



Zoning By-law Amendment ZBA 03/18 Complete Application

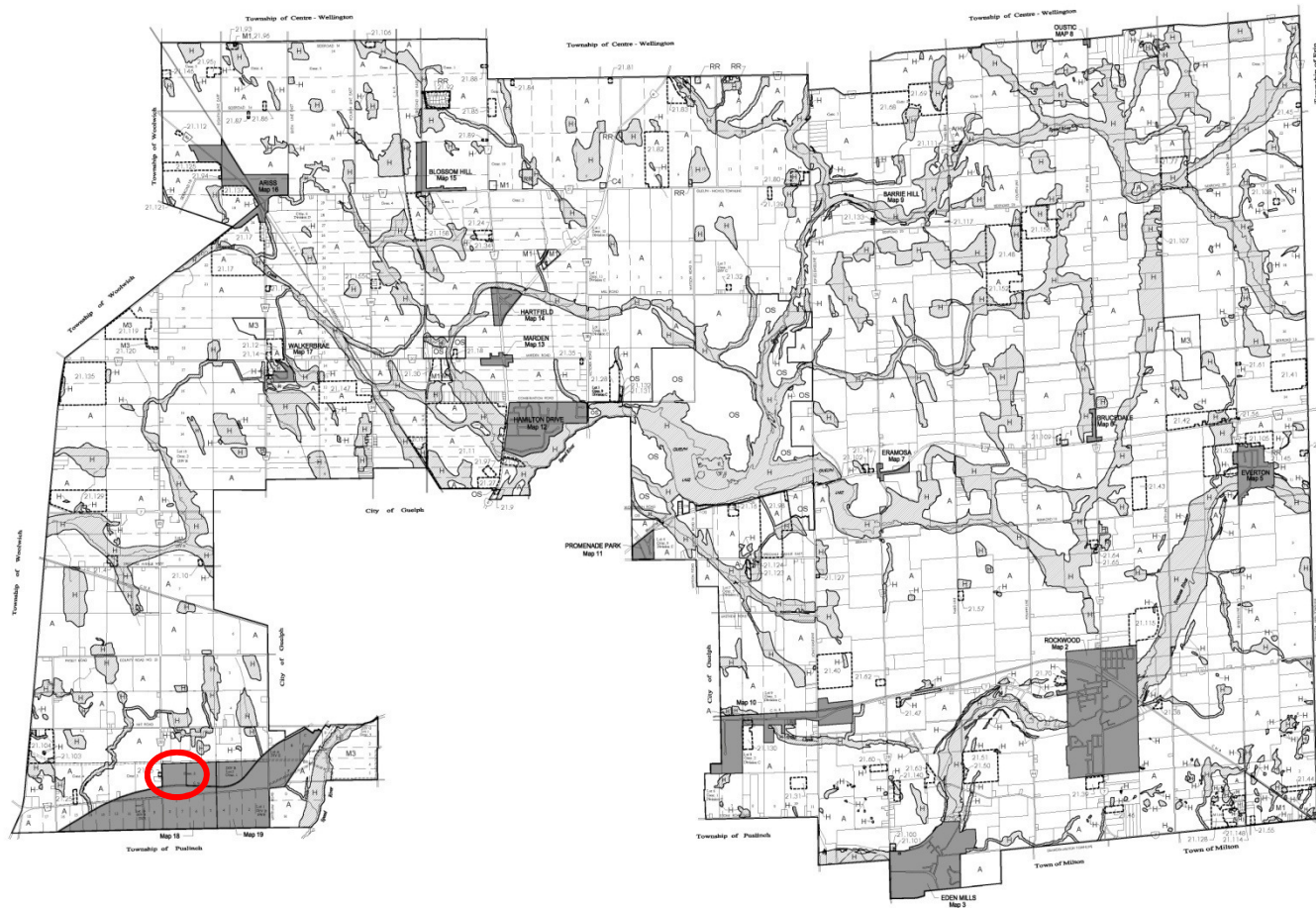
Presented by Dan Currie, Township Planning Consultant

April 9, 2018

Proposal

- Site Location: 5081 County Road 32
- The applicant is proposing to develop the lands with a glass manufacturing facility with residences
- Special Provision required to permit:
 - Residences for employees on site;
 - Exceedance of Lot Coverage;
 - Reduction in Front Yard Setback from Wellington Road 32;
 - Increase in Building Height;
 - Elimination of Loading Spaces requirement; and
 - Reduced Parking requirement.

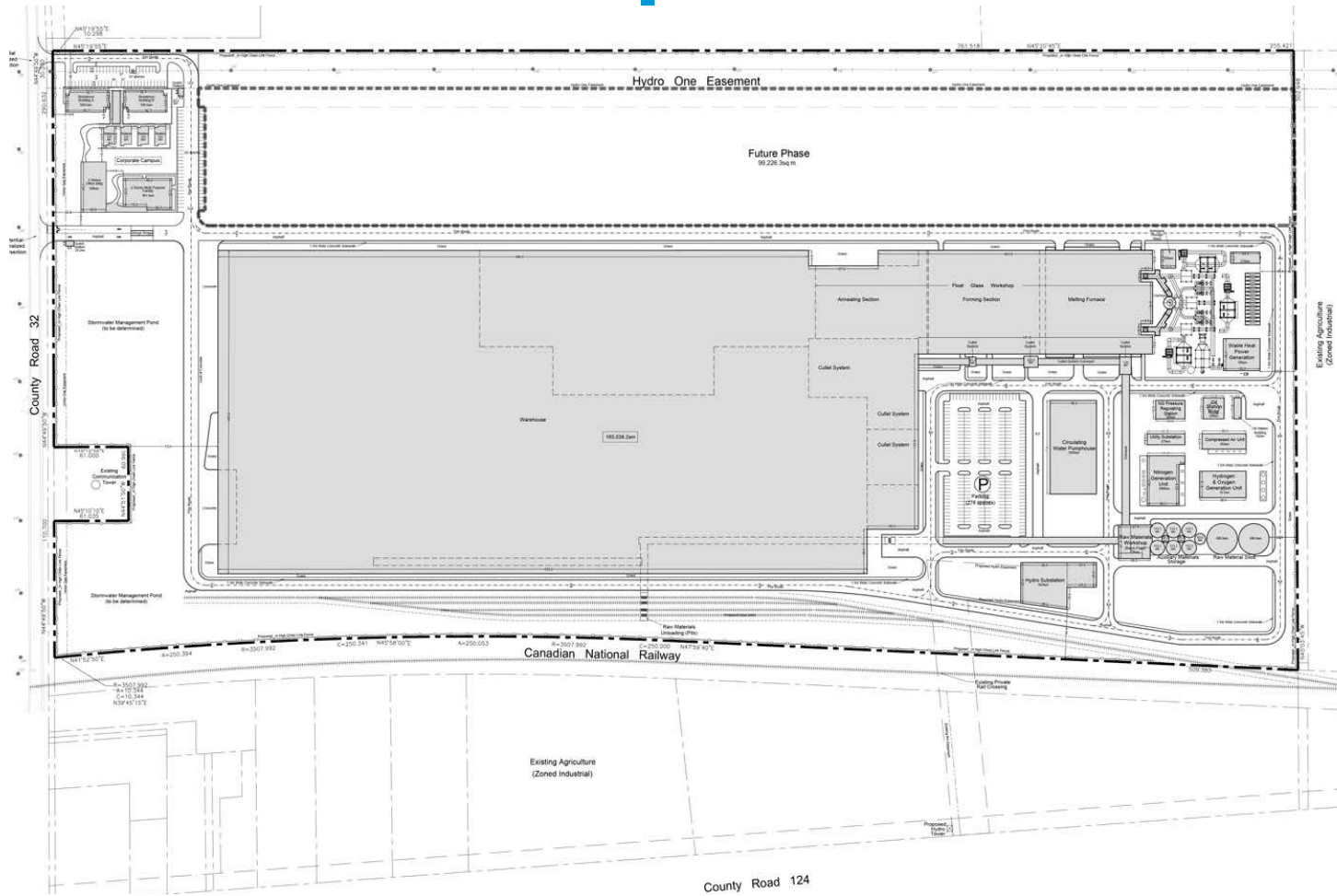
Location



Location



Proposal



Policy Review

Policy Document	
Wellington County Official Plan	Sections 6.8.2 & 6.8.3 Designated Rural Employment Area
Guelph/Eramosa Zoning By-law 40/2016	Zoned Rural Industrial (M1)


Process Timing

1. Monday, April 9, 2018: **Complete Application** & Direction To Proceed With Public Meeting & Agency Circulation
2. Tuesday, April 10, 2018: Council Resolution Required & Potential Advance **Circulation to Agencies for Commenting** – Due Date of May 2, 2018 (*Providing Only 23 Day Response*)
3. Thursday, April 12, 2018: Notice of Complete Application & Notice of Public Meeting **Circulation & Advertisement** In Newspaper
4. Wednesday May 9, 2018 **Council / Public Meeting**

Materials Submitted

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

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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