



May 21, 2024

Township of Guelph-Eramosa  
8348 Wellington Road 124  
Rockwood, ON N0B 2K0

**RE: Zoning By-law Amendment Application  
8075 Highway 7, Guelph-Eramosa  
Eramosa Farms Ltd.  
Our File: 20360A**

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On behalf of our client, Eramosa Farms Ltd., we are pleased to submit a Zoning By-law Amendment application to permit a transport establishment at 8075 Highway 7 in the Township of Guelph-Eramosa (hereinafter referred to as the "subject lands").

The subject lands are approximately 31.83 hectares in size and are located in the southwest corner of Highway 7 and County Road 29. They have frontage on Highway 7, County Road 29, and a road allowance at the south (Indian Trail). The lands are currently utilized for cash crop agriculture.

The subject lands are designated *Rural Employment Area* and *Core Greenlands* in the County of Wellington Official Plan and zoned *Agricultural* and *Environmental Protection* in the Township of Guelph-Eramosa Zoning By-law 40/2016.

The proposed Zoning By-law Amendment would implement the Official Plan designation and permit the use of the lands for the parking of truck trailers. Specifically, the Amendment would rezone the lands to the *Rural Industrial* (M1) zone with a site-specific exception to amend the definition of a "Transport Establishment" to better align with the intended use (which does not include some of the uses permitted through the definition) and to permit an ancillary public auction use.

Approximately 1,170 parking spaces for truck trailers are proposed, accessed from a single controlled access from County Road 29. There are no on-site washroom facilities, buildings, refueling, repair to vehicles or trailers, or trailer loading or unloading. The trailers will be brought to the site via a transport truck, which will drop off the trailer within the assigned space and leave. On occasion, a truck entering the site to drop off a trailer will also pick up a different trailer before leaving. The trucks do not idle on site, there is no sleeping permitted within trucks, and no food is offered for sale.

The proposed development is entirely outside of the *Environmental Protection* zone and 30-metre buffer measured from the centreline of the municipal drain. The development provides a 20-metre setback from all lot lines and berms are proposed in accordance with the recommendations of the

Land Use Compatibility Study adjacent to abutting sensitive (residential) uses. A stormwater management facility is located in the southwest corner of the subject lands.

A pre-application consultation meeting was held on July 20<sup>th</sup>, 2023 to discuss the proposed application. The following documents were identified as submission requirements and have been uploaded to a Drop Box as required:

- A completed Zoning By-law Amendment application form, submitted via the online application web portal;
- A completed and signed Application Authorization Form, authorizing MHBC to make this application;
- Conceptual Site Plan, prepared by MHBC;
- Planning Justification Report, prepared by MHBC;
- Scoped Environmental Impact Study, prepared by Natural Resource Solutions Inc.;
- Compatibility Mitigation Study, Air Quality and Environmental Noise, prepared by SLR Consulting (Canada) Ltd.;
- Storm Water Management Report and Grading Plan, prepared by MTE;
- Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited;
- Archaeological Assessment, prepared by Black, Shoemaker, Robinson and Donaldson Ltd.; and,
- Source Water Protection Form, prepared by MHBC.

It is our understanding that the application fee, being \$7,377.00, will be submitted after the Phase 2 pre-consultation process is complete.

We look forward to working with staff on this development. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Trevor Hawkins, M.PL, MCIP, RPP  
Partner

cc. *Eramosa Farms Ltd.*