



Guelph/Eramosa
Township

Zoning By-law Amendment ZBA 03/18 Public Meeting

Presented by Dan Currie, Township Planning Consultant
May 9, 2018



Guelph/Eramosa
Township

Presentation Outline

- Purpose of the Public Meeting
- Planning Process
 - Zoning By-law Amendment
 - Site Plan Approval
- Planning Context
- Description of the Application
- Identify the Next Steps



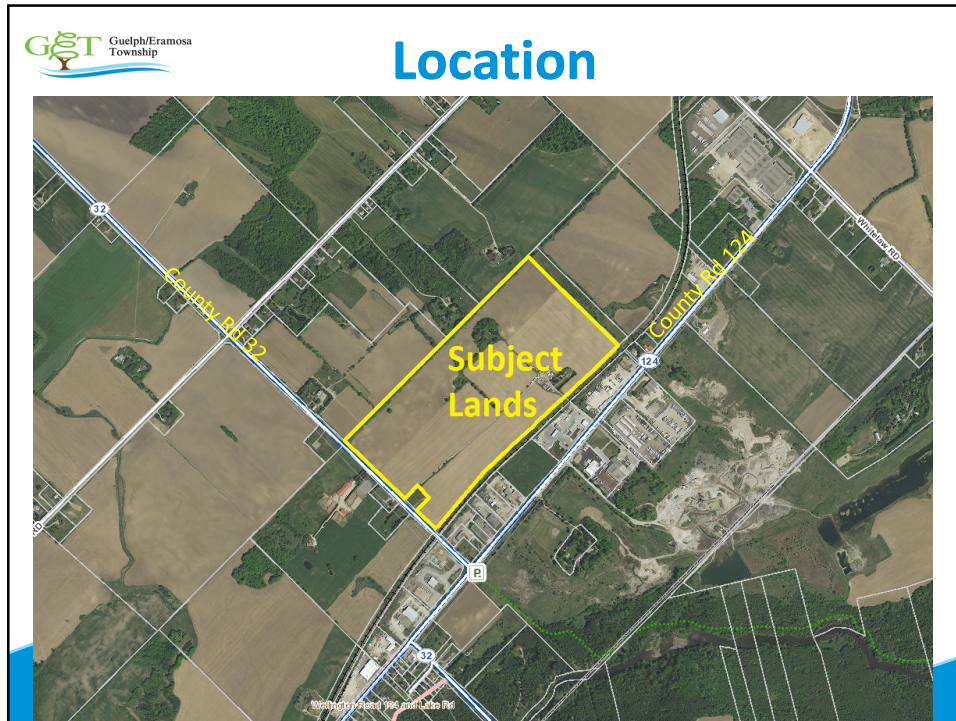
Zoning By-law Amendment Process

1. Pre-consultation Meeting
2. Notice of Complete Application (April 9, 2018)
3. Circulation of the Application (April 12, 2018)
4. Notification of Public Meeting (April 12, 2018)
5. Public Meeting (tonight)
6. Preparation of a planning recommendation
7. Council Decision



Site Plan Approval Process

1. Pre-consultation
2. Determination of complete application
3. Circulation to agencies
4. Comments from agencies
5. Circulation of revised site plan (as needed)
6. Site Plan Recommended for approval (to Council)



Planning Context

Provincial Policy Statement

- Rural Areas are important to the economic success of the province
- Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted
- Within Rural Lands, opportunities should be retained to locate new or expanding land uses that require separation from other uses
- Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other
- Individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts

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Planning Context – Official Plan

County of Wellington Official Plan

- Designated “Rural Employment Area”
- The Rural Employment Area designation permits dry industrial and commercial uses, which may include manufacturing, processing, fabrication and assembly of raw materials
 - Confirmation will be required regarding water and wastewater demands to ensure the use is a “dry” industrial use.
- Permits service focused commercial uses that provide temporary accommodation, such as small scale motels or inns

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Planning Context - Zoning By-law

- Zoned Rural Industrial (M1)
 - Permits the following uses:
 - Accessory Retail Store, Wholesale Outlet, Showroom, Office or facilities for employees
 - Accessory Use
 - Agricultural Service Establishment
 - Agricultural Supply Establishment
 - Automobile Body/Repair Shop
 - Brewing-on-Premise Establishment
 - Catering Service
 - Construction Company
 - Contractor of Tradesperson Establishment
 - Industrial Use
 - Plaza Complex
 - Recreational Trailer Sales and Service Establishment
 - Rental Outlet
 - Scientific Research Establishment
 - Self-Storage
 - Transport Establishment
 - Accessory dwelling units not permitted

Proposal – Draft Site Plan

- Site Location: 5081 County Road 32 – Lands are 49 hectares (121 acres)
- The applicant is proposing to develop the lands with a float glass manufacturing facility with accessory dwelling units
- Two Approvals from the Township are Required:
 - Zoning By-law Amendment to the existing Rural Industrial (M1) Zone
 - Site Plan Approval

Zoning By-law Amendment

- Amend the Rural Industrial (M1) to permit site specific regulations
- The requested site specific regulations include:
 - To permit accessory dwelling units to temporarily house employees on site;
 - An increase in lot coverage from 40% to 50%
 - An increase in Building Height from 15 m to 22 m
 - To eliminate the requirement for exterior loading spaces (whereas the by-law would require 200 loading spaces outside the building)
 - To reduce the required parking from 1 space per 90 m² (for manufacturing) and 1 space per 200 m² (for warehouse) to 1 space per 900 m² for the entire facility and 0.5 spaces per accessory dwelling unit
 - A previous request to reduce the setback from County Rd 32 is no longer required



Planning Comments

1. Manufacturing Use is permitted subject to confirmation that the use is a dry industrial use.
2. If deemed appropriate, Accessory Dwelling Units will require site specific regulations and a definition – none currently exist in the By-law.
3. Determination of land use compatibility in consideration of surrounding industrial uses and proposed accessory dwelling units
4. Parking supply should accommodate the “shift change” where employees leaving and arriving both have opportunity to find parking.
5. Additional technical review (e.g. traffic, noise and engineering) will occur through the Site Plan application.



Next Steps – Planning Process

1. Public Meeting May 9th (tonight) to gather public and agency comments.
No decision is being made.
2. Consider all input received (public and agency) and prepare a Planning Recommendation Report for the Zoning By-law Amendment that will be presented for Council consideration at a future Council Meeting.
3. If the Zoning By-law Amendment is approved, the applicant will be required to submit a Site Plan application that demonstrates how the development can meet all provincial, County and Township requirements.
4. Site Plan application reviewed by Township and County staff (and provincial staff) to consider traffic, engineering, noise and hydrogeological assessments
5. Applicant will be required to obtain approvals from the Province for water taking (Permit to take Water), wastewater and stormwater and for the operation of the facility (emissions)



Recommendation

It is recommended that the Council of the Township of Guelph/Eramosa receive Planning Department Report 18/30 regarding “ZONING BY-LAW AMENDMENT 03/18 – XINYI CANADA GLASS LTD.” for information purposes; and

That the Council of the Township of Guelph/Eramosa schedule a future meeting(s) to consider Zoning By-law Amendment Application ZBA 03/18