

SUMMARY OF FINAL COMMENTS/DELEGATIONS

The following table documents the comments/delegations received from stakeholders, agencies, and members of the public with respect to the final draft of the Township’s Comprehensive Zoning By-law, which was presented to Council for adoption on March 21, 2018. Minor revisions to the by-law are proposed to address some of the comments provided, as indicated in the table.

No.	DELEGATION	COMMENTS	RESPONSE
1.	City of Guelph	1. The City recommends that the requirement for dry industrial uses be amended such that all permitted uses are required to be dry, and that the definition of Dry Industrial is amended accordingly.	The Zoning By-law has been revised as follows: <ul style="list-style-type: none"> - The following use-specific special provision has been more clearly applied to all industrial uses: <i>If a municipal water supply is not available, an industrial use shall not be permitted unless it is a dry industrial use.</i> - Industrial uses that would not be considered ‘dry’ as per the definition included in the by-law have also been removed from the table of industrial permitted uses, for clarity, excluding medical marijuana production facilities since one has already been permitted.
2.	Wellington Federation of Agriculture	1. Definition of Kennel: Apply a phrase that more clearly separates animals found in kennels from those animals found on farms. 2. Insert definition for "on-farm diversified use" and substitute it for Farm Business, Farm Greenhouse ... within the by-law. 3. Definition of waste: Specify that manure is exempt and falls under Nutrient Management Act:	No change recommended. The existing definition clearly refers to domesticated animals like cats and dogs, as opposed to livestock and farm animals. The term farm related business has not been replaced. It is felt that this term is clearer and more intuitive to the reader with respect to the uses intended. The definition is consistent with the PPS and includes multiple types of terms that are defined by the PPS: agri-tourism uses and on-farm diversified uses. It is recommended that ‘Farm Related Business’ be maintained in the existing by-law. Done.

FINAL COMMENTS/DELEGATION SUMMARY TABLE – MARCH 21, 2018
TOWNSHIP OF PUSLINCH COMPREHENSIVE ZONING BY-LAW PROJECT

No.	DELEGATION	COMMENTS	RESPONSE
		<p>4. Accessory Farm Employee Accommodation: A maximum footprint would be preferred</p>	<p>The minimum GFA requirement of 75m² has been removed. Based on a best practice review, this standards is not typically identified in by-laws.</p>
		<p>5. Limit of 7m in height for the agricultural zone. - This may unnecessarily limit new and expanding farm operations. Strongly suggest consulting OMAFRA agricultural engineers on typical dimensions for farm building and farm accessory buildings. Agriculture structures are diverse to accommodate a diverse range of farm activities and specifications for buildings differ from those structures intended for human occupancy. The wording used in by-laws of other Wellington municipalities would be more appropriate for farm structures, "to such a height as is necessary to accomplish the purpose they are to serve"</p>	<p>The following text has been added to Section 4.13 with respect to the maximum height requirement: <i>Non-habitable buildings and structures associated with a permitted agricultural use or agriculturerelated use, including but not limited to a barn, feed mill, grain elevator or silo, are permitted to exceed the maximum height requirements of the applicable zone, provided that all other requirements of the zone are complied with.</i></p>
		<p>6. Parking requirement for agricultural animal clinics. Some clinics may not be able to meet. Exclude Agricultural Animal Clinics from the parking requirement</p>	<p>The parking requirement has been revised to 1 per 50 m²</p>
		<p>7. Maple sugar production: Some rudimentary structures are used in many operations, such as maple syrup production and animal shelters, that could fall in the NE Zone. These are accessory buildings of minimal impact given the time of year they are in use (for Maple Sugar Shacks) and their rudimentary structure. They should be accommodated just as a boat house is allowed.</p>	<p>Agricultural uses are permitted in the NE zone, including accessory structures.. No change required.</p>
		<p>8. Add' Where the Environment Protection overlay exists on a lot, the permitted uses and regulation of the underlying zone shall apply. In addition to these provision, the following special provisions shall apply to proposed development on lands within the Environmental Protection Overlay', Additionally Environmental Protection should be clearly mapped as an overlay versus a hard defined line.</p>	<p>Text has been added to the table in Section 2.1 to clearly indicate that overlay zone is in addition to provisions of the underlying zone.</p>