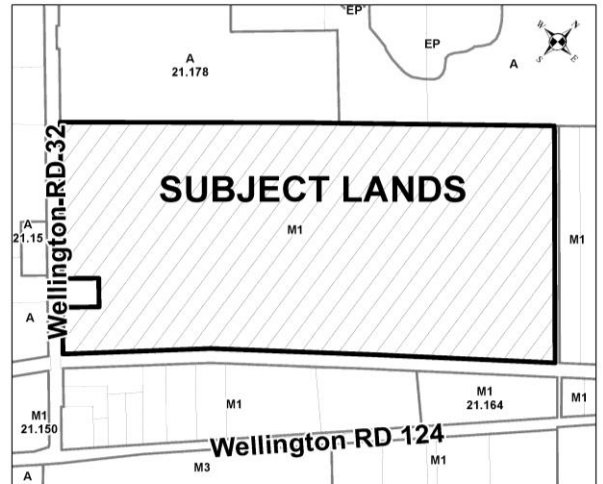


TAKE NOTICE that on July 16, 2018 the Council of the Corporation of the Township of Guelph/Eramosa refused the application for a Zoning By-law Amendment (ZBA 03/18) under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

THE PURPOSE OF THE APPLICATION

The proposed amendment applied to the property known as 5081 Wellington Road 32 legally known as Part Lot 2 Concession 2 Division B Guelph Township as in MS103201 Except Parts 18 & 25, 61R2256, Parts 1 & 2, 61R4078; S/T BS13934, MS120518; T/W MS103201, Guelph/Eramosa. The subject property is currently zoned Rural Industrial (M1) and is shown on the inset map.



The purpose of the application was to permit amendments to the Rural Industrial (M1) Zone in order to construct a float glass manufacturing facility with site specific provisions to 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 Road 32; an increase in the maximum building height; to eliminate the requirement for loading spaces; and to reduce the minimum required parking.

Public consultation of the proposal for a Zoning By-law Amendment was provided through a notice published in the newspaper dated April 12, 2018 and a public meeting held on May 9, 2018.

EXPLANATION OF REFUSAL

At its’ Regular Meeting of Council on July 16, 2018, Council considered the written submissions from local residents and neighbouring municipalities, and oral submissions made by the Applicant and public at both the public meeting and before Council. Concerns expressed by the public included the following: traffic, noise, land use compatibility and environmental concerns, including the proposal’s impact on the local water supply. The decision of Council to refuse the application was made on the basis that the proposed use is not a “dry” industrial use and therefore the proposed zoning by-law amendment is not consistent with the Provincial Policy Statement, 2014, does not conform to the policies of the County of Wellington Official Plan, and does not represent good planning in the public interest.

TAKE FURTHER NOTICE that the Applicant or the Minister may appeal the refusal by filing a Notice of Appeal setting out the reasons for the appeal with the Clerk of the Township of Guelph/Eramosa, accompanied by the appropriate fee as required by the Local Planning Appeal Tribunal. The last date for filing a notice of appeal to the Local Planning Appeal Tribunal in respect of the refusal is the **15th day of August, 2018**.

No person or public body shall be added as a party to the hearing of the appeal unless, before the refusal, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of Guelph/Eramosa
this 26th day of July, 2018.

Meaghen Reid, Clerk, Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700
Rockwood, Ontario N0B 2K0 Telephone: (519) 856-9596 Ext. 107 Fax: (519) 856-2240
Email: mreid@get.on.ca

This document is available in larger font on the Township’s website at www.get.on.ca . If you require an alternative format, please contact the Township Clerk.