

PLANNING DEPARTMENT REPORT  
REPORT 18/22

**TO:** The Mayor and Members of Council

**FROM:** Trevor Hawkins, Township Planning Consultant

**MEETING DATE:** Monday April 9, 2018

**SUBJECT:** **Complete Application Report:  
Zoning By-Law Amendment Application ZBA03/18 –  
Xinyi Canada Glass Limited.**

**LOCATION & WARD:** 5081 Wellington Road 32, Ward 1

**ATTACHMENTS:** 1 – LOCATION MAP  
2 – CONCEPT SITE PLAN

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**SUMMARY:**

The applicant has submitted an application for a Zoning By-law Amendment for several site specific provisions to the Rural Industrial (M1) Zone. The site specific provisions include permission for “accessory dwelling units directly associated with the operation of the manufacturing facility”; an increase in the maximum lot coverage; a reduction in the minimum required setback from Wellington Rd 32; an increase in the maximum building height; to eliminate the requirement for loading spaces; and to reduce the minimum required parking.

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**RECOMMENDATION:**

1. It is recommended that the Council of the Township of Guelph/Eramosa receive Planning Department Report 18/22 regarding “ZONING BY-LAW AMENDMENT ZBA03/18 – Xinyi Canada Glass Limited; and
2. That the Township proceed with the required notice of a complete application and required notice of a public meeting as per s. 34 (10.7) and s. 34 (13) of the Planning Act and Ontario Regulation 545/06, as amended; and
3. That the Zoning By-law Amendment application, together with the Notice of Complete Application and Notice of Public Meeting, be circulated to the required agencies for comment as per the Planning Act; and

**4. That the Township Planning Consultant proceed with preparing a supplementary Planning Report to be available at the Public Meeting.**

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**PROPOSAL:**

The Township of Guelph/Eramosa received a Zoning By-law Amendment application for the subject lands, municipally addressed as 5081 Wellington Rd 32, to permit amendments to the Rural Industrial (M1) zone (Section 14 of the Zoning By-law) in order to construct a float glass manufacturing facility. The subject lands are currently farmed, with access from both Highway 124 (via a right-of-way) and Wellington Road 32. The lands are 49 hectares with 400 metres of frontage on Wellington Road 32.

The requested amendments include:

- To permit “accessory dwelling units directly associated with the operation of the manufacturing facility” as an additional permitted use under Section 14.1;
- To permit a parking rate of 1 space per 900 square metres of manufacturing/warehouse space and 0.5 spaces per dwelling unit, whereas the By-law would require 1 space per 90 square metres for an industrial use and 1 space per 200 square metres for a warehouse use;
- To not require loading spaces;
- To increase the building height from 15 metres to 22 metres for all buildings;
- To reduce the required setback from Wellington Rd 32 from 22.5 metres to 10.6 metres; and
- To increase the maximum lot coverage from 40% to 50% of the lot area.

The applicant is proposing to develop the lands for a float glass manufacturing facility, which includes:

- A warehouse building with a building floor area of approximately 165,000 square metres;
- Several specialized buildings related to the production of the glass,
- Connections to the railway at the southern boundary of the lands;
- A Corporate Campus, which includes an office building, a multi-purpose building and housing for employees; and
- Surface parking for employees and visitors.

The “corporate campus” is proposed to include several buildings intended for the temporary housing of employees (up to 50) for short periods of time. The dwelling units would house a mixture of employees that provide training for local permanent staff as well as specialized technical and mechanical services that are critical to the continued operation of the facility. The temporary housing is also intended for specialized staff

who function as a “first-responding team” that can respond quickly to an emergency, if required. A copy of the concept site plan is included in Attachment 2.

### **WELLINGTON COUNTY OFFICIAL PLAN:**

The subject lands are designated as Rural Employment Area in the Wellington County Official Plan. Rural Employment Areas are lands set aside for industrial and limited commercial uses that would benefit from a rural location due to:

- The need for a relatively large site; or
- The need for access to major transportation routes; or
- The need to be close to rural resources.

Rural Employment Areas are expected to provide diversity to the County’s land supply for business.

Section 6.8.2 of the Official Plan permits dry industrial and commercial uses. Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.

Section 6.8.3 of the Official Plan outlines the land use compatibility policies. More specifically, the policy states that in considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses.

### **TOWNSHIP OF GUELPH/ERAMOSAZONING BY-LAW 40/2016:**

The subject property is zoned Rural Industrial (M1) in the Township’s Zoning By-law 40/2016. Amongst other uses, the M1 zone permits an “industrial use”. Section 3 (Definitions) of the By-law defines “industrial use” as follows:

*means the manufacturing, processing, production, fabrication, packaging, assembly, stamping, treating, finishing, testing or warehousing of goods or raw materials. Industrial uses shall be “dry” uses which do not use significant amounts of water and which do not produce significant amounts of effluent.*

Although the M1 zone permits an “accessory use”, the definition of accessory uses specifically states that it is “not used for human habitation unless specifically permitted in this By-law.” Similarly, Section 4.2.1 of the By-law does not permit the use of accessory buildings for human habitation, unless specifically permitted in the By-law. The use of accessory buildings for human habitation is not permitted on the subject lands.

**MATERIALS SUBMITTED:**

The applicant has submitted the following documentation in support of this application:

- Zoning By-law Amendment Application Form and Fee
- Planning Justification Report
- Concept Site Plan

**CONCLUSION:**

The application has been reviewed in terms of the Planning Act requirements for a complete application (Regulation 545/06, Schedule 1) and the applicable provisions of the Zoning By-law. The application is **deemed to be complete** and will be circulated and reviewed by relevant staff and agencies before being presented at a Public Meeting.

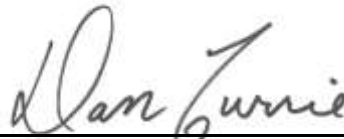
The applicants will also require Site Plan Approval. It is anticipated that a Site Plan Application will be submitted in the near future.

Respectfully Submitted By:



Trevor Hawkins, M.PL, MCIP, RPP  
Township Planning Consultant

Reviewed and Approved By:



Dan Currie, RPP, MCIP  
Township Planning Consultant

Reviewed By:

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Ian Roger, P. Eng  
CAO



**ATTACHMENT 2: CONCEPT PLAN**





# CONCEPTUAL SITE PLAN

Part of Lot 2  
Concession 2, Division B  
Geographic Township of Guelph  
Township of Guelph - Eramosa  
County of Wellington

5081 County Road 32

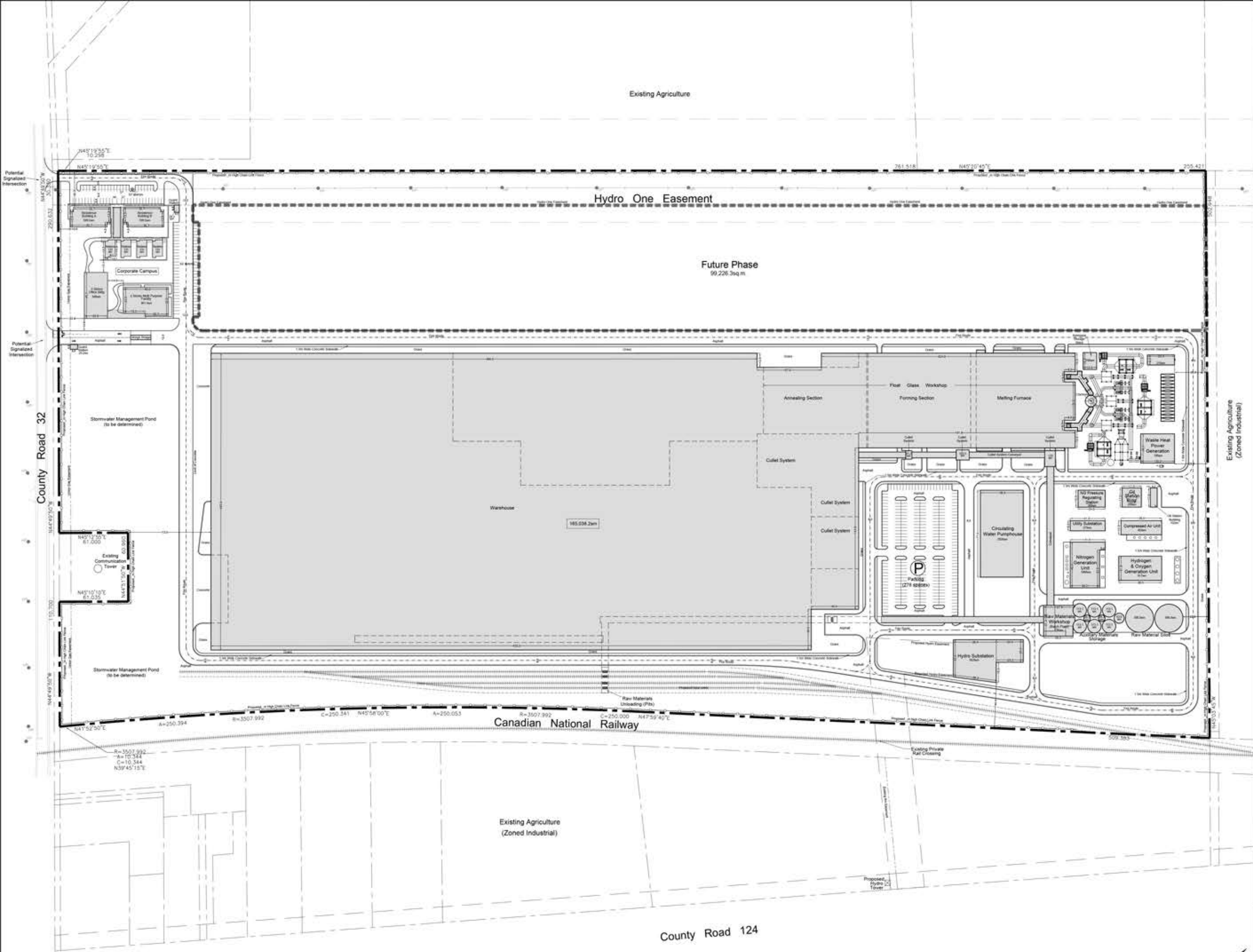


FUTURE PHASE: 9.92ha

### SITE STATISTICS

ZONING: Rural Industrial (M1) Zone  
TOTAL SITE AREA: 49.04ha  
BUILDING AREA: 17.52ha

M1 Zone	Required	Provided
Min Lot Area	4,000sq m	490,451.4sq m
Min Lot Frontage	30m	431.6m
Min FY	7.5m	10.6m
Min RY	7.5m	32.9m
Min RY	4.5m	32.3m
Max Lot Coverage	max 40%	30.8%
Building Area	max 196,180m <sup>2</sup>	180,721.1m <sup>2</sup>
Max Bldg Ht	15m	22m
Parking	Industrial Use: 1sp/90m <sup>2</sup> Warehouse: 1sp/200m <sup>2</sup> 842 Required Spaces	302 spaces



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### REVISIONS

No.	Description