proposed severed parcel to prohibit livestock in the barn located on the property.” As the removal of the barn is anticipated to occur in the coming months, it appears that this requirement is met. Section 4.16.2 of the Township Zoning By-law would restrict any new livestock operation unless it complies with MDS II.
- In regard to the zone sketch submitted with this application, a zoning chart should be included for both the retained and severed part demonstrating that the parcels conform to all other applicable regulations. In addition, the zone sketch should demonstrate the setbacks from all existing buildings to the lot lines. A zoomed in version of the survey sketch would assist in ensuring that such setbacks are clearly shown.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR

TEL: 519.837.2600

TEL: 1.800.663.0750

FAX: 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ON N1H 3T9

October 3rd, 2024

Courtenay Hoytfox
Interim CAO
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON NOB 2J0

Dear Ms. Hoytfox:

Re: ZONING BY-LAW AMMENDMENT - Deeming Complete
John and Mary Brunsveld
4120 Wellington County Road 35
Township of Puslinch

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. The Township should consider possible MDS conflicts with the 'equipment shop' located on the retained lands and the severed lot; planning staff recommend a clause clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements.

It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,

A black rectangular redaction box covering the signature of Zach Prince.

Zach Prince MCIP RPP
Senior Planner

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from: **Agriculture (A) Zone** to a **Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site-specific provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-XX) Zone on Schedule 'A':
 - i) Residential Development be prohibited;
 - ii) Accessory building existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and
 - iii) Accessory building(s) constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDSII requirements as issued and as amended by the Province, are met
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended
4. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

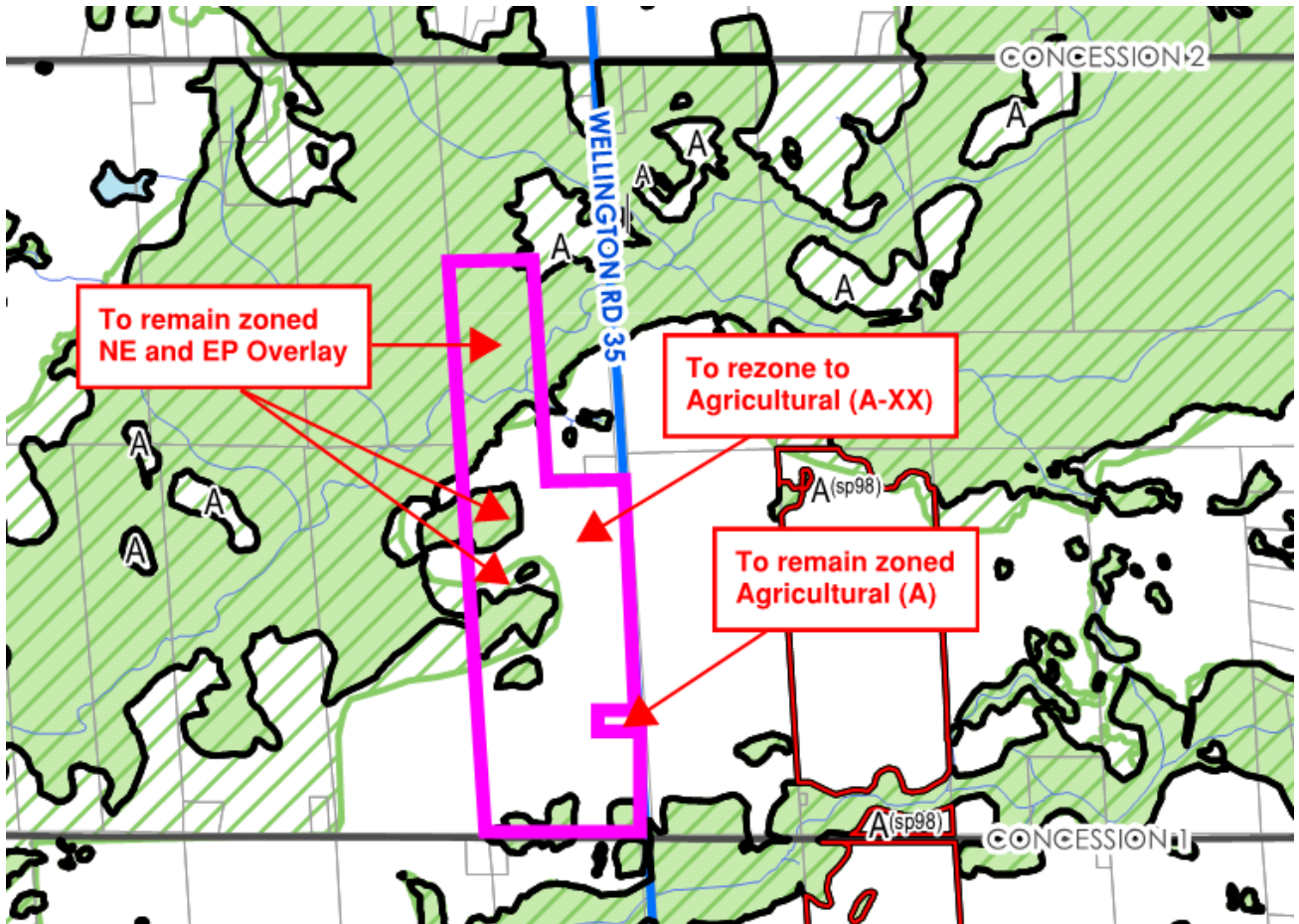
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

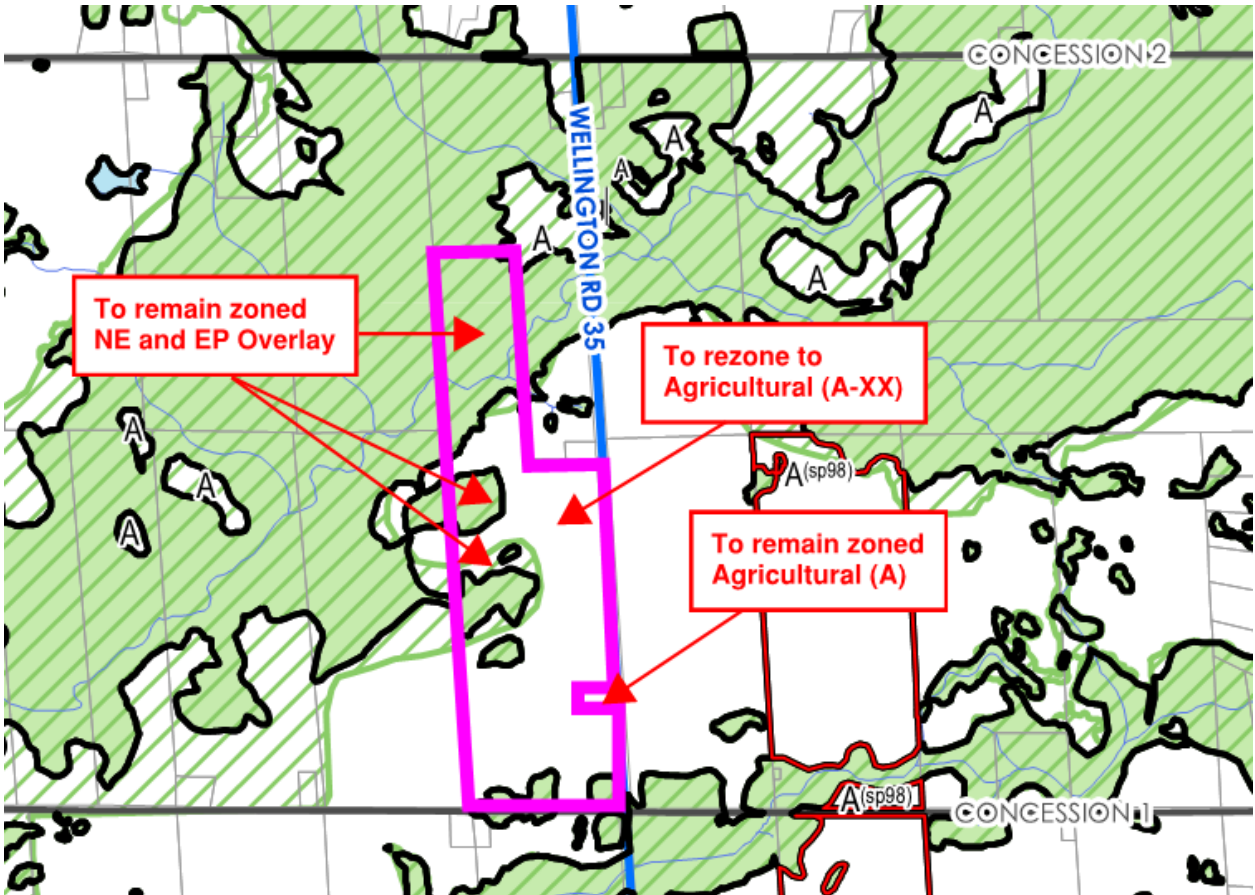
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development and to prohibit livestock being housed in the existing accessory building. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveshed are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.

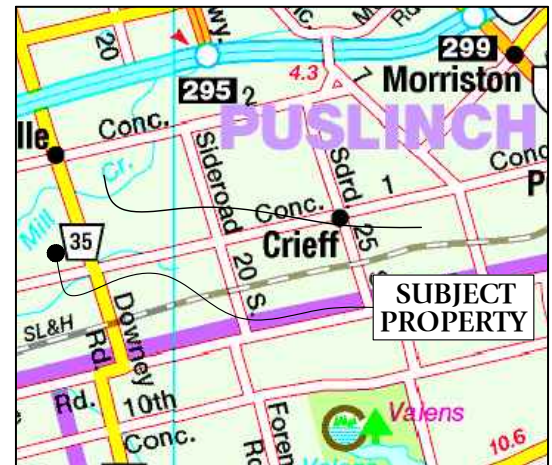
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

- O.P. : GREENLANDS
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- COUNTY O.P. : CORE GREENLANDS
- ZONING: NATURAL ENVIRONMENT

ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL ZONE:
- i) TO PROHIBIT RESIDENTIAL DEVELOPMENT
 - ii) TO PROHIBIT THE HOUSING OF LIVESTOCK IN THE EXISTING ACCESSORY BUILDING
 - iii) TO PROHIBIT LIVESTOCK IN ANY NEW ACCESSORY BUILDING UNLESS MDS II GUIDELINES ARE MET

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 18th, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



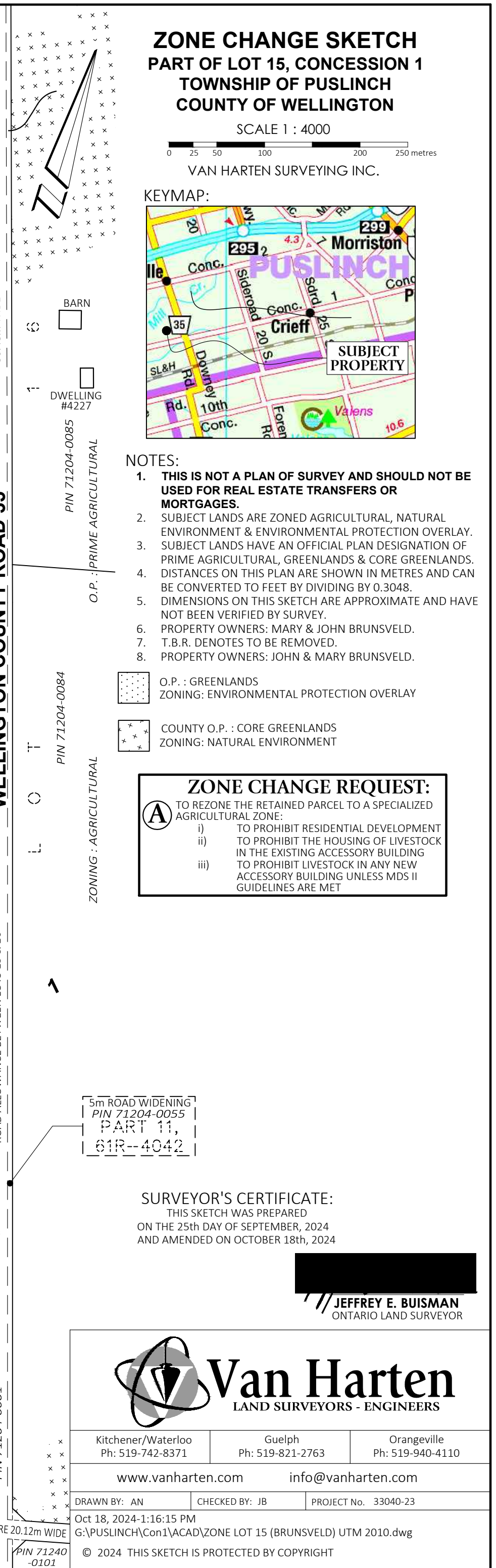
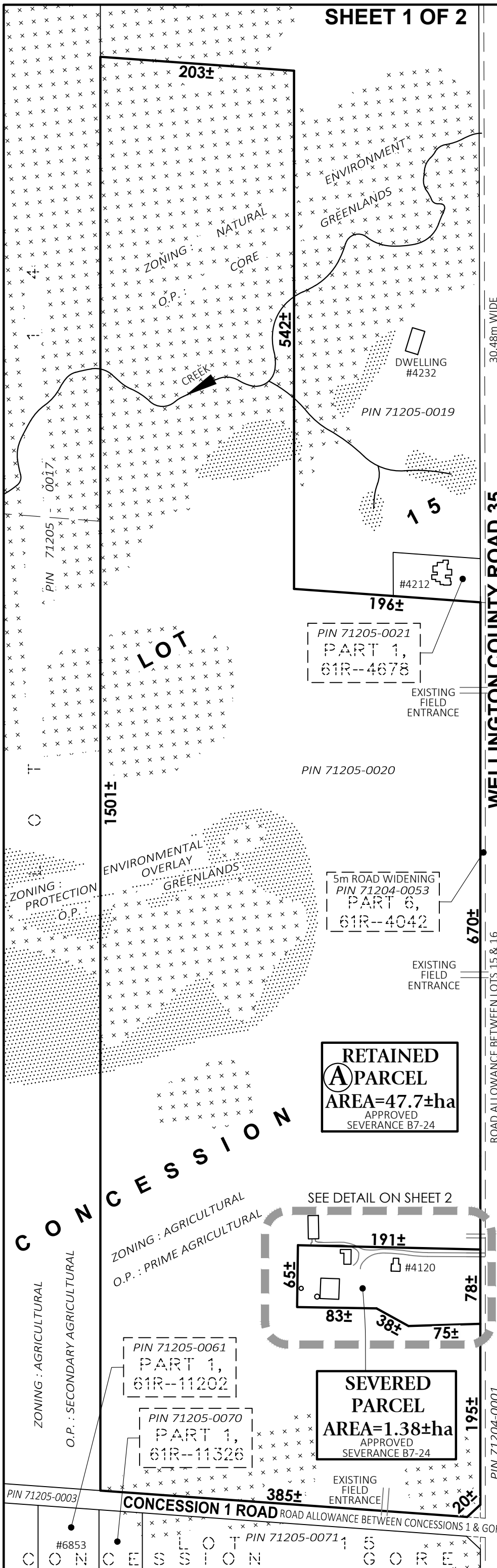
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 18, 2024-1:16:15 PM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



SHEET 2 OF 2

ZONING: AGRICULTURAL (NO DWELLING)		
TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL
Minimum Lot Area	4.0ha	47.7ha
Minimum Lot Frontage (Concession 1)	120m	385m
ACCESSORY BUILDING - EQUIPMENT SHOP		
TABLE 4.1 - REGULATIONS	REQUIRED	RETAINED PARCEL
Maximum Building Lot Coverage (Lot Area more than 4ha)	1,400m ²	266m ²
Maximum Height (Lot Area more than 1ha)	7.0m	5.0m
Minimum Front Yard	10m	Complies
Minimum Side Yard	2.0m	6.8m
Minimum Rear Yard	2.0m	Complies

ZONING: AGRICULTURAL - REDUCED LOT REGULATIONS		
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL (DWELLING #4120)
Minimum Lot Area	0.4ha	1.38ha
Minimum Lot Frontage (County Road 35)	25.0m	78m
Minimum Front Yard	7.5m	83m
Minimum Interior Side Yard	3.0m	11.2m
Minimum Rear Yard	7.5m	95m
Maximum Lot Coverage (including accessory buildings)	30%	0.7%

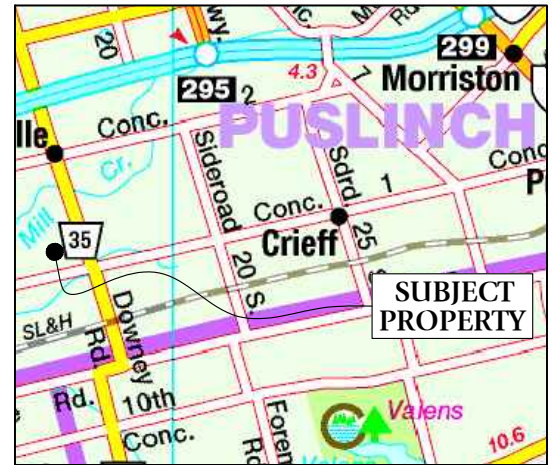
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

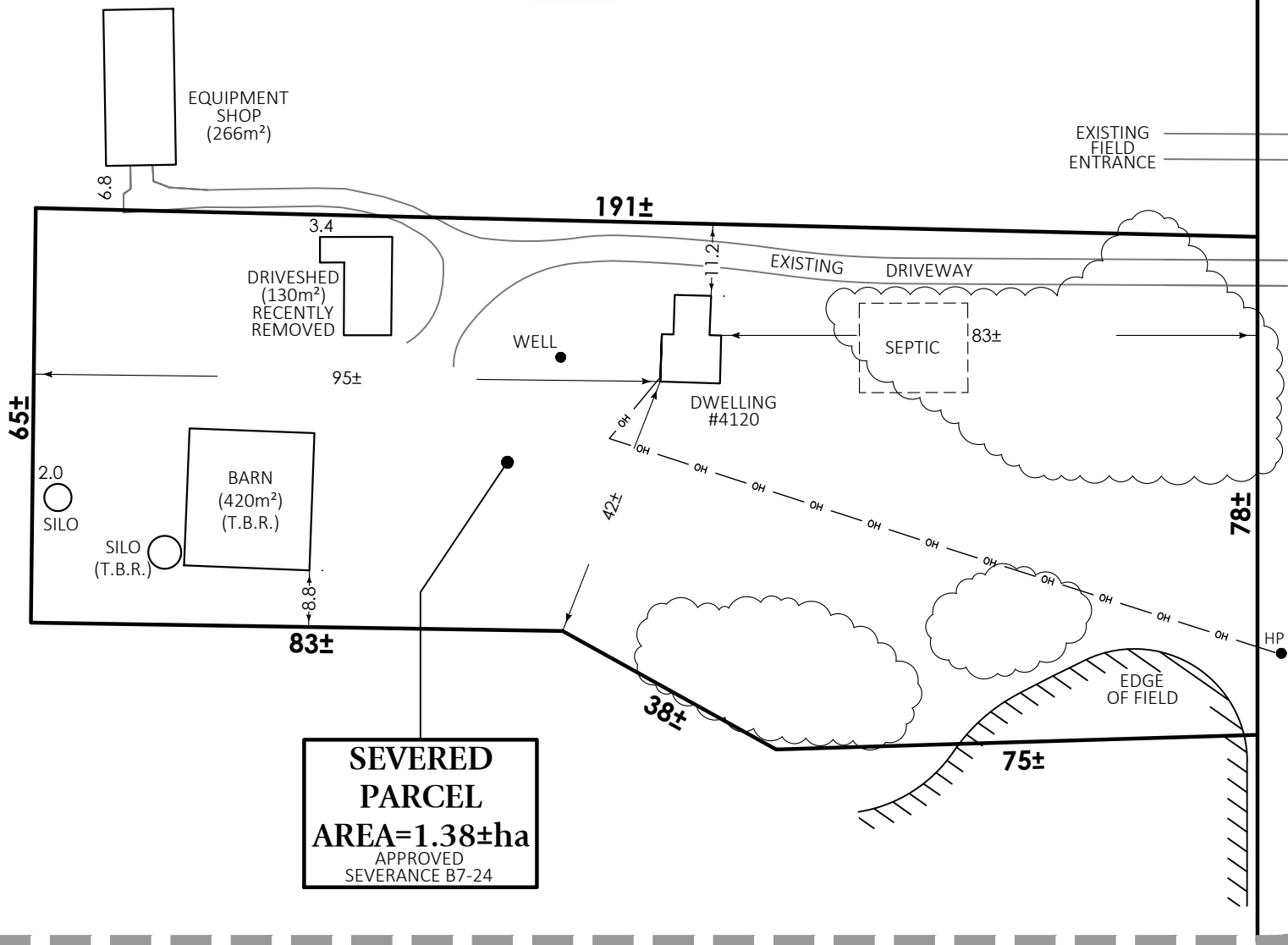
KEYMAP:



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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

DETAIL



SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 18th, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 18, 2024-1:16:15 PM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from: **Agriculture (A) Zone** to a **Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site-specific provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-XX) Zone on Schedule 'A':
 - i) Residential Development be prohibited;
 - ii) Accessory building existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and
 - iii) Accessory building(s) constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDSII requirements as issued and as amended by the Province, are met
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended
4. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

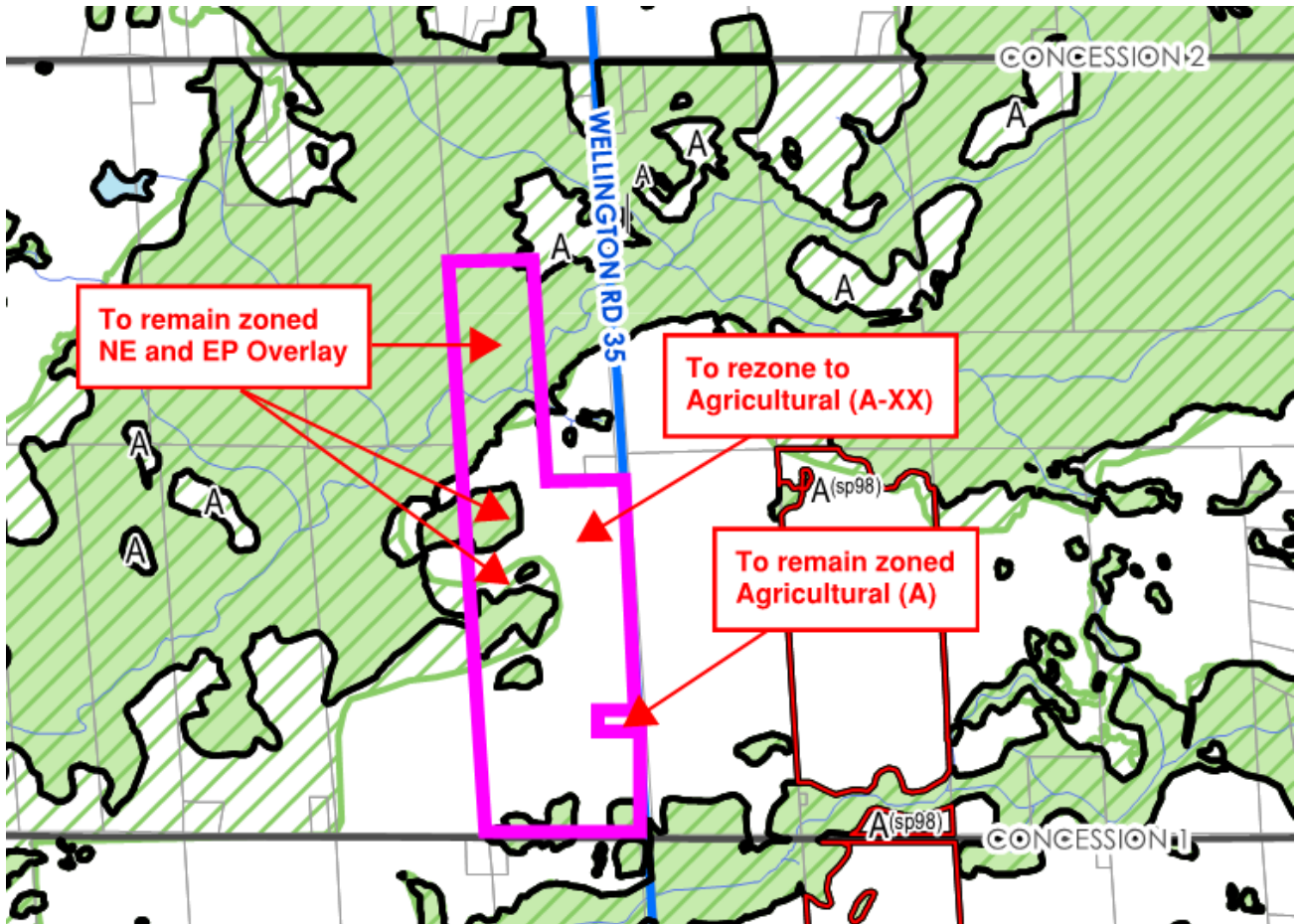
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this ____ of _____, 2024

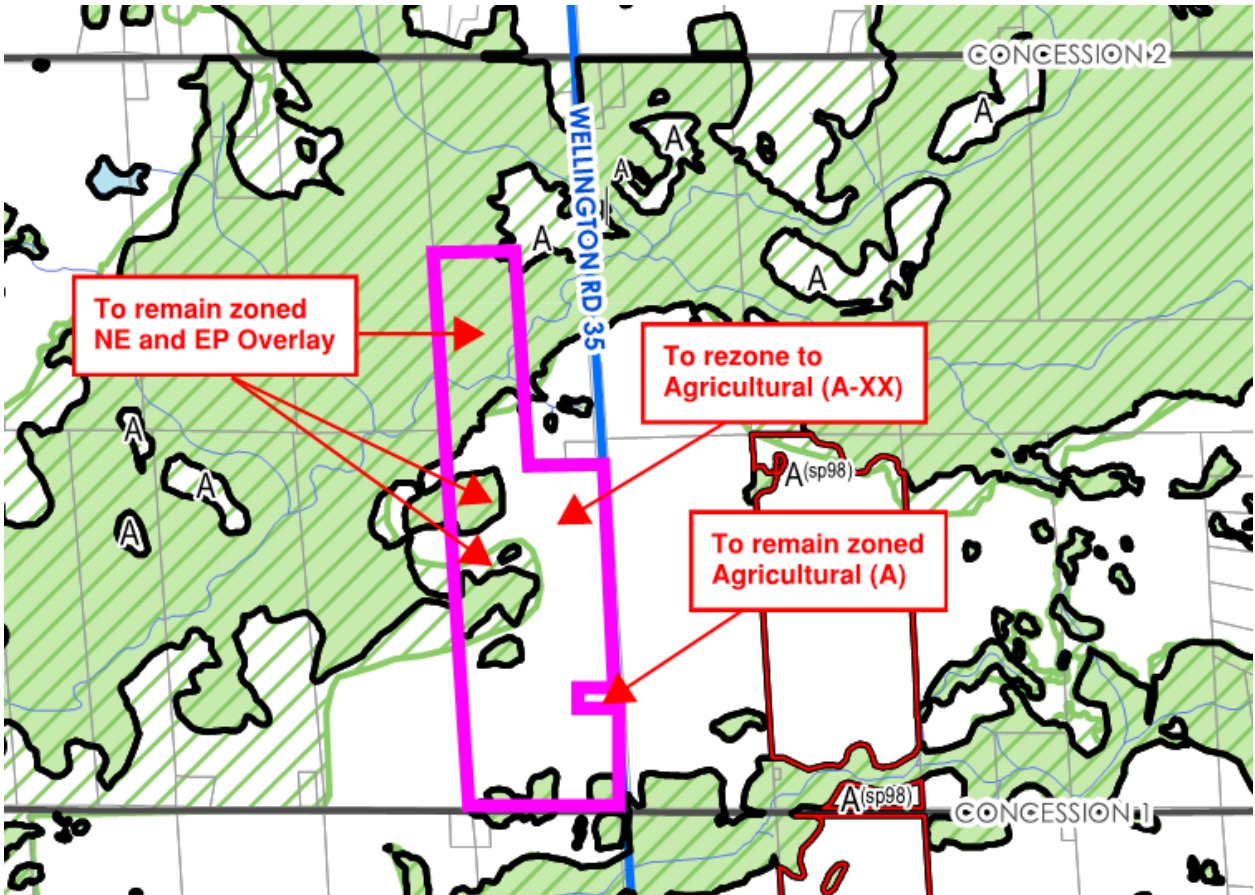
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development and to prohibit livestock being housed in the existing accessory building. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveshed are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.



October 28, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application. Minor matters referred to in bullet 3 are required to be addressed prior to the Application being considered complete.

This is the second submission for this application.

Comments:

1. We understand that the Applicant is planning to remove the existing barn on the Severed Parcel. This building will need to be removed prior to clearance of Conditions of Approval of Consent Application B7-24. Otherwise, the Severed Parcel needs to be rezoned to a Site-Specific Agricultural zone to prohibit livestock use in the existing barn building, as per Condition #6 of the Conditions of Approval of Consent Application B7-24.
2. It is indicated on the Zone Change Sketch that the driveshed has been removed and the silo closest to the barn is planned to be removed. The Severed Parcel has been assessed under the Township of Puslinch Comprehensive Zoning By-Law No. 023-18 (Zoning By-law) based on the assumption that the driveshed, the barn and the silo closest to the barn will be removed.
3. With respect to the zoning charts included in the Zone Change Sketch, we require the following information to verify zoning compliance under the Zoning By-Law:



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

- a. The height of the existing dwelling on the Severed Parcel;
- b. Remaining accessory building(s) and structure(s) on the Severed Parcel need to be reviewed against relevant regulations under Section 4.4 - Accessory uses, building and structures of the Zoning By-law; and
- c. The intended use for the remaining silo on the Severed Parcel.

Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



October 29, 2024

33040-23

Jeff.Buisman@vanharten.com

hailey.keast@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: 3rd Submission Comments - Zoning By-law Amendment
Approved Severance Application B7-24
Reference Plan: Part 1, 61R-22817
4120 Wellington Road 35
Part of Lot 15, Concession 1
PIN 71205-0020
Township of Puslinch**

Please find enclosed the amended Zone Change Sketch dated October 29, 2024. The revisions were requested as part of the third submission comments received from NPG Planning Solutions in a letter dated October 28, 2024.

The following revisions have been made to Zone Change Sketch based on the above-mentioned correspondence:

- 1) The height of the existing dwelling is 2 storeys.
- 2) The Accessory Buildings that are to remain – Equipment Shed on Retained Parcel and the rear Silo on Severed Parcel – have been reviewed and the zone chart on the sketch has been amended to include additional zoning information.
- 3) The Silo located to the rear of the Severed Parcel is intended to stay with the dwelling. It is a small steel silo, in good condition, that the owner intends to use for storage for the dwelling – ie. lawn mower, patio furniture, tools, etc. The ground floor area is 15m² and the height is 4.6m which meets the zoning requirements.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Mary & John Brunsveld

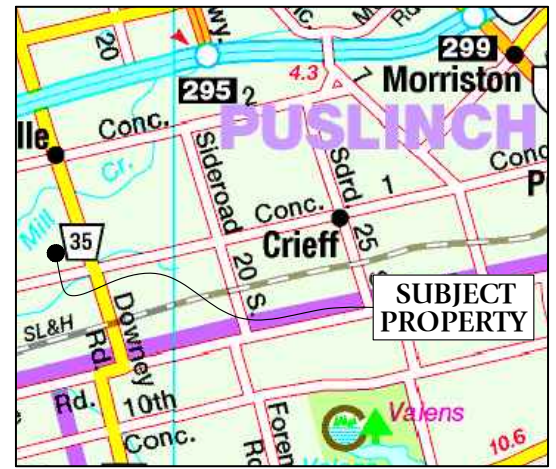
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

- O.P. : GREENLANDS
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- COUNTY O.P. : CORE GREENLANDS
- ZONING: NATURAL ENVIRONMENT

ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL ZONE:
- i) TO PROHIBIT RESIDENTIAL DEVELOPMENT
 - ii) TO PROHIBIT THE HOUSING OF LIVESTOCK IN THE EXISTING ACCESSORY BUILDING
 - iii) TO PROHIBIT LIVESTOCK IN ANY NEW ACCESSORY BUILDING UNLESS MDS II GUIDELINES ARE MET

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 29th, 2024

ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

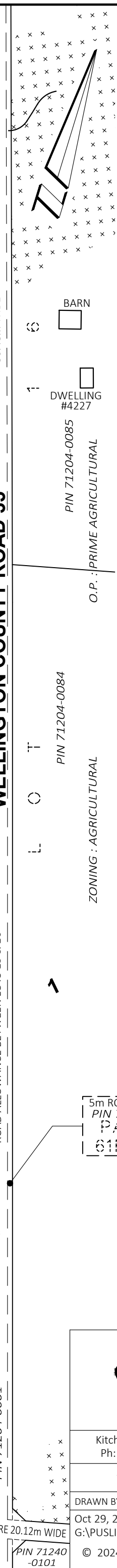
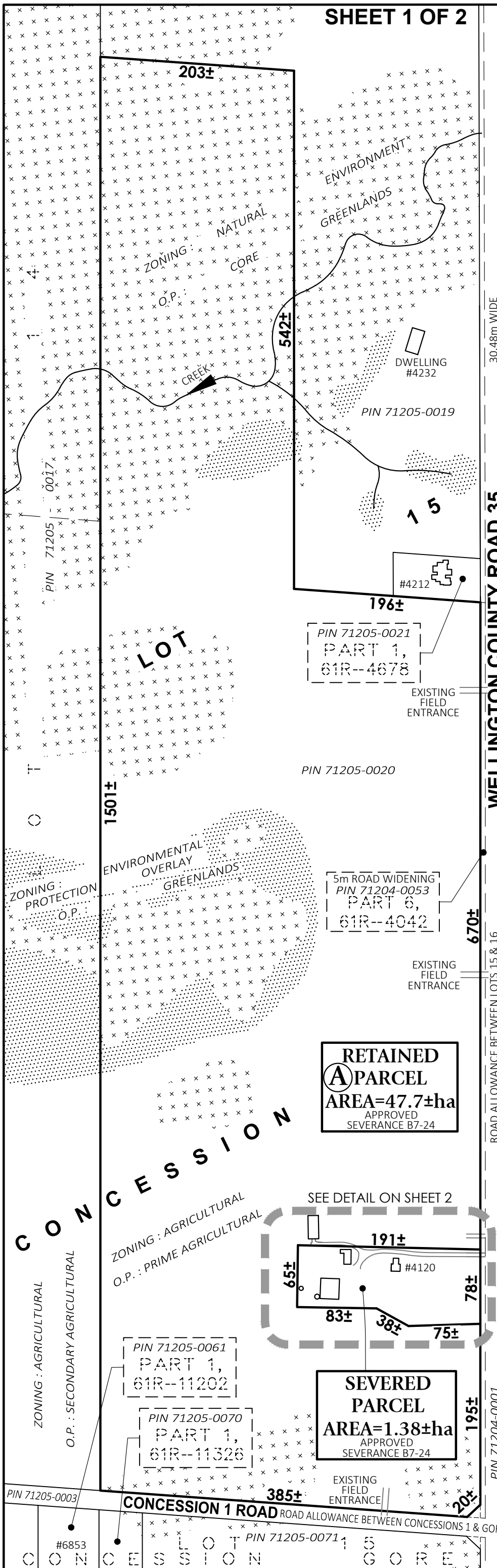
www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 29, 2024-8:25:43 AM

G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



SHEET 2 OF 2

**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

KEYMAP:



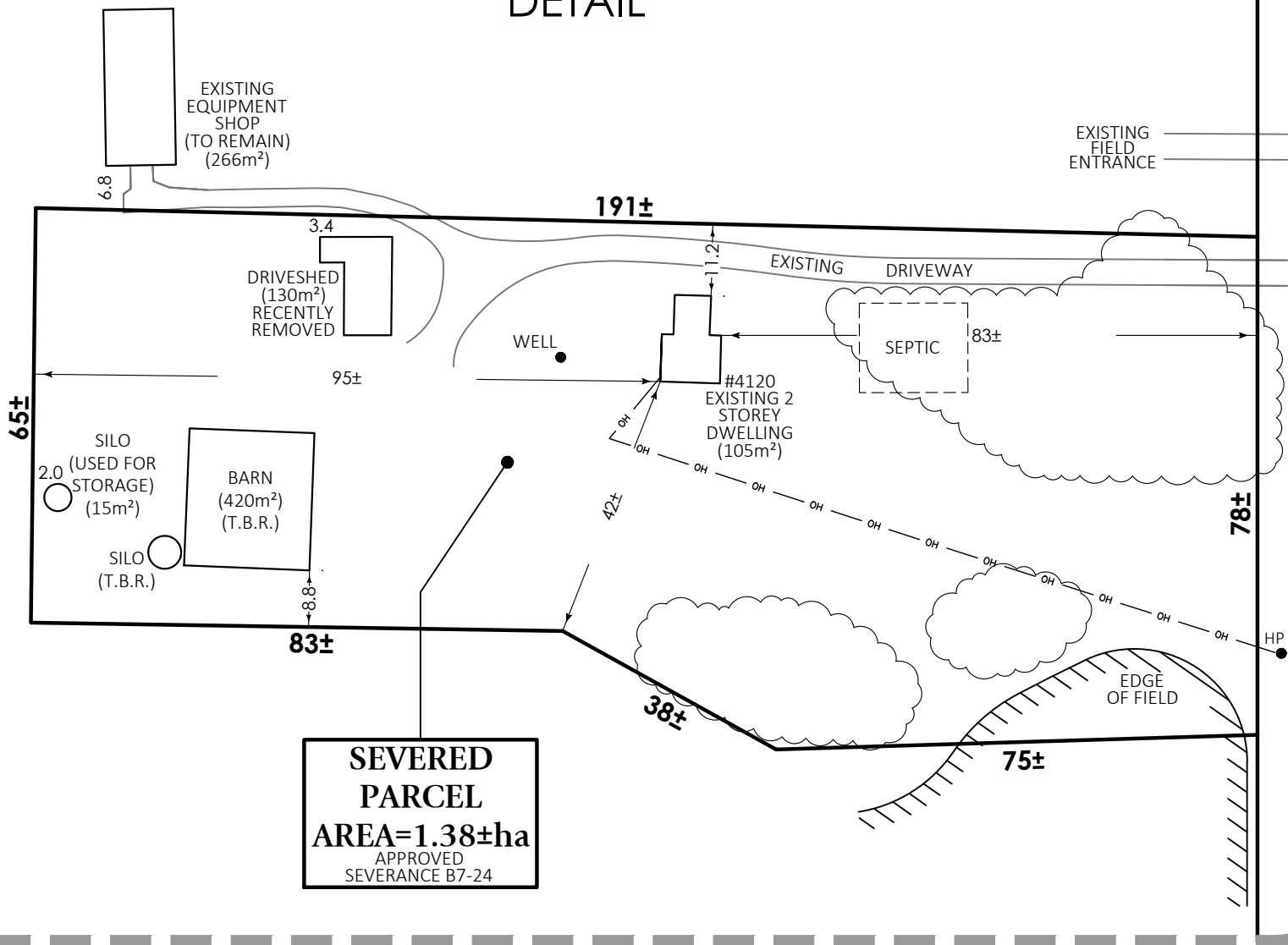
ZONING: AGRICULTURAL (NO DWELLING)		
TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL
Minimum Lot Area	4.0ha	47.7ha
Minimum Lot Frontage	120m	385m
ACCESSORY BUILDING - EQUIPMENT SHOP		
TABLE 4.1 - REGULATIONS	REQUIRED	RETAINED PARCEL
Maximum Building Lot Coverage (Lot Area more than 4ha)	1,400m ²	266m ²
Maximum Height (Lot Area more than 1ha)	7.0m	5.0m
Minimum Front Yard	10m	Complies
Minimum Side Yard	2.0m	6.8m
Minimum Rear Yard	2.0m	Complies

ZONING: AGRICULTURAL - REDUCED LOT REGULATIONS		
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL (DWELLING #4120)
Height of Dwelling	N/A	2 Storeys
Ground Floor Area of Dwelling	N/A	105m ²
Minimum Lot Area	0.4ha	1.38ha
Minimum Lot Frontage (County Road 35)	25.0m	78m
Minimum Front Yard	7.5m	83m
Minimum Interior Side Yard	3.0m	11.2m
Minimum Rear Yard	7.5m	95m
Maximum Lot Coverage (Dwelling)	30%	0.7%
Maximum Permitted Lot Coverage (Accessory Buildings) For Lots Between 1 to 4 ha	500m ²	Silo = 15m ²
Maximum Building Height - Accessory Buildings	7m	Silo = 4.6m
Minimum Rear Yard - Accessory Building	2m	2.0m

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

DETAIL



SEVERED PARCEL
AREA=1.38±ha
APPROVED SEVERANCE B7-24

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 29th, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 29, 2024-8:25:43 AM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



November 4, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

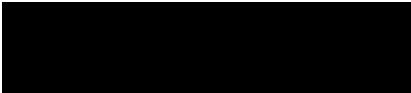
NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

This is the third submission for this application.

Comments:

1. All previous comments have been addressed.

Sincerely,


Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



REPORT PD-2025-003

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Lynne Banks, Development and Legislative Coordinator

MEETING DATE: January 22, 2025

SUBJECT: Zoning By-law Amendment Application (D14/BRU)
Mary and John Brunsveld
4120 Wellington Rd. 35
Request for Committee Review and Comments
File: D14/BRU

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on November 20, 2024 the Zoning By-law Amendment Application for 4120 Wellington Road 35 to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O.Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments December 10, 2024
- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on December 5, 2024
- Statutory notice circulated in Wellington Advertiser on December 5, 2024
- Public Information Meeting January 22, 2025

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting and staff have tentatively anticipated that this recommendation report will be brought for Council's consideration to the February 20, 2025 Council meeting.

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan
Township of Puslinch Zoning By-law 2018-023
Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – 4120 Wellington Road 35 Public Information Meeting Report prepared by NPG Planning Solutions

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Interim Municipal Clerk**

**Courtenay Hoytfox,
Interim CAO**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jesse Auspitz, Principal Planner
NPG Planning Solutions Inc.

Subject: Public Meeting - Brunsveld
Zoning By-law Amendment Application D14-BRU
Part of Lot 15, Concession 1
4120 Wellington Road 35, Puslinch

Attachments: 1 - Aerial Map of Subject Lands
2 - Sketch Provided by Applicant
3 - Draft Zoning By-law by Applicant

SUMMARY

The purpose of the Application for Zoning By-law Amendment (the “Application”) is to rezone a portion of the Subject Lands from Agricultural Zone (A) to an Agricultural Site-Specific Zone A(spXX).

The Application is required to fulfill conditions of Consent Application B7-24 to sever a surplus farm dwelling from the rest of the agricultural parcel resulting from a farm consolidation. The retained parcel would continue to be used for agricultural purposes. The proposed Zoning By-law Amendment would apply to the retained parcel of lands and prohibit the construction of a new dwelling and also prohibit accessory buildings existing as of January 1, 2024 from being used as livestock facilities.

Condition 6 of the Consent Application required zoning compliance to prohibit livestock in the barn located on the severed parcel. The proposed demolition of this barn will achieve compliance with this condition of approval.

A Public Meeting is scheduled for January 22, 2025. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-BRU be received for information.

INTRODUCTION

The Subject Lands are a corner lot located north of Concession 1 Road and west of Wellington Road 35 in the Township of Puslinch. The Subject Lands are approximately 49.05 hectares in size and irregular in shape.

Environmental and hazard features exist on the Subject Lands including the provincially significant Mill Creek Puslinch Wetland Complex, Floodplains and a Regulated Watercourse.

The retained parcel is 47.7 hectares in size with approximately 385 metres of frontage along Concession 1 Road, and a depth of 1,501 metres. The retained parcel is in agricultural production and contains one (1) equipment shop building. Three (3) field entrances provide access to the retained parcel: two (2) from Wellington Road 35 and one (1) from Concession 1 Road. The retained parcel would be used as part of the large-scale farming operation by John and Mary Brunsveld of Lizen Acres Ltd.

The severed parcel is 1.38 hectares in size with approximately 78 metres of frontage along Wellington Road 35, and a depth of 191 metres. The severed parcel contains a 2-storey dwelling, a barn, two (2) storage silos, a well and a septic bed. The barn and one (1) of the silos will be removed in the coming months. One driveway provides access to the severed parcel from Wellington Road 35. Of note the severed parcel is located well outside any natural heritage or hazard features.

Surrounding land uses consist primarily of agricultural and rural residential uses. Located east of the Subject Lands is a horse-riding learning and therapeutic centre for individuals with special needs. A horse stable and training centre is located south-east of the Subject Lands. An aerial of the property is included as Attachment 1.

PURPOSE

The Application applies to the retained parcel and is required to fulfill conditions of Consent Application B7-24 to prohibit the construction of a new residence and also

prohibit accessory buildings existing as of January 1, 2024 from being used as livestock facilities in order to ensure compliance with the Minimum Distance Separation (MDS) formulae.

The Township of Puslinch Comprehensive Zoning By-law Number 023-18 (the “Puslinch Zoning By-law”) zones the retained parcel a mix of Agricultural Zone (A) and Natural Environment Zone (NE) with an Environmental Protection (EP) Overlay. The Application proposes to rezone the portion of lands zoned Agricultural Zone (A) to a site-specific Agricultural Zone A(spXX). The Natural Environment Zone (NE) portion would remain unchanged.

The severed parcel is presently zoned Agricultural Zone (A) and will remain unchanged.

Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agriculture Zone (A).

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Scoped Planning Justification Report, prepared by Van Harten Surveyors dated September 25, 2024;
- Zone Change Sketch, prepared by Van Harten Surveyors dated September 25, 2024 and amended October 29, 2024;
- Draft Zoning Bylaw, dated October 18, 2024; and
- Transfer/Deed of Land, dated December 8, 1993.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Area and are considered to be within a Prime Agricultural Area as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are designated Prime Agricultural, Core Greenlands and Greenlands Systems, with a small portion designated Secondary Agricultural as per Schedule B7 of the Wellington County Official Plan.

The following policies apply:

Provincial Planning Statement (2024)

4.3 Agriculture

1. *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*
2. *As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.*

4.3.2 Permitted Uses

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*
2. *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*
3. *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*
4. *A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).*

4.3.3 Lot Creation and Lot Adjustments

1. *Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*
 - a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*

- b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
- c) *one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*
 - 1. *the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
 - 2. *the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective;*

County of Wellington Official Plan (Last Updated July 2024)

4.3 Farmland Protection

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

6.3 Planning Approach

Prime agricultural areas will be protected for farming uses.

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

6.4 Prime Agricultural Areas

6.4.1 Defined

Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.

6.4.2 Agriculture First

In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- a) agricultural uses*
- e) single detached homes*

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

6.4.9 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

10.3 Prime Agricultural Land

10.3.1 New Lots

Lot creation in prime agricultural areas will be restricted to the following:

- c) a residence surplus to a farming operation*

10.3.4 Residence Surplus to a Farming Operation

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a. the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and*
- b. the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and*
- c. the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and*
- d. the surplus residence is habitable and is not expected to be demolished by a future owner; and*
- e. the Minimum Distance Separation formulae will be met, and*

f. *the vacant parcel of farmland is rezoned to prohibit a residential use.*

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

10.3.7 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formulae will be applied to all new lot creations.

13.3 Zoning By-laws

Zoning by-laws currently cover all lands in Wellington County. Zoning by-laws will be one of the most important means whereby this Plan is implemented.

Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Zoning By-law 023-18

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural Zone (A) and Natural Environment Zone (NE) with an Environmental Protection Overlay. The applicant is proposing to amend the existing Agricultural Zone (A) on the retained parcel to an Agricultural Site-Specific Zone A(spXX) to prevent the construction of a new dwelling.

Permitted uses are contained in Section 11.2 of the Township Zoning By-law. Zone requirements for the Agricultural Zone (A) are found in Section 11.3. Zone requirements for Reduced Agricultural Lots are found in Section 11.4. Zone requirements for accessory buildings and structures are covered in Table 4.1. The retained parcel, severed parcel, and the equipment shop on the retained parcel all comply with the respective regulations established in these sections.

Although the driveshed has been recently removed, and one silo and one barn will be removed, any new or expanding livestock facilities or manure storage facilities will need to comply with the minimum distance separation requirements established in Section 4.16.2 MDS II.

REVIEW COMMENTS

Township Comments:

NPG Planning Solutions – No outstanding concerns.

Building – No outstanding concerns.

Fire and Rescue Services – No outstanding concerns.

Public Works, Parks and Facilities – No comments.

By-law enforcement – No comments.

Planning and Development Advisory Committee - The Committee supports the zoning by-law application and has the following comments:

- That no animal storage is to be permitted in the equipment shop.
- That MDS will be required for any future barns on the retained parcel.

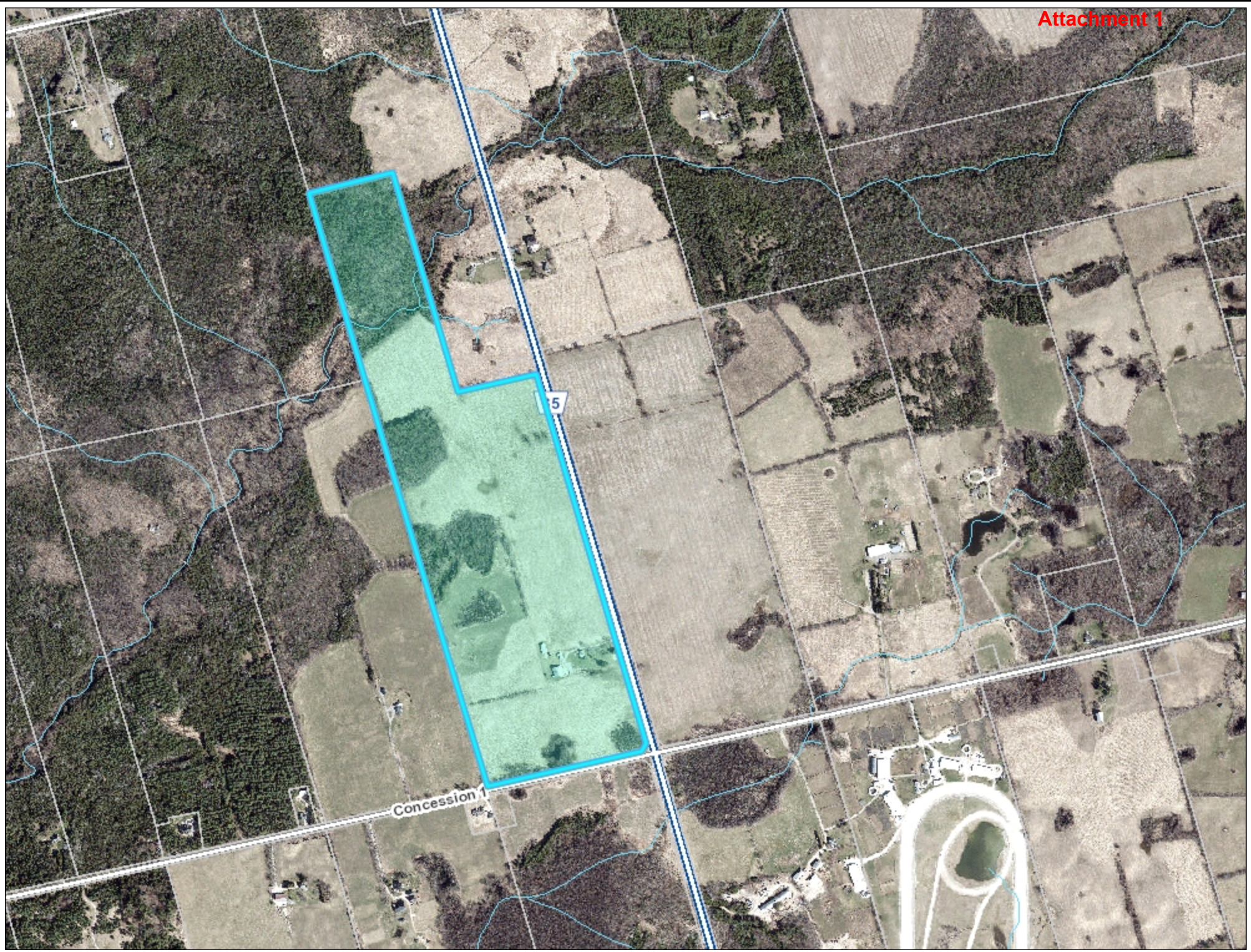
County Comments: No outstanding concerns. Staff recommends a clause in the Zoning By-law clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements.

Agency Comments:

Grand River Conservation Authority – No outstanding concerns.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for the February 20, 2025, Council Meeting.



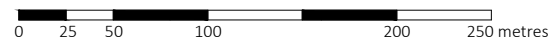
5

Concession 1

SHEET 1 OF 2

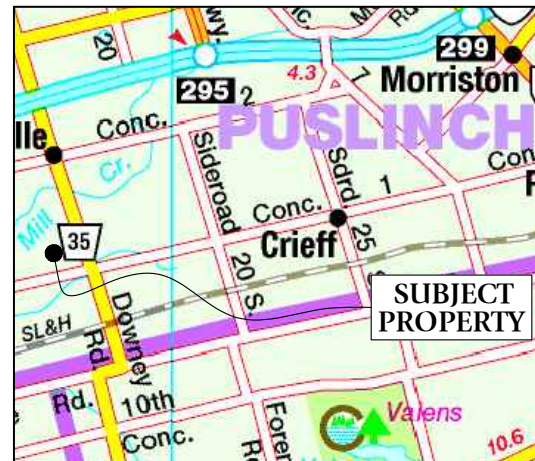
**ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

- O.P. : GREENLANDS
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- COUNTY O.P. : CORE GREENLANDS
- ZONING: NATURAL ENVIRONMENT

ZONE CHANGE REQUEST:

- A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL ZONE:
- i) TO PROHIBIT RESIDENTIAL DEVELOPMENT
 - ii) TO PROHIBIT THE HOUSING OF LIVESTOCK IN THE EXISTING ACCESSORY BUILDING
 - iii) TO PROHIBIT LIVESTOCK IN ANY NEW ACCESSORY BUILDING UNLESS MDS II GUIDELINES ARE MET

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 25th DAY OF SEPTEMBER, 2024
AND AMENDED ON OCTOBER 29th, 2024

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



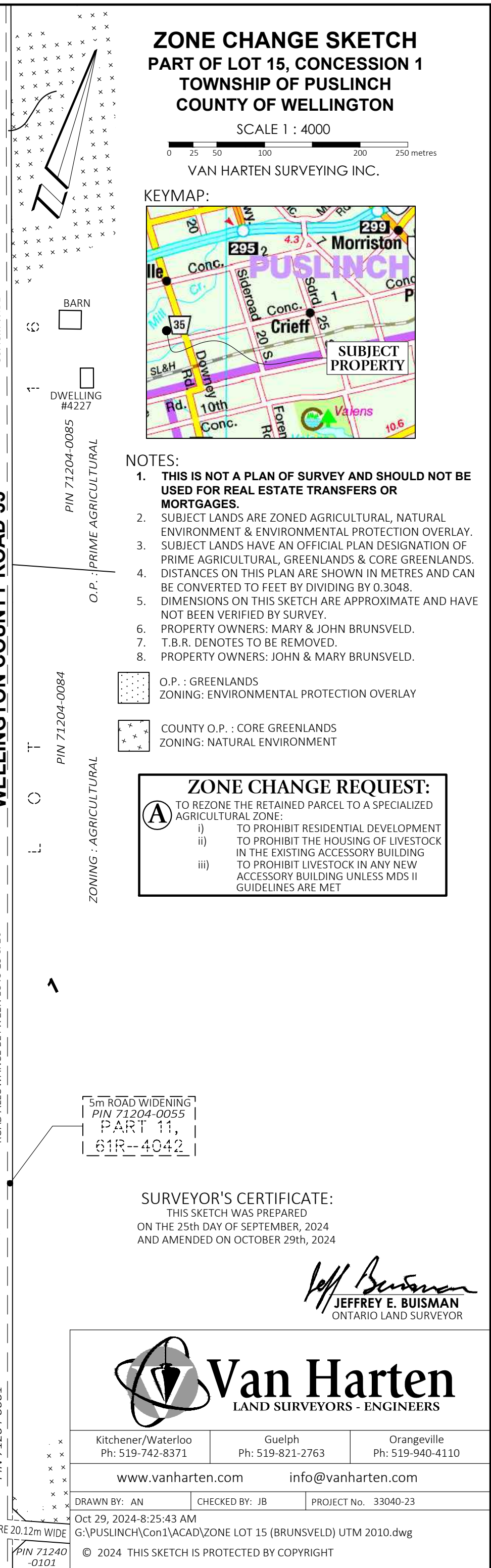
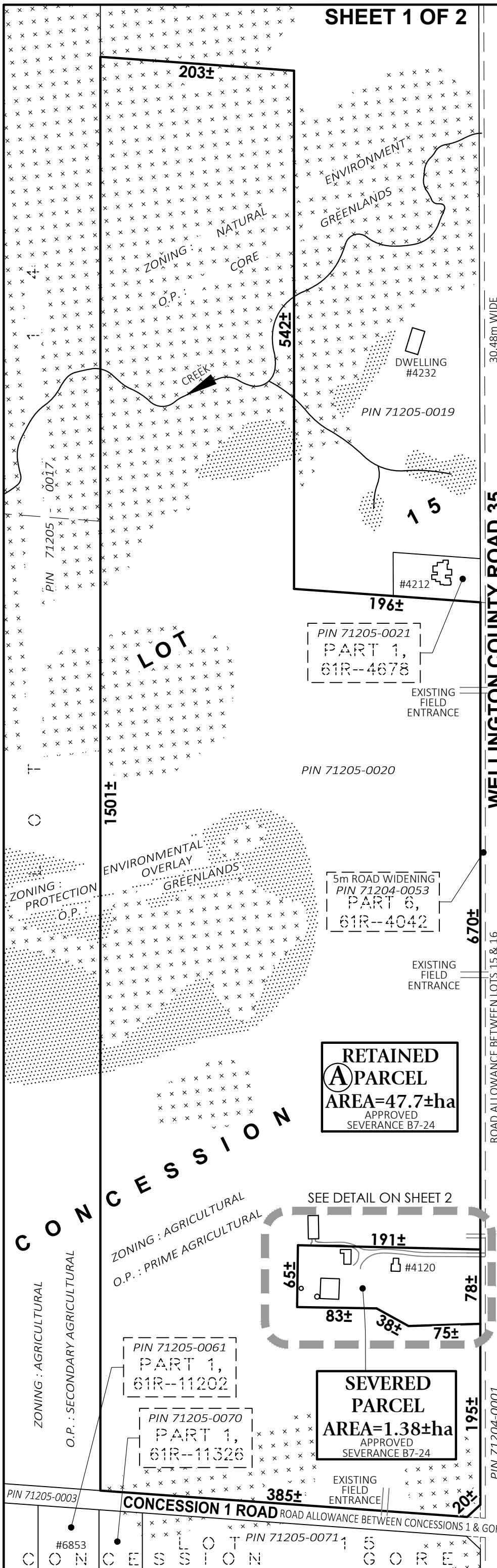
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 29, 2024-8:25:43 AM
G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



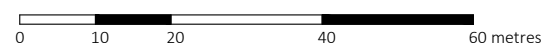
SHEET 2 OF 2

ZONING: AGRICULTURAL (NO DWELLING)		
TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL
Minimum Lot Area	4.0ha	47.7ha
Minimum Lot Frontage	120m	385m
ACCESSORY BUILDING - EQUIPMENT SHOP		
TABLE 4.1 - REGULATIONS	REQUIRED	RETAINED PARCEL
Maximum Building Lot Coverage (Lot Area more than 4ha)	1,400m ²	266m ²
Maximum Height (Lot Area more than 1ha)	7.0m	5.0m
Minimum Front Yard	10m	Complies
Minimum Side Yard	2.0m	6.8m
Minimum Rear Yard	2.0m	Complies

ZONING: AGRICULTURAL - REDUCED LOT REGULATIONS		
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL (DWELLING #4120)
Height of Dwelling	N/A	2 Storeys
Ground Floor Area of Dwelling	N/A	105m ²
Minimum Lot Area	0.4ha	1.38ha
Minimum Lot Frontage (County Road 35)	25.0m	78m
Minimum Front Yard	7.5m	83m
Minimum Interior Side Yard	3.0m	11.2m
Minimum Rear Yard	7.5m	95m
Maximum Lot Coverage (Dwelling)	30%	0.7%
Maximum Permitted Lot Coverage (Accessory Buildings) For Lots Between 1 to 4 ha	500m ²	Silo = 15m ²
Maximum Building Height - Accessory Buildings	7m	Silo = 4.6m
Minimum Rear Yard - Accessory Building	2m	2.0m

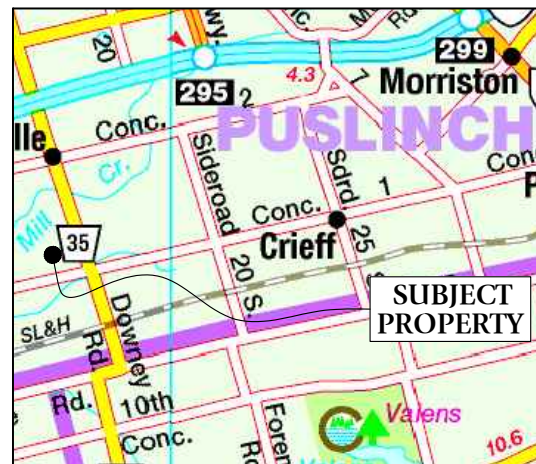
ZONE CHANGE SKETCH
PART OF LOT 15, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000



VAN HARTEN SURVEYING INC.

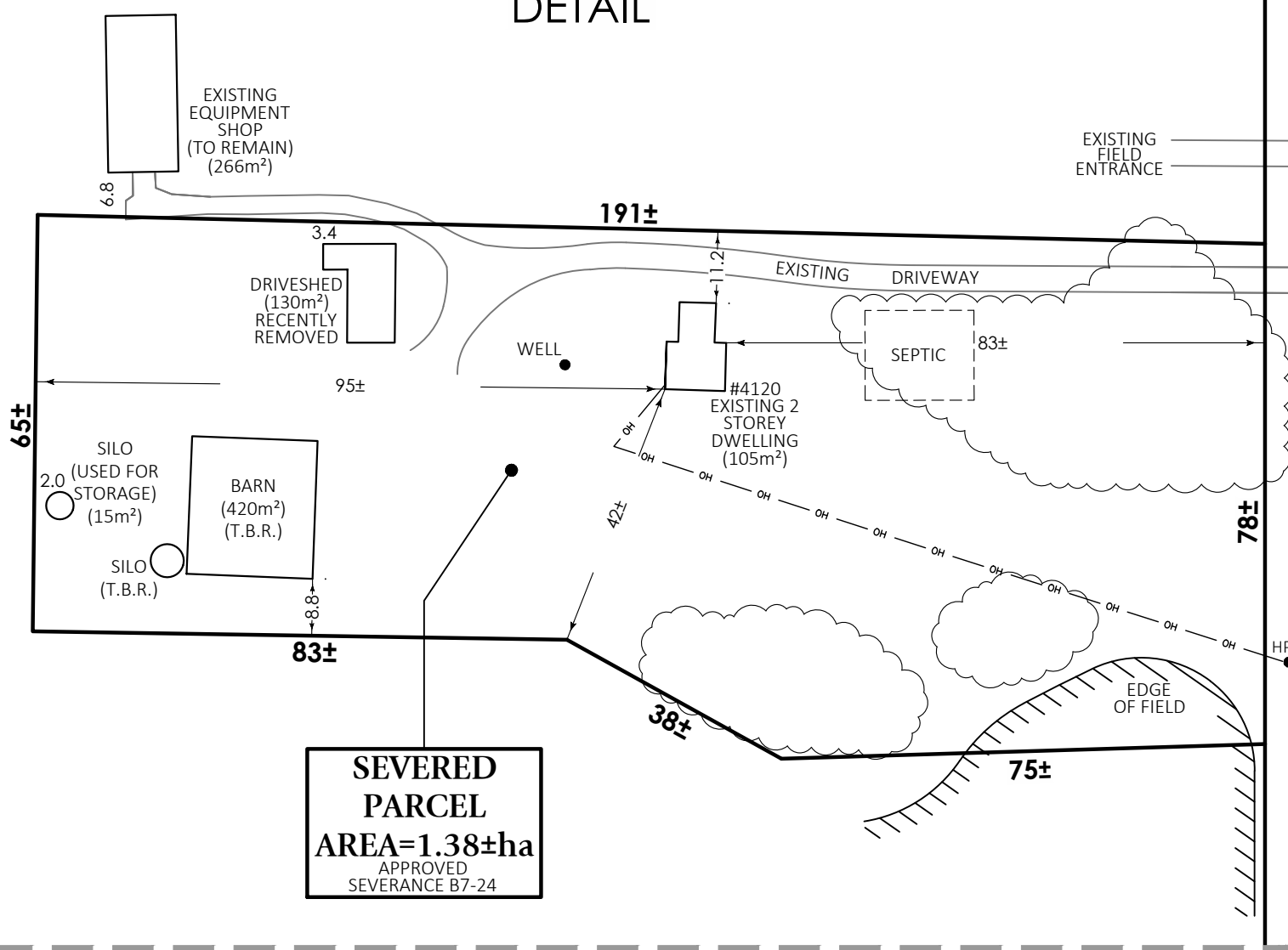
KEYMAP:



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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
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. PROPERTY OWNERS: MARY & JOHN BRUNSVELD.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNERS: JOHN & MARY BRUNSVELD.

DETAIL



SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 25th DAY OF SEPTEMBER, 2024
 AND AMENDED ON OCTOBER 29th, 2024

Jeff Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 33040-23

Oct 29, 2024-8:25:43 AM
 G:\PUSLINCH\Con1\ACAD\ZONE LOT 15 (BRUNSVELD) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
BY-LAW #2024-**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

Whereas the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from: **Agriculture (A) Zone** to a **Specialized Agriculture (A-xx) Zone** as shown on Schedule "A" of this By-law;
2. THAT Section 14 and Table 14.1 of By-law #023/18 are hereby amended by adding the following site-specific provisions:
 - a) Notwithstanding any other provision of By-law #023/18 to the contrary, on land zoned Agricultural (A-XX) Zone on Schedule 'A':
 - i) Residential Development be prohibited;
 - ii) Accessory building existing as of January 1, 2024 shall not be used for a livestock facility as defined by the Minimum Distance Separation (MDS) Implementation Guidelines issued by the Province, as amended; and
 - iii) Accessory building(s) constructed after January 1, 2024 shall only be permitted for use as a livestock facility provided MDSII requirements as issued and as amended by the Province, are met
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended
4. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

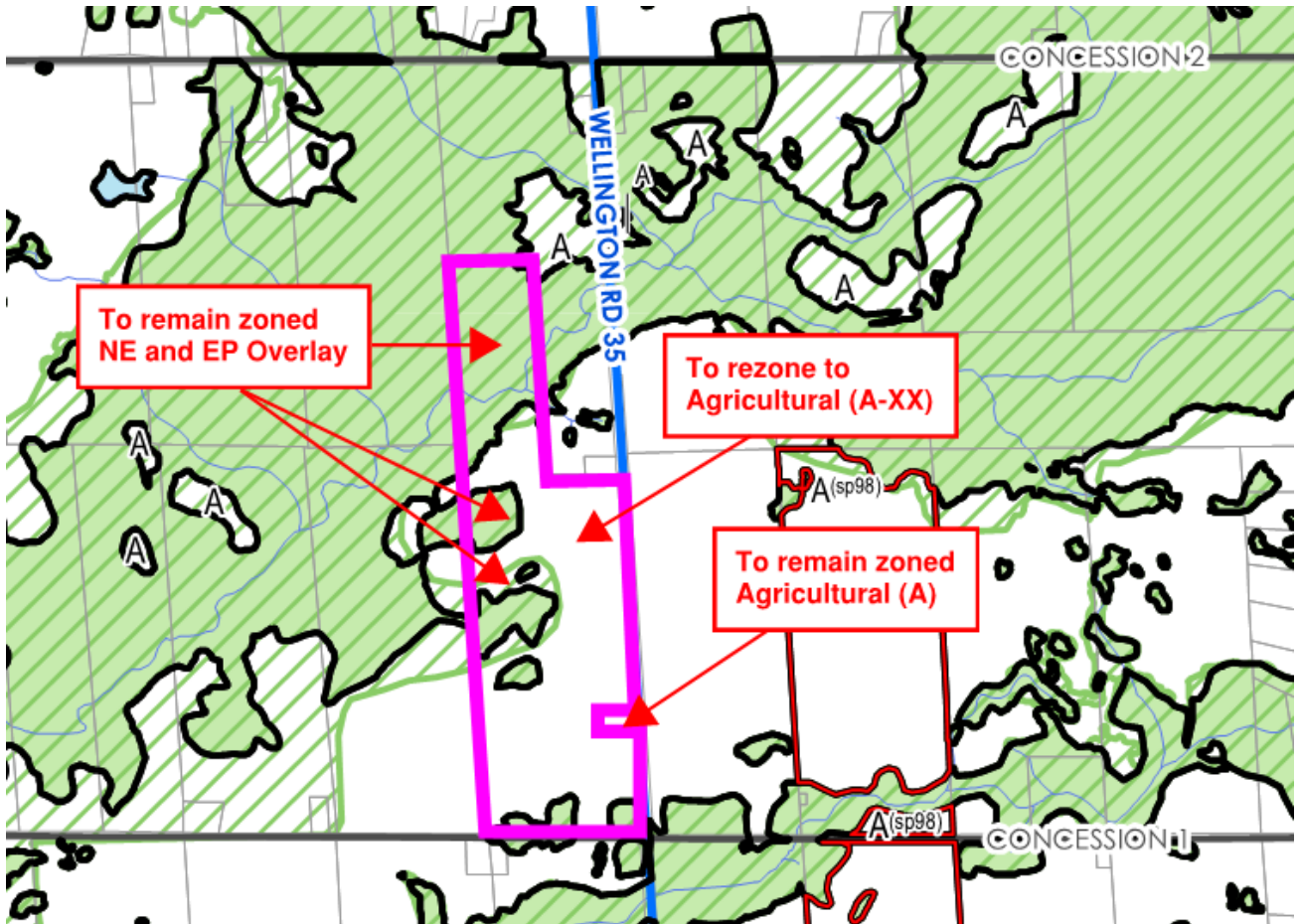
By-law read a First, Second, and Third Time this ____ of _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2024- xx

SCHEDULE "A"



By-law read a First, Second, and Third Time this _____ of _____, 2024

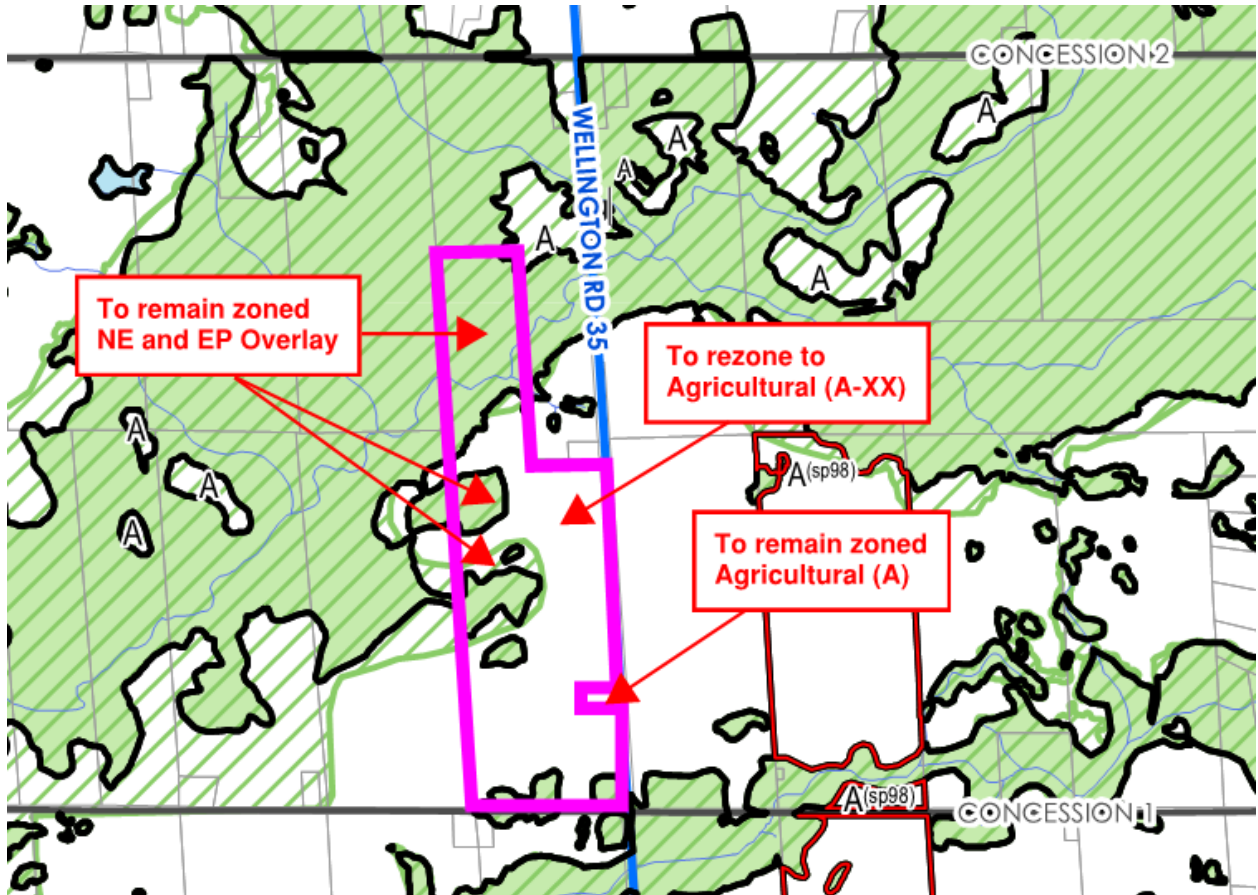
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Purpose of By-law # 2024-xx

By-law Number 2024-xx amends the Township of Puslinch Zoning By-law #23/18 by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from Agriculture (A) Zone to a Specialized Agriculture (A-xx) Zone.



Purpose and Effect of By-law # 2024-xx

The effect of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the Retained Lands to prohibit any future residential development and to prohibit livestock being housed in the existing accessory building. This rezoning is a condition of severance application B7-24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever 1.38 ha rural residential parcel with an existing dwelling (the existing barn and driveshed are to be removed). A 47.7 ha agricultural parcel will be retained with an existing farm equipment building.



Public Meeting

4120 Wellington Road 35

Zoning By-law Amendment (D14-BRU)

- January 22, 2025
- Jesse Auspitz, Principal Planner

Agenda

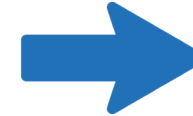
1. Development Process
2. Proposal and Location
3. Provincial and County Planning Policies
4. Zoning By-law Amendment
5. County and Agency Comments
6. Next Steps
7. Questions/Comments

Development Process

**Consent Application
B7-24 Conditionally
Approved on April
2024 by County of
Wellington Planning
and Land Division
Committee**



**Application for
Zoning By-law
Amendment
(Under Review)**



**Fulfill Conditions
of Severance
Applications
(TBD)**

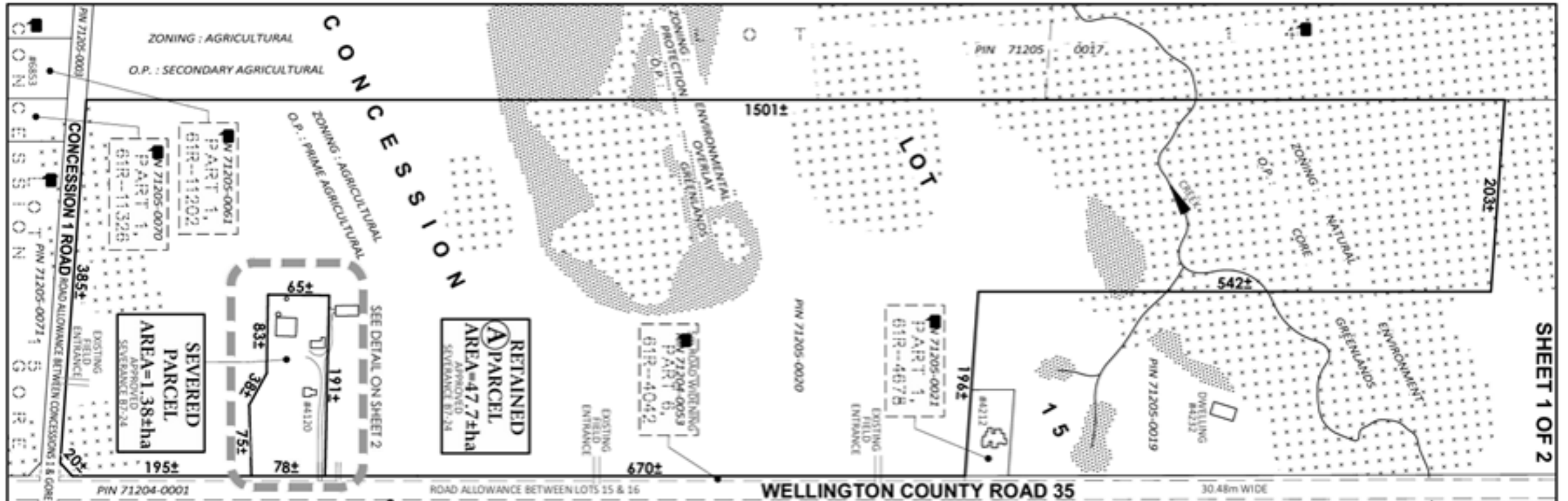


We are here

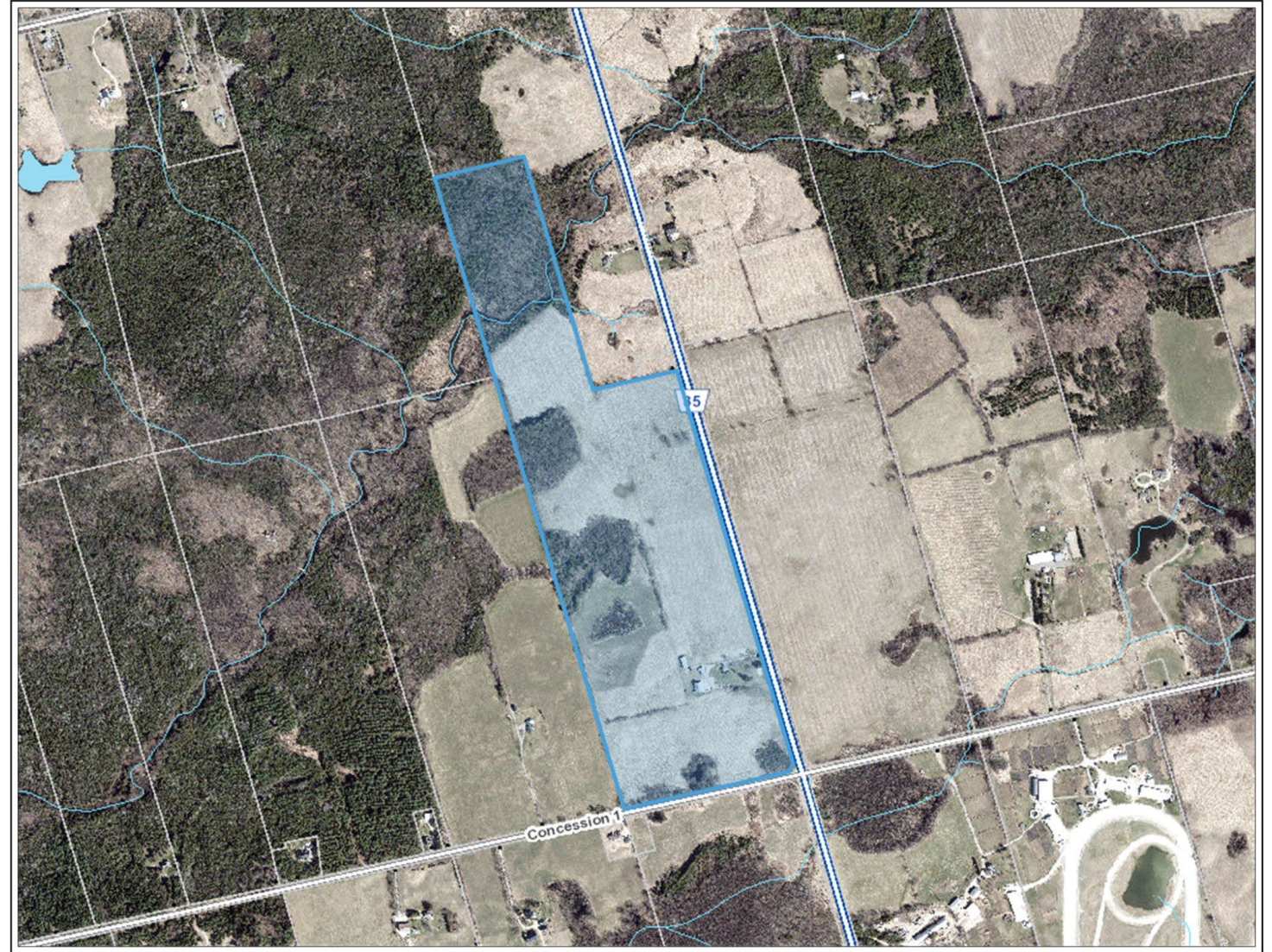
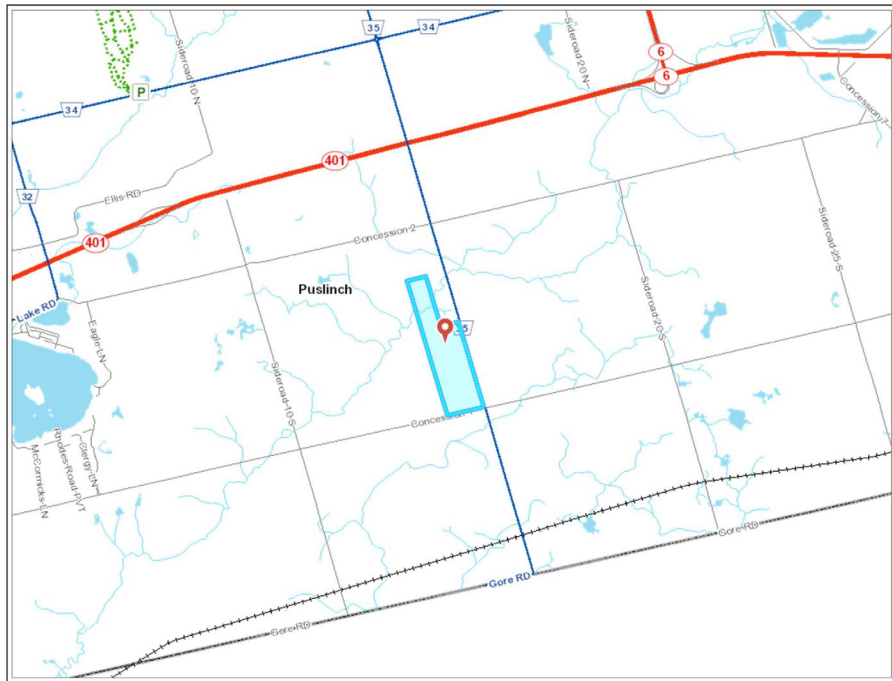
Proposal

- Rezone a portion of the Subject Lands to an Agricultural Site-Specific Zone A(spXX)
- The proposed Zoning By-law Amendment would apply to the retained parcel of lands and prohibit the construction of a new dwelling and also prohibit accessory buildings existing as of January 1, 2024 from being used as livestock facilities.
- The proposed demolition of the barn on the severed parcel achieves compliance with the condition of approval to rezone the severed parcel to prohibit livestock in the existing barn.

Proposal



Location



Policy: Provincial & Regional Policies

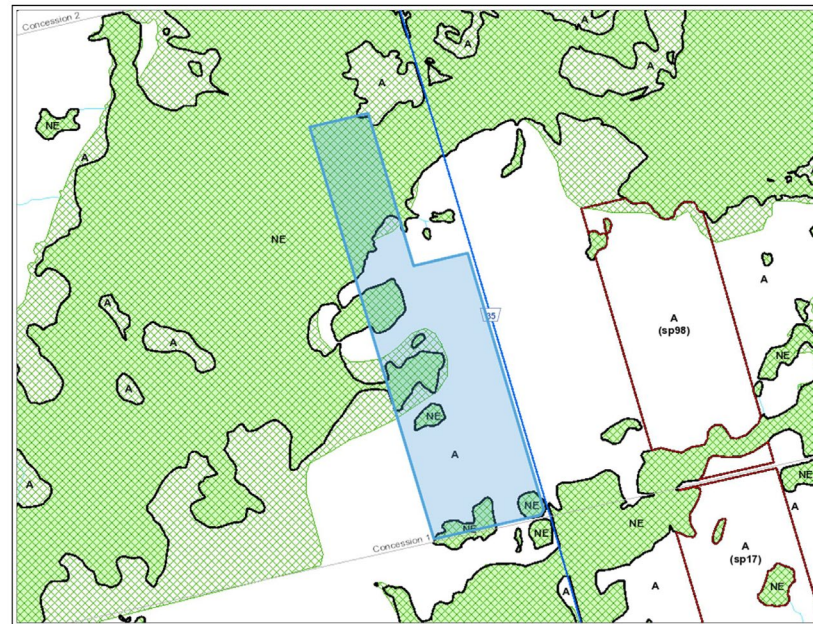
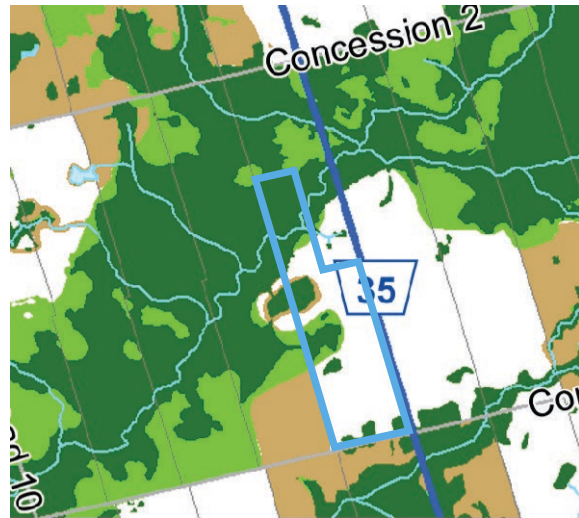
Plan	Designation
Provincial Planning Statement, 2024	Rural Area
County of Wellington Official Plan (July 2024)	Prime Agricultural, Secondary Agricultural, Core Greenlands and Greenlands
Puslinch Zoning By-law 023-18	Agricultural, Natural Environment, Environmental Protection Overlay

The above designations aim to identify and protect agricultural lands and natural heritage features

Policy: County Official Plan and Zoning By-law

County of Wellington Official Plan

Designated:
"Core Greenlands",
"Greenlands",
"Prime Agricultural" and
"Secondary Agricultural"



Puslinch Zoning By-law 023-18

Zoned:
"Agricultural (A)",
"Natural Environment (NE)", with an
"Environmental Protection Overlay (EP Overlay)"

Requested Amendments: Zoning By-law Amendment

- Rezone Agricultural Zone (A) on the Retained Parcel to “Agricultural Site-Specific Zone A (spXX)” to prohibit animal storage within the equipment shop and prohibit the construction of a new residential dwelling
- Site-specific special provision requiring any future barns on the parcel to comply with Minimum Distance Separation formulae

Consultation: Township & Agency Comments

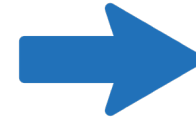
- **No outstanding concerns:** NPG Planning Solutions, Building, Fire and Rescue Services, Public Works, Parks and Facilities, By-law Enforcement, and Grand River Conservation Authority
- **County of Wellington Planning and Development Department:** No outstanding concerns. Staff recommends a clause in the Zoning By-law clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements
- **Planning Development Advisory Committee:** The Committee supports the zoning by-law application and have the following comments:
 - That no animal storage is to be permitted in the equipment shop
 - That MDS will be required for any future barns on the retained parcel

Next Steps

**Ongoing review
of Application**



**Comments
provided to
Applicant,
opportunity to
respond to
comments /
make revisions**



**Future
recommendation
report to Council**

**Thank you.
Questions?**



Agency Comment Summary – ZBA – 4120 Wellington Road 35
Updated with County Planning Comments re Public Notice

Consultant	Comments
NPG Planning Solutions	See letter attached
County of Wellington Planning	See letter attached
County of Wellington Planning – Public Notice Comments	See letter attached
Township of Puslinch Fire Department – Brent Smith	No concerns
Township of Puslinch Building Department – Andrew Hartholt, CBO	No concerns
Township of Puslinch By-law Enforcement	No concerns
Township of Puslinch Public Works – Mike Fowler	No concerns
Source Water	See letter attached
GRCA	See letter attached



November 4, 2024

Lynne Banks
7404 Wellington Road 34,
Puslinch, Ontario

Dear Lynne Banks,

RE: **NPG Comments**
4120 Wellington Road 35
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a zoning by-law amendment application proposing to rezone a portion of the Subject Lands from Agricultural to a Site-Specific Agricultural zone to prohibit a residential dwelling. A consent application was provisionally approved for the Subject Lands (File B7-24) on April 2024, to sever a surplus farm dwelling. This Zoning By-law Amendment application is required to fulfill conditions of approval for the consent application.

This is the third submission for this application.

Comments:

1. All previous comments have been addressed.



Sincerely,



Jesse Auspitz, MCIP, RPP
Principal Planner
NPG Planning Solutions Inc.
jauspitz@npgsolutions.ca



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

 (905) 321 6743
 info@npgsolutions.ca



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR

TEL: 519.837.2600

TEL: 1.800.663.0750

FAX: 519.823.1694

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ON N1H 3T9

October 3rd, 2024

Courtenay Hoytfox
Interim CAO
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON NOB 2J0

Dear Ms. Hoytfox:

Re: ZONING BY-LAW AMMENDMENT - Deeming Complete
John and Mary Brunsveld
4120 Wellington County Road 35
Township of Puslinch

Thank you for circulating the above noted application and provide the following comments for the Township's consideration in deeming the application complete:

Based on the review of the information submitted, County Planning staff have no objections to the proposed Zoning By-law amendment application being deemed complete. The Township should consider possible MDS conflicts with the 'equipment shop' located on the retained lands and the severed lot; planning staff recommend a clause clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements.

It is requested that a copy of the proposed draft amending By-law be provided with the Notice of Complete Application and Public Meeting for County Planning staff's review. Detailed planning comments will be provided at that time.

We trust that these comments are of assistance.

Yours truly,


Zach Prince MCIP RPP
Senior Planner



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, B.S., M.Sc. MCIP, RPP, DIRECTOR
TEL: 519.837.2600
TEL: 1.800.663.0750
FAX: 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ON N1H 3T9

January 15th, 2025

Courtenay Hoytfox
Interim CAO
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Hoytfox:

**Re: Notice of Complete Application & Public Meeting Notice
Proposed Zoning By-law Amendment D14-BRU
Fulfill a condition of severance for a surplus farm dwelling severance
4120 Wellington Rd 35
Township of Puslinch**

Thank you for circulating the Notice of Complete Application & Public Meeting for the above-noted application. We have reviewed the application and provide the following comments for the Township's consideration:

The intent of this application is to change a portion of the zoning from Agricultural Zone (A) to Site Specific Agricultural (A-xx) to prohibit a residential dwelling.

This application is related to consent application B7-24 which was conditionally approved on April 11th, 2024.

The subject lands are designated as Prime Agricultural, Greenlands and Core Greenlands in the County Official Plan. Identified features include Significant Ecological Area, Significant Woodlands, Life Science ANSI, Environmentally Sensitive Area, Provincially Significant Wetlands as well as Grand River Conservation Authority regulated Floodplains and Wetlands.

The Provincial Policy Statement, and subsequently the County Official Plan policies, require that when severing a surplus farm dwelling, a new residential use must then be prohibited on any vacant remnant parcel of farmland created by this type of severance. As per the related consent application B7/24, the subject rezoning application would satisfy Provincial and County requirements, including a condition of provisional consent (Condition 8) by prohibiting a residence on the farmlands. Overall, the County has no objections to the proposed amendment, however the Township should consider that the final by-law contains wording that explicitly prohibits residential use within the site-specific agricultural zone (A-xx) to ensure it is clear that residential uses are not permitted on the remanent parcel of farmland. This would be needed to address condition 8 and meet provincial policy and the County Official Plan. Further The Township should consider possible MDS conflicts with the 'equipment shop' located on the retained lands and the severed lot; planning staff recommend a clause clarifying that no livestock be housed in existing structures on the retained lands and any new structures be required to meet MDS requirements.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, BES, M.Sc. MCIP, RPP, DIRECTOR
TEL: 519.837.2600
TEL: 1.800.663.0750
FAX: 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ON N1H 3T9

If Council approves this amendment, we would appreciate a copy of the notice of passing, amending by-law and affidavit documents for our files.

Yours truly,

A solid black rectangular box redacting the signature of Jamie Barnes.

Jamie Barnes
Junior Planner

A solid black rectangular box redacting the signature of Joanna Henderson.

Joanna Henderson, RPP MCIP
Senior Planner

Justine Brotherston

To: Source Water; Lynne Banks
Cc: wellington+315451@lswims.ca; Jesse Auspitz
Subject: RE: Notice of Complete Application and Public Meeting - 4120 Wellington Rd. 35

Sensitivity: Confidential

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, December 05, 2024 3:33 PM
To: Lynne Banks <lbanks@puslinch.ca>
Cc: Source Water <sourcewater@centrewellington.ca>; wellington+315451@lswims.ca; Jesse Auspitz <jauspitz@npgsolutions.ca>
Subject: RE: Notice of Complete Application and Public Meeting - 4120 Wellington Rd. 35
Sensitivity: Confidential

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hi Lynne,

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

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

Thanks,

Kim



December 17, 2024

Via email

GRCA File: 4120 Wellington Rd. 35

Lynne Banks
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON, N0B 2J0

**Re: Zoning By-law Amendment Application
4120 Wellington Road 35, Township of Puslinch
Mary Brunsveld (c/o Van Harten Surveying Inc.)**

Dear Lynne Banks,

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to rezone the retained parcel to prohibit a residential dwelling.

Recommendation

The GRCA has no objections to the zoning by-law amendment application.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover Letter (prepared by Van Harten Surveying Inc., dated September 25, 2024)
- Zone Change Sketch (prepared by Van Harten Surveying Inc., dated September 25, 2024)

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains a portion of Mill Creek and its associated wetland and floodplain. As such, a portion of the retained parcel is regulated by GRCA under Ontario Regulation 41/24. The severed parcel does not contain any

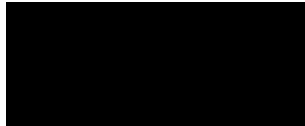
features of interest to the GRCA. Any new development/site alteration within the regulated area will require a permit from the GRCA. A copy of GRCA's resource mapping is attached.

The GRCA previously provided comments on the associated consent application (B7-24) on March 20, 2024. We understand that this rezoning application is to satisfy a condition of that consent application. The GRCA has no concerns with the zoning by-law amendment application as it appears that no new development is being proposed. The GRCA should be notified if any new development is proposed within the retained parcel.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's review of the associated consent application. As such, no additional fee is required for our review of this application.

We trust this information is of assistance. Should you have any questions, please contact Angela Wang at 519-621-2763 ext. 2270 or awang@grandriver.ca.

Sincerely,

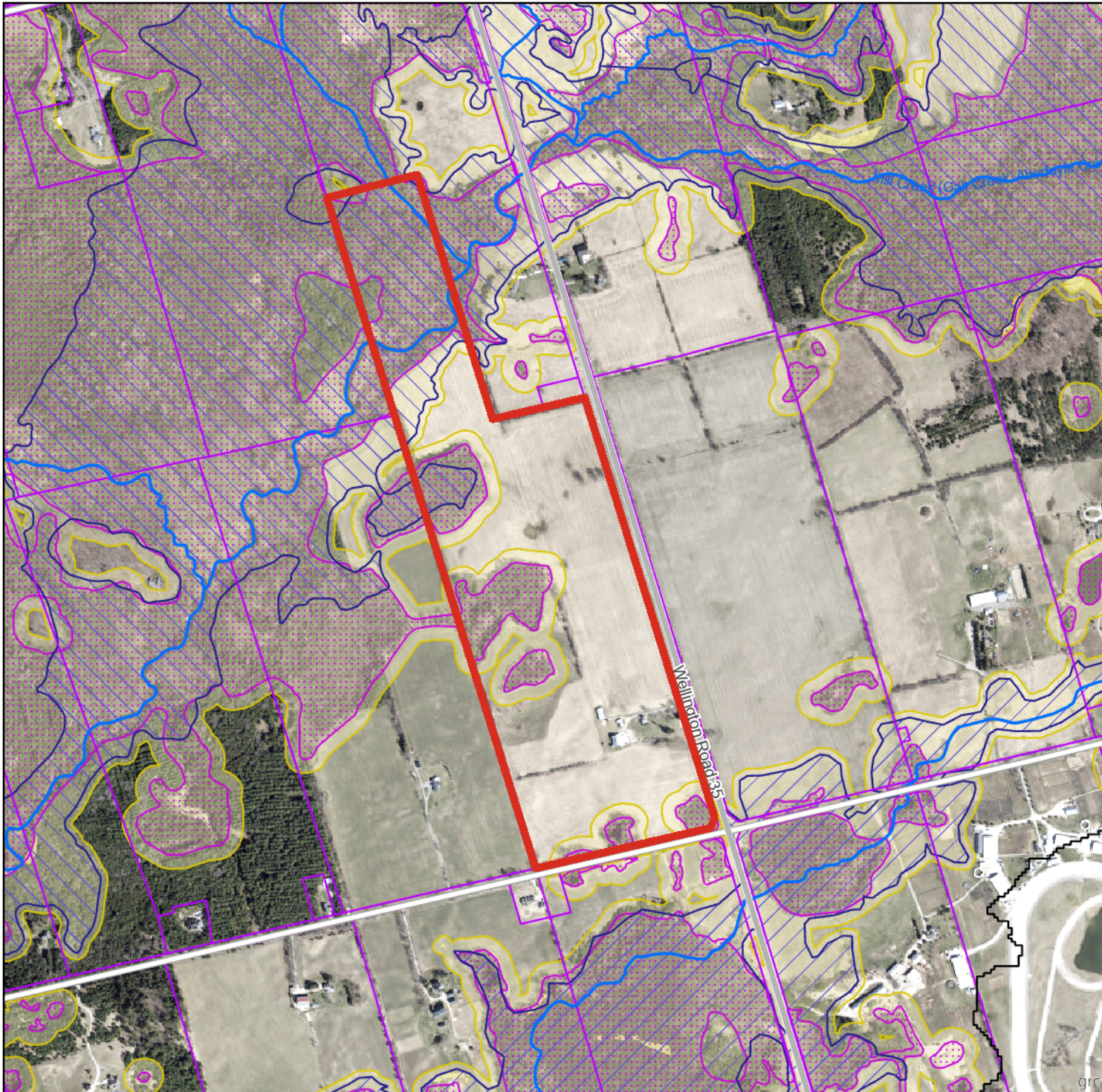
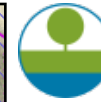
A solid black rectangular box redacting the signature of Melissa Larion.

Melissa Larion, MCIP, RPP
Supervisor of Planning and Regulations
Grand River Conservation Authority

















Angela Wang
Intermediate Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Jeff Buisman, Van Harten Surveying Inc. (via email)



Legend

-  Regulation Limit (GRCA)
- Floodplain (GRCA)
 -  Engineered
 -  Estimated
 -  Approximate
-  Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 -  Steep
 -  Oversteep
 -  Toe
- Slope Valley (GRCA)
 -  Steep
 -  Oversteep
-  Regulated Watercourse (GRCA)
-  Regulated Waterbody (GRCA)
-  Wetland (GRCA)
-  Lake Erie Flood (GRCA)
-  Lake Erie Shoreline Reach (GRCA)
-  Lake Erie Dynamic Beach (GRCA)
-  Lake Erie Erosion (GRCA)
-  Parcel - Assessment (MPAC/MNRF)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

