



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
2020 COUNCIL MEETING

A G E N D A ADDENDUM

DATE: Wednesday March 4, 2020

CLOSED MEETING: Immediately following the
regular meeting

REGULAR MEETING: 1:00 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Disclosure of Pecuniary Interest & the General Nature Thereof.
3. **CLOSED ITEMS** ≠
 - (a) Confidential report by Lynne Banks, Development and Legislative Coordinator, regarding a proposed or pending acquisition or disposition of land by the municipality or local board - Township road allowance;
 - (b) Confidential report from Courtenay Hoytfox, Development and Legislative Coordinator, regarding litigation or potential litigation, inducing matters before administrative tribunal, affecting the municipality or local board – Zoning By-law 023/18;
 - (c) Adoption and Receipt of Minutes of the Previous Closed Meetings
 - January 16, 2020 Closed Council Meeting
 - January 22, 2020 Closed Council Meeting
 - February 19, 2020 Closed Council Meeting
4. **Adoption and Receipt of Minutes of the Previous Meeting.≠**
 - (a) January 16, 2020 Special Council Meeting
 - (b) February 19, 2020 Regular Council Meeting
5. Business Arising Out of the Minutes.
6. **PUBLIC MEETINGS**
 1. **Zoning By-law amendment D14/GAL – Joseph Gallo – Concession Gore, Rear Part Lot 30, 4071 Concession Road 7.**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH 2020 MEETING

***note this Public Information Meeting will be held on Thursday March 26th, 2020 at 7:00 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

2. Housekeeping Amendment to the Comprehensive Zoning By-law 023/18.

***note this Public Information Meeting will be held on Thursday March 26th, 2020 at 7:30 p.m. at the Municipal Complex – 7404 Wellington Rd. 34**

7. COMMUNICATIONS

1. Notification from the Ministry of Natural Resources and Forestry regarding the proposed regulatory changes under the Aggregate Resources Act dated February 19, 2020
2. AMCTO's summary of the proposed changes under the Aggregate Resources Act including community member John McNie's comments dated February 27, 2020.
3. Council Endorsement from the Municipality of Central Elgin regarding AMO's position on Legislative Changes in Bill 132 with respect to the Aggregate Resources Act and Safe Drinking Water Act dated February 26, 2020.
4. 2020 Puslinch Volunteer of the Year Program Award Announcement
5. Township of Puslinch Audit Planning Report prepared by BDO Canada dated February 26, 2020.
6. Thank you letter from the Hon. Minister Steve Clark for Council's attendance at the 2020 ROMA conference dated February 19, 2020.
7. Notice of Compliance in accordance with the Emergency Management and Civil Protection Act (EMCPA) dated February 15, 2020.
8. Proposed regulations pertaining to the Community Benefits Authority - Municipal Finance Offices' Association of Ontario (MFOA) dated February 28, 2020.
 - a) AMO Draft Community Benefit Charge Development Charge Regulatory Proposal and Provincial Policy Statement Posted dated February 28, 2020



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH 2020 MEETING

- b) Watson and Associated Economists Ltd. Draft Community Benefit Charge Development Charge Regulatory Proposal and Provincial Policy Statement
Posted dated February 28, 2020

Intergovernmental Affairs

9. Township of Madoc motion of support regarding 911 misdials
10. Town of Bracebridge motion of support for ban of single-use disposable wipes
11. Township of Madoc motion of support regarding the Conservation Authority Levies
12. County of Frontenac motion of support regarding the Conservation Authorities
13. Northumberland County motion regarding the Conservation Authorities
14. Notification from Peterborough County Federation of Agriculture regarding Bill 156, Security from Trespass and Protection Food Safety Act
15. County of Haliburton motion regarding Tourism oriented destination signage fee increases
16. Municipality of South Huron motion of support regarding enforcement for safety on Family Farms
17. Township of Madoc letter to Hon. Minister Hardeman regarding Bill 156, Security from Trespass and Protection Food Safety Act
18. AMO Policy updated dated February 14, 2020
19. AMO Watch File dated February 20, 2020
20. AMO Watch File dated February 27, 2020
21. Technical Engagement Meeting – Aberfoyle and Erin Annual Reports
22. Provincial Policy Statement (PPS) 2020 Municipal Decision Notification Letter

8. **DELEGATIONS / PRESENTATIONS** ≠

None

9. **REPORTS** ≠

1. **Puslinch Fire and Rescue Services**

(a) None

2. **Finance Department**

(a) Applications for Cancellation, Reduction or Refund of Taxes chapter 25, section 357 or 358 of the Municipal Act, 2001 ≠

3. **Administration Department**

(a) Report ADM-2020-004 2019 Annual Water Report ≠

(b) Report ADM-2020-005 Mayor's Absence Schedule ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
2020 MEETING

4. **Planning and Building**
 - (a) County of Wellington - Zoning Amendment D14/DAY Final Report ≠
5. **Roads & Parks Department**

None
6. **Recreation Department**
 - (a) REC-2020-002 Old Morriston Backstop Replacement ≠
7. **Mayor's Updates**
10. **NOTICES OF MOTION**
11. **COMMITTEE MINUTES**

None.
12. **MUNICIPAL ANNOUNCEMENTS**
13. **UNFINISHED BUSINESS**
14. **BY-LAWS ≠**
 - (a) BL2020-016 Zoning By-law Amendment to By-law 023-18 - D14/DAY≠
15. **CONFIRMING BY-LAW ≠**
 - (a) By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch.
16. **ADJOURNMENT ≠**



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development
Department

DATE: February 27th, 2020
TO: Glen Schwendinger, CAO/Clerk
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **FINAL REPORT**
Zoning By-law Amendment Application D14/DAY – Andrew and Anne Day
7171 Con 1 & 4071 Sideroad 25 South, Puslinch
Removal of Site Specific Provision
SCHEDULES: **Schedule 1 – Consent sketch**
Schedule 2 – Draft Zoning By-law

SUMMARY/COMMENTS

The purpose of the proposed zoning by-law amendment is to remove a permitted site specific use located on a proposed vacant lot as a condition of approval for application B50/19.

The subject property is currently zoned (A-SP-78) which permits an office use on the property. This use is only required on the retained parcel and not the vacant lot which is proposed to be zoned to Agricultural (A).

A draft Zoning By-law has been prepared for council's consideration.

INTRODUCTION

This rezoning application relates to land legally described as Part Lot 26, Concession Gore, Township of Puslinch, municipally known as 7171 Con 1 & 4071 Sideroad 25 South. The property is approximately 33.64ha (83ac) in size and contains a single detached dwelling, farm buildings and a professional office (Figure 1).

PROPOSAL

The purpose of the proposed zoning by-law amendment is to remove a permitted site specific use located on a proposed vacant lot as a condition of approval for application B50/19. The severed lot is approximately 0.56ha (1.4ac), the retained parcel contains an office, farm buildings, dwelling and is approximately 34ha (84ac).

ZONING BY-LAW

Zoning By-law

The subject property is zoned Agricultural (A) with a site specific provision (SP-78) which permits an office use on the property subject to the following provisions:

No.	Parent Zone	By-Law	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provisions
78	Agriculture (A)	By-Law 42/14	Professional office with a max. floor area of 100 m ² (1,076 sq. ft.), a max. height of 8.5 m (27.1 ft.) and setback approximately 240 m from Concession Road 1; 250 m from Sideroad 25; and 145 m from the East lot line Any use permitted in an (A) zone	Outdoor storage areas associated with the professional office use	The professional office building shall be contained to an area in proximity to the existing building cluster. It shall not be used for residential purposes and shall not contain any sleeping quarters within it. The number of employees permitted to work at the professional office shall not exceed three and shall not include any off-site employees.

AGENCY AND PUBLIC COMMENTS

Public Comments

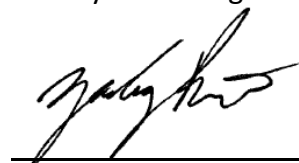
A public meeting was held on February 19th, 2020. Staff were present, one member of the public asked questions and no concerns were raised.

CONCLUSION

The proposed rezoning conforms to provincial policy and the County Official Plan. Staff have prepared a Draft By-law for council's consideration as **Schedule 2**.

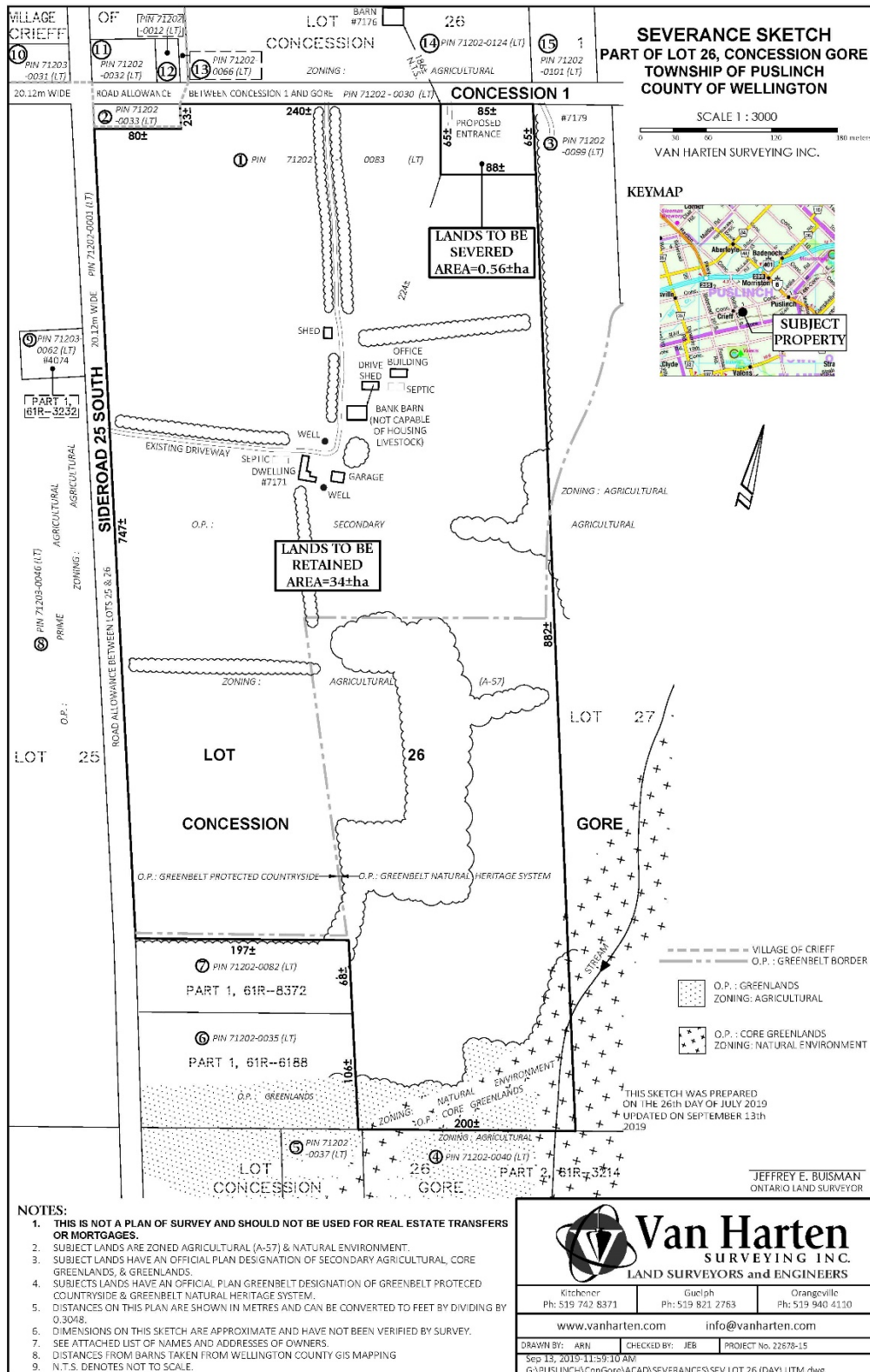
Respectfully submitted

County of Wellington Planning and Development Department



Zach Prince, MCIP RPP
Planner

SCHEDULE 1: Consent Sketch



SCHEDULE 2: Draft By-law

ZONING BY-LAW AMENDMENT to By-law 023/18

for

**Andrew and Anne Day
Part Lot 26, Concession Gore
7171 Concession 1 & 4071 Sideroad 25 South, PUSLINCH**

Township of Puslinch Rezoning Application D14/DAY

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, 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 Sections 34 of the Planning Act, R.S.O. 1990 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 Lot 26, Concession Gore, municipally known as 7171 Concession 1 & 4017 Sideroad 25 South, within the Township of Puslinch, from Site Specific **SP-78 ZONE** to **AGRICULTURAL ZONE**, as shown on schedule "A" of this By-law.
2. That unless otherwise provided, the subject land as shown on Schedule "A" to this By-Law shall be subject to all applicable regulations of Zoning By-Law 023/18, as amended.
3. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ OF _____, 2020.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ OF _____, 2020.

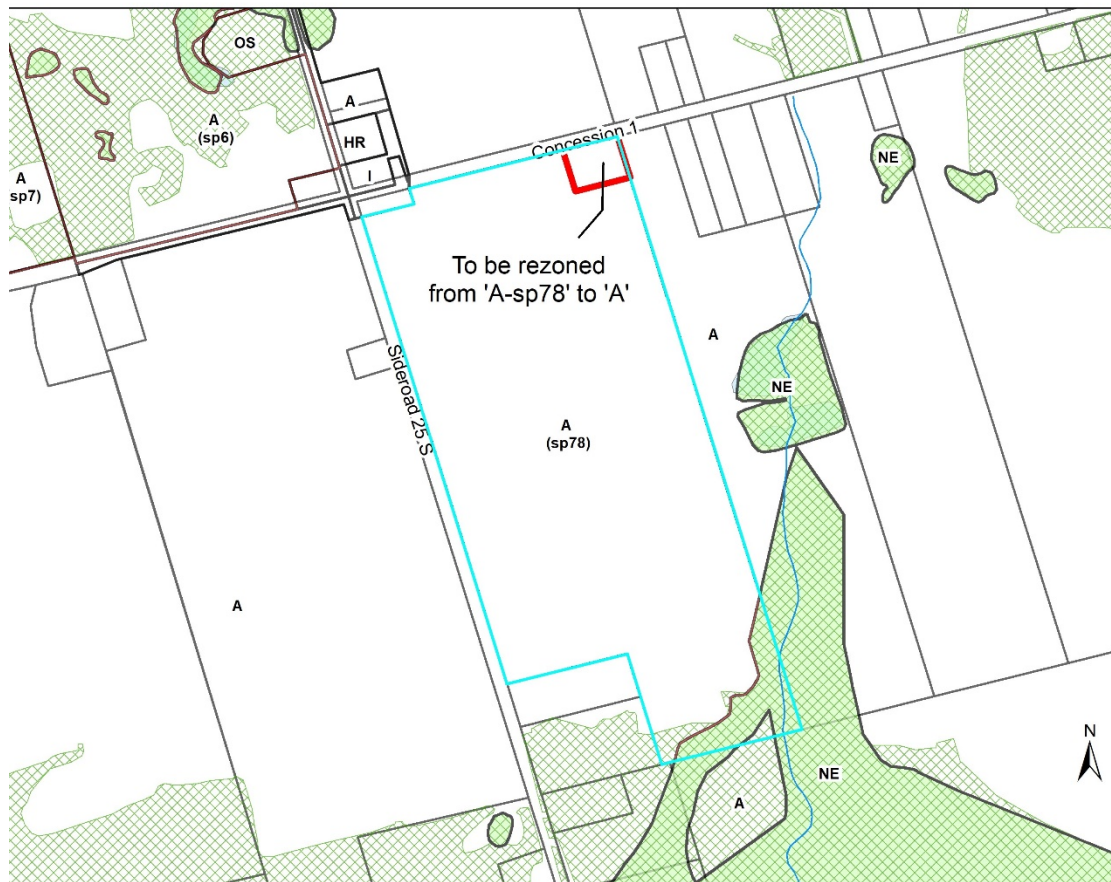
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

Schedule "A"



Highlighted area to be rezoned from “**SP-78**” Zone to “**A**” Zone

This is Schedule "A" to By-law No. _____
Passed this ____ day of _____, 2020.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 23/18 by rezoning 7171 Concession 1 & 4017 Sideroad 25 South, within the Township of Puslinch, and municipally referred to as 6920 Concession 1, from a SP-78 ZONE to an AGRICULTURAL ZONE

The subject lands are designated Secondary Agricultural lands in the County of Wellington Official Plan. The purpose of the proposed zoning by-law amendment is to remove a permitted site specific use located on a proposed vacant lot as a condition of approval for application B50/19.

ZONING BY-LAW AMENDMENT to By-law 023/18

for

Andrew and Anne Day
Part Lot 26, Concession Gore
7171 Concession 1 & 4071 Sideroad 25 South, PUSLINCH

Township of Puslinch Rezoning Application D14/DAY

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2020-016

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, 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 Sections 34 of the Planning Act, R.S.O. 1990 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 Lot 26, Concession Gore, municipally known as 7171 Concession 1 & 4017 Sideroad 25 South, within the Township of Puslinch, from Site Specific **SP-78 ZONE** to **AGRICULTURAL ZONE**, as shown on schedule "A" of this By-law.
2. That unless otherwise provided, the subject land as shown on Schedule "A" to this By-Law shall be subject to all applicable regulations of Zoning By-Law 023/18, as amended.
3. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ OF _____, 2020.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ OF _____, 2020.

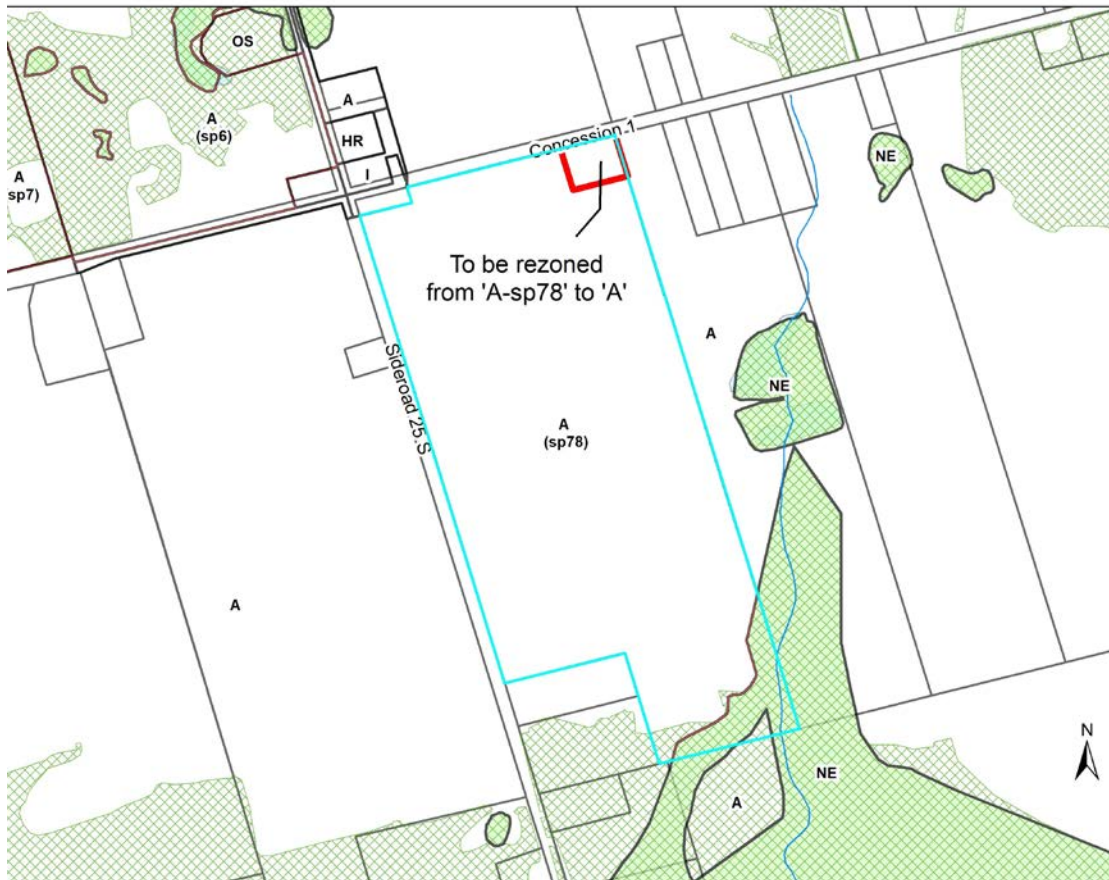
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2020-016

Schedule "A"



Highlighted area to be rezoned from **"SP-78" Zone** to **"A" Zone**

This is Schedule "A" to By-law No. 2020-016
Passed this ____ day of _____, 2020.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. 2020-016

By-law Number 2020-016 amends the Township of Puslinch Zoning By-law 23/18 by rezoning 7171 Concession 1 & 4017 Sideroad 25 South, within the Township of Puslinch, and municipally referred to as 6920 Concession 1, from a SP-78 ZONE to an AGRICULTURAL ZONE

The subject lands are designated Secondary Agricultural lands in the County of Wellington Official Plan. The purpose of the proposed zoning by-law amendment is to remove a permitted site specific use located on a proposed vacant lot as a condition of approval for application B50/19.