

Zoning By-law Amendment Application Form

Please note, the Township of Guelph/Eramosa has implemented a Mandatory Two-Phase Pre-consultation By-law. If you have not undergone this pre-consultation process, please contact planning@get.on.ca for further discussion. A Zoning By-law Amendment application will not be accepted until the pre-consultation process has concluded.

Have you consulted the Planning Department regarding the proposed Zoning By-law Amendment application?

Yes No

Only select "yes" if you have discussed the proposed application with the Planning Department prior to submission.

Have you undergone a formal Pre-consultation Meeting and Preliminary Review?

Yes No

Only select "yes" if you have participated in a pre-consultation meeting, scheduled by the Planning Department, and have been provided a list of submission requirements.

PART 1 - General Information

Personal Information is collected pursuant to Section 34 of the Planning Act and will be used in the processing of this application. Applicants are advised that the information contained within this application is considered public information and is available to anyone upon request.

1.1 Contact Information

Applicant

Name

<input type="text" value="Kristine"/>	<input type="text" value="Lang"/>
First	Last

Company

Position Title

Address

Address Line 2

<input type="text" value="St. Clements"/>	<input type="text" value="ON"/>
City	State / Province / Region

<input type="text" value="N/A"/>	<input type="text" value="Canada"/>
Postal / Zip Code	Country

Phone (1)

Phone (2)

Email

Primary Contact

kristine@rbtc.ca

Yes No

All communication will be directed to the primary contact(s).

Agent

Only complete if the Applicant and Agent have different contact information.

Name

Trevor

First

Hawkins

Last

Company

MHBC Planning

Position Title

Partner

Address

200-540 Bingham Centre Drive

Address Line 1

Address Line 2

Kitchener

City

Ontario

State / Province / Region

N2B 3X9

Postal / Zip Code

Canada

Country

Phone (1)

519-776-3650

Phone (2)

Email

thawkins@mhbcplan.com

Primary Contact

Yes No

All communication will be directed to the primary contact(s).

Registered Owner(s)

Type of Ownership

Company Individual(s)

Company

Company Name

Eramosa Farms Ltd.

Contact Name

Lee

First

Kieswetter

Last

Position Title

Email

President

lee@rbtc.ca

Phone (1)

519-741-7424

Phone (2)

Address

P.O. Box 280

Address Line 1

Address Line 2

St. Clements

City

ON

State / Province / Region

N/A

Postal / Zip Code

Canada

Country

Primary Contact

Yes No

All communication will be directed to the primary contact(s).

1.2 Property Location

Municipal Address

8075 Highway 7

Address Line 1

Address Line 2

Guelph Eramosa

City

ON

State / Province / Region

N1H 6H8

Postal / Zip Code

Canada

Country

Legal Description

Part of North East Half Lot 5, Concession 1

Registered Plan Number

Additional Information

23T-04003

1.3 Property Dimensions

Lot Frontage (m)

Lot Depth (m)

332.5

480.3

Lot Area (m2)

31.83 ha

Width of Road Allowance (m)

N/A

1.4 Encumbrances

Are there any mortgages, easements, or restrictive covenants affecting the property?

Yes No

PART 2 - PLANNING FRAMEWORK

2.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

A and EP

e.g. Agricultural (A) Zone

2.2 Official Plan Designation

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property.

Identify the Existing Official Plan Designation of the Subject Property

Rural Employment Area with a small portion along the southern boundary designated Core Greenlands

e.g. Prime Agriculture, Greenlands, etc.

Explain how the proposed Zoning By-law Amendment application conforms to the current Official Plan:

Implements the Official Plan's intended use.

Is an Official Plan Amendment required to facilitate the proposed use?

Yes No

2.3 Provincial Policy

Explain how the application is consistent with the Provincial Policy Statement, 2014:

The proposed development is consistent with the Provincial Policy Statement as it promotes a diverse economic base in the rural area through the development of a new transport truck establishment. Please refer to the Planning Justification Report for additional detail.

Explain how the application conforms/conflicts with the Growth Plan for the Greater Golden Horseshoe?

The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe as the use is permitted on rural lands, is compatible with surrounding uses, can be sustained by rural service levels, and will not adversely affect agricultural or other resource-based uses. Please refer to the Planning Justification Report for additional details.

PART 3 - EXISTING & PROPOSED LAND USE(S)

3.1 Existing Land Use(s)

Please provide a detailed explanation of all existing uses on the subject property, including any accessory uses.

Type of Existing Land Use(s)

Agriculture Single-family Residential Multi-Residential Commercial Mixed-Use Industrial
 Institutional Vacant

Description of Existing Land Use(s) On-Site

Agricultural cash crop production.

Please identify the use of ALL existing buildings on-site, including any accessory uses.

Date the subject land was acquired by the current owner:

2021-01-01

Length of time the existing uses have continued on the land:

Unknown

3.1.1 Abutting Land Uses

North

Agricultural, residential

East

County Road 29, agricultural

South

Agricultural, residential

West

Planned manufacturing facility, residential, commercial

Does the registered owner own the abutting lands?

Yes No

If yes, please provide the civic address or legal description of each property:

3.2 Proposed Land Use(s)

Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.

Type of Proposed Land Use(s)

- Agriculture
- Single-family Residential
- Multi-Residential
- Commercial
- Mixed-Use
- Industrial
- Institutional
- Vacant

Describe the Proposed Land Use(s) On-Site

Transport establishment

Please identify the use of ALL proposed buildings and accessory uses.

Explain the proposed amendment to the Zoning By-law, including any proposed change, deletion, replacement or addition to the regulations or mapping. Please list additional permitted uses and Zoning By-law section numbers (where applicable):

Explanation:

Rezone the lands to M1 with a site-specific exception to modify the definition of a Transport Establishment to additionally permit the storage and parking of transport trailers.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

- Yes
- No

3.2.1 Information for Commercial/Industrial Development

If Commercial/Industrial development is being proposed, please fill in and upload a copy of the [Information for Commercial/Industrial Development Handout](#).

Information for Commercial/Industrial Development Upload

2023 Information for Commercial-Industrial Development_8075 Hwy 7_ZBA_Sub 1.pdf

PART 4 - SITE SPECIFICS

4.1 Site Access

Access Type

- Provincial Highway
- Regional Road
- Township Road (Year-Round Maintenance)
- Township Road (Seasonal Maintenance)
- Private Road/ Right-of-Way
-

Access Name

County Road 29

e.g. Highway 7, Wellington Road 124, etc.

4.2 Servicing

4.2.1 Existing Servicing

4.2.1.1 Water Supply (Existing)

Water Supply

- Municipal Servicing
- Private Well(s)

N/A

4.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

Municipal Servicing Private Well(s)

N/A

4.2.1.3 Storm Drainage (Existing)

Storm Drainage Type

Sewer Ditches Swales Natural

4.2.2 Proposed Servicing

4.2.2.1 Water Supply (Proposed)

Water Supply

Municipal Servicing Private Well(s)

N/A

4.2.2.2 Sewage Disposal (Proposed)

Sewage Disposal

Municipal Servicing Private Well(s)

N/A

4.2.2.3 Storm Drainage (Proposed)

Storm Drainage Type

Sewer Ditches Swales Natural

SWM Pond

Identify New Service Connections Expected to be Required for Proposed Development:

No water or sanitary required, new stormwater management pond proposed.

4.3 Propane Facilities

Is there a Commercial Propane Facility, Propane Retail Outlet, Propane Filling Tank, Cardlock/Keylock or Private Container Refill Centre within 1000m of the subject site?

Select a response below.

Yes No

Excluding non-commercial uses (such as propane BBQ's in a residential setting), is the sale, use, handling, and/or storage of propane anticipated for the subject property?

Select a response below.

Yes No

PART 5 - ADDITIONAL INFORMATION

5.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands

within 120 m of the subject lands?

Yes No

PART 6 - SUBMISSION MATERIALS

Please upload a copy of the [Applicant Authorization Form](#) (if applicable), **Site Plan**, and the **Pre-Consultation Checklist** identifying all required submission materials. All other materials are to be provided through a drop box link.

Note: physical submissions are no longer required.

Applicant Authorization Form (if applicable)

2023 Applicant Authorization Form_8075 Hwy 7_ZBA_Sub 1.pdf

If the applicant is not the owner of the property, the owner must sign and date the [Applicant Authorization Form](#).

Site Plan

Concept Site Plan_8075 Hwy 7_ZBA_Sub 1.pdf

Pre-Consultation Checklist

PRE-CONSULTATION FORM - 8075 Hwy 7.pdf

6.1 FULL SUBMISSION

Submission materials are to be provided through a **drop box link**.

Please include a copy of the:

- Site Plan;
 - Applicant Authorization Form (if applicable);
 - Ontario Building Code Analysis Sheet;
 - Building Elevations;
 - Floor Plans;
 - Landscape Plan;
 - Lighting Plan;
 - Tree Preservation Plan (if required);
 - General Vegetation Overview;and
 - **All other documents** identified within the **Pre-Consultation Checklist**.
-
-

Note, all document titles are to include the following naming conventions:

Document Name_Property Address_Application Type_Submission #
(Example: SitePlan_100TownRoad_ZBA_Sub1)

If the property does not have a municipal address, please use another identifier (e.g. company or project name).

Drop Box Link

<https://www.dropbox.com/scl/fo/3gwuxmir6bwt1mrlhmpph/ABCR4jVOMDni4bpWvKSYiXM?rlkey=zlvbcc86zdfk1g6vc0aq3523f&st=gszonia4&dl=0>

6.1.2 Source Water Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a short [Source Water Protection Screening Application Form](#).

If you are making a second or third application for the same project and activities have not changed, then an [Addendum to the Drinking Water Source Protection Screening Form](#) can be filled out.

Upload a copy of the Pre-Screening Form or Addendum here:

Source Water Protection_8075 Hwy 7_ZBA_Sub 1.pdf

6.2 APPLICATION FEE & DEPOSIT

Please contact planning@get.on.ca to coordinate the submission of the **Application Fee & Deposit**. For a list of Planning Service Fees please [Click Here](#).

Please be advised that payment is not to be made without first consulting the Planning Technician.

6.2.1 COST ACKNOWLEDGMENT

Each application must be accompanied by a deposit in the form of cash or a cheque payable to the **Corporation of the Township of Guelph/Eramosa** in the total amount of **\$6,572.00**, which includes a non-refundable administration fee of \$4,572.00, and a deposit of \$2,000.00. The Township will retain this deposit of \$2,000.00 until such time as the project has been completed and the applicant and the owner have paid all expenses incurred by the Township of Guelph/Eramosa in processing this application.

The applicant and the owner understand, acknowledge and accept that the Township of Guelph/Eramosa retains the services of third party consultants for engineering, planning and legal services. **The applicant and the owner SHALL be jointly and severally liable for paying to the Township of Guelph/Eramosa all costs it incurs in processing this application including but not limited to fees for planning, engineering and legal services, together with any Township of Guelph/Eramosa administration fees.**

The Township of Guelph/Eramosa shall notify the applicant and owner from time to time of any costs incurred by the Township and the applicant and the owner shall have thirty (30) days to pay the Township for those costs after notice is given. In the event that the applicant and the owner do not pay those costs within thirty (30) days, the Township has a right to apply the deposit against those costs and further to cease doing any work on the processing of this application until such time as all outstanding costs are paid in full and the deposit has been restored to the initial deposit amount set out in the guidelines.

Please note: Other fees may be required by external agencies, such as the Grand River Conservation Authority, to be billed directly to the applicant.

Applicant Signature:

Trevor Hawkins

Date:

2024-05-21

6.3 CERTIFICATION

I/We hereby certify that all required submission materials identified by commenting agencies, through the pre-consultation process, have been provided as part of this application.

Applicant Signature:

Trevor Hawkins

Date:

2024-05-21

PART 7 - DECLARATION

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

Applicant Signature:

Trevor Hawkins

Date:

2024-05-21