NOTICE OF THE PASSING OF ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 12/2015, on the 3rd day of February, 2015, under Section 34 of the *Planning Act*, R.S.O. Chapter P. 13, as amended.

AND TAKE NOTICE that the last date for filing a notice of appeal to the Ontario Municipal Board in respect of the by-law is the **5th day of March, 2015.** A Notice of Appeal setting out the reasons for the appeal must be filed with the Clerk of the Township of Guelph/Eramosa and accompanied by the appropriate fee as required by the Ontario Municipal Board.

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law and a key map showing the lands 5089 Wellington County Road 32 (Part of Lot 3, Concession 2, Division B, former geographic area of the Township of Guelph, now in the Township of Guelph/Eramosa) to which the by-law applies, is shown below. The complete by-law passed as By-law No. 12/2015 is available for inspection in the Clerk's Office located at 8348 Wellington Road 124 (at Brucedale), during regular business hours (8:30 a.m. to 4:30 p.m.).

PURPOSE AND EFFECT

By-law 12/2015 amends By-law 57/1999, being a Zoning By-law controlling land use development within the Township of Guelph/Eramosa. The purpose of the by-law is to amend By-law No. 57/1999 to add a Special Provision to the property that would permit a number of farm-related secondary uses on the property, including a Farm Produce Sales Outlet, Farm-Related Tourism Business, Farm-Related Bakery, and Multi-Purpose Event Facility.

Special Provision 21.178

i. "**Farm Produce Sales Outlet**" shall be a permitted use and means a building, structure or use accessory and secondary to the farm for the sale of agricultural/farm related products, from the farm and local farming community and which may be subject to local value-added processing are sold at retail to the general public.

   a. Agricultural/farm related products may include fruit and vegetables, grains, meat and milk products.

   b. Local artisans crafts may be sold accessory to the agricultural/farm related products.

ii. "**Farm-Related Tourism Business**" means those agriculturally-related tourism uses that promote the enjoyment, education or activities related to the agricultural operation. The principle activity on the property must remain agricultural production. As such, uses must:

   a. Be dependent on the existence of the agricultural operation,

   b. Use products that are produced on the property or related to agriculture,

   c. Enhance the agricultural nature of the property, and

   d. Not present any limitation to future agricultural activities.

   Such activities could include hay or corn maze, petting zoo, hay/sleigh rides, pumpkin chucking, farm tours, and processing demonstrations.

iii. **"Farm-Related Bakery"** shall be a permitted use and means a building or part thereof, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises. The majority of products offered will have some connection to the farm or immediate farming community.

iv. **"Multi-Purpose Event Facility"** shall be a permitted use and means a service commercial establishment used for the purposes of birthday parties or other small

events. Cooking classes and other similar activities which share knowledge about agricultural production or use farm-produced products shall be a permitted use of this facility. The Multi-Purpose Event Facility shall be a limited use concurrent with seasonal farm activities.

a. Maximum Gross Floor Area of the Multi-Purpose Event Facility 255 m^2 (2,745 ft^2)

v. Maximum combined Gross Floor Area devoted to uses permitted by i., iii, & iv. shall not exceed 670 m^2 (7,215 ft^2).

vi. Maximum combined developable area devoted to uses permitted by i., iii, & iv. shall not exceed 1.06 ha (2.6 ac)

vii. Minimum Lot Area 21.7 ha (53.5 ac)

viii. Front Yard Setback for Existing Buildings 3.9 m (12.8 ft)

The complete by-law passed as By-law No. 12/2015 is available for inspection in the Clerk's Office located at 8348 Wellington Road 124 (at Brucedale), during regular business hours (8:30 a.m. to 4:30 p.m.).

Dated at the Township of Guelph/Eramosa, this 13th day of February, 2015.

Meaghen Reid, Clerk
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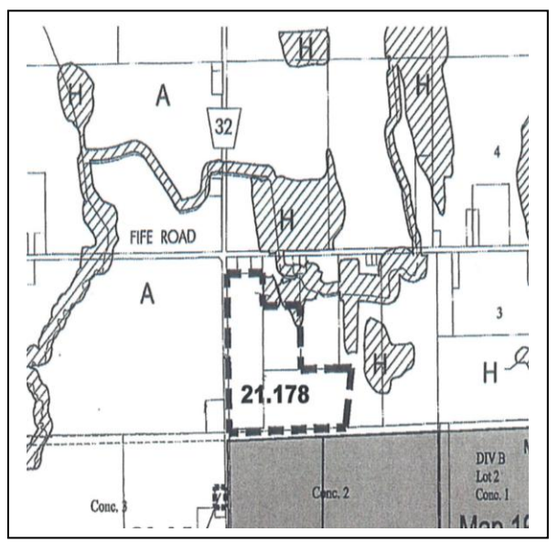
LOCATION AND ZONING