

**The Corporation of the Township of Guelph/Eramosa**

**By-law Number 62/2021**

**A By-law to amend  
Township of Guelph/Eramosa Zoning By-law 40/2016**

**Part of Lot 5, Concession 1, former Township of  
Eramosa, now in the Township of Guelph/Eramosa  
(5063 Jones Baseline)**

**WHEREAS** the Council of the Corporation of the Township of Guelph/Eramosa deems it expedient to enact this By-law to amend Zoning By-law Number 40/2016;

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 and 36 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Guelph/Eramosa hereby enacts as follows:

1. That Zoning By-law Number 40/2016 is hereby amended as follows:
  - a) That lands identified on Schedule "A" of this By-law be rezoned from Agricultural (A) and Natural Environment (NE) to Rural Industrial (M1) with Special Provision 21.203 (M1.21.203 (H)) and Natural Environment (NE).
  - b) That Section 21 Special Provisions be amended by adding the following special provision:

**21.203** Notwithstanding the provisions of the Rural Industrial (M1) Zone on the lands municipally described as Part of Lot 5, Concession 1 former Township of Eramosa; now in the Township of Guelph/Eramosa, illustrated on Schedule 'A' to this By-law, the following shall also apply:

i) Regulations:

- a) Minimum **Buffer Strip** width: 10 m along all lot lines, with the exception of lands zoned Environmental Protection (EP).
- b) A **Buffer Strip** shall include a combination of earthworks (example: berming, slope), vegetation, and/or opaque fencing to the satisfaction of the Township.
- c) Minimum **Building** setback: 20 m from any **Lot Line** and 70 m from any existing dwelling as of the date of the passing of this By-law and may include the minimum buffer strip area.
- d) Maximum **Gross Floor Area** for all **Buildings**: 24,481 m<sup>2</sup> (263,511 ft<sup>2</sup>)
- e) For the purpose of this by-law, i) a) and i) c) also applies to the municipal drain.

ii) Driveway Requirements:

- a) Notwithstanding Section 5.1.12.3.2, any driveway used for two-way traffic shall have a minimum width of at least 6 metres but not more than 21.5 metres.
- b) A driveway width greater than 12 m will require a landscaped centre median to the satisfaction of the Township.

iii) Loading Space Requirements:

- a) Notwithstanding Section 5.3 **Loading Spaces** external to the building shall be subject to the setback provisions in Section i) c) of this By-law.
- b) Notwithstanding Section 5.3 that the minimum number of **Loading Spaces** external to the building shall be: 10

**Holding Zone (H):**

Purpose

To ensure the necessary municipal and ministry approvals are obtained, including updated technical addendums, and implementation of the Noise Assessment recommendations to support the development phases.

A holding provision is in place for the entire property and that the removal of the holding will be based on specific conditions for Phase 1 and additional phases, including two future building expansion areas indicated in the applicants plans and reports totalling 8,360 m<sup>2</sup> (89,986 ft<sup>2</sup>).

Phase 1 Conditions

Prior to removal of the Holding Symbol (H) the following conditions are to be addressed to the satisfaction of the Township:

- i. That site plan approval, including landscaping and architectural elevation plans, and the registration of a site plan agreement are achieved including provisions for the implementation of the Noise Impact Assessment;
- ii. That the owner provides confirmation that the proposed septic system and stormwater management pond has been approved by the MECP;
- iii. That the proposed modifications to the Highway No. 7 Drainage Works be implemented through the development of an engineer's report authorized under Section 78 of the Drainage Act and that Drainage Act assessments be apportioned in accordance with Section 65(1) of the Drainage Act;
- iv. That road improvements along Jones Baseline are addressed to the satisfaction of the Township and the Ministry of Transportation (MTO).
- v. That a hydrogeological addendum report be submitted and that this addendum will address items including additional borehole drilling to confirm the thickness and lateral continuity of the Vinemount Aquitard, shallow aquifer drilling and ground water monitoring, that has been requested by the MECP in respect to the proposed septic system.
- vi. That a water supply well be construction onsite and tested to confirm water quality and quantity can be met with no impacts on existing domestic wells.

Additional Phases Conditions

Prior to removal of the Holding Symbol (H) to facilitate additional expansions of up to 8,360 m<sup>2</sup> (89,986 ft<sup>2</sup>), the following conditions are to be addressed to the satisfaction of the Township:

- i. That site plan approval, including landscaping and architectural elevation plans, and the registration of a site plan agreement are

achieved including provisions for the implementation of the Noise Impact Assessment;

Permitted Interim Uses

Notwithstanding the Holding Zone Provisions of this By-law, on the lands subject to M1.21.203 (H) only the following interim uses shall be permitted with the Holding Symbol "H":

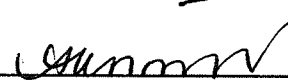
- a) Existing Uses
2. Pursuant to subsection 45(1.4) of the *Planning Act*, any application for Minor Variance on the subject property shall be exempted from the two-year moratorium contemplated in subsection 45(1.3) of the *Planning Act*.
  3. All other applicable provisions of By-law 40/2016 shall continue to apply to the lands affected by this amendment.
  4. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed  
this 15<sup>th</sup> day of November, 2021.



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Chris White, Mayor



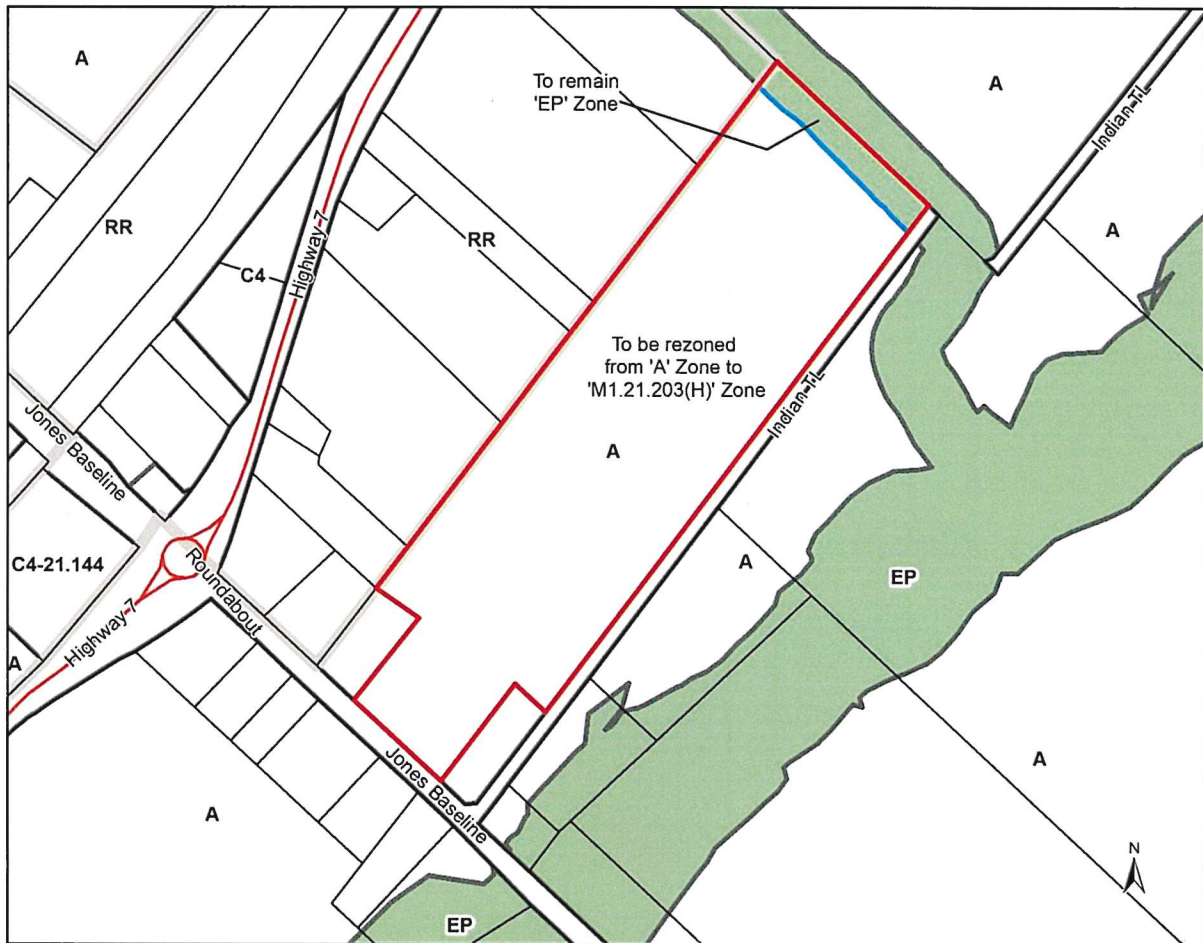
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Amanda Knight, Clerk

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

BY-LAW NO. 62/2021

SCHEDULE "A"



## THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

### EXPLANATION OF BY-LAW #62/2021

By-law Number 62/2021 amends the Township of Guelph/Eramosa Zoning By-law 40/2016 by rezoning 5063 Jones Baseline, Township of Guelph/Eramosa from Agricultural (A) to Rural Industrial Site Specific (M1.21.203 (H)), as shown on Schedule "A" of this By-law.

The purpose of the proposed zoning by-law amendment is to rezone the property to Rural Industrial to permit a dry industrial facility on the lands. A holding provision has been proposed to address site plan approval, additional approval required for the septic system, and phasing including updated study requirements.

For the purposes of this By-law the Buffer Strip described in Section 1. i) b) is intended to be a visual screen from adjacent properties, vegetated with coniferous and deciduous trees or shrubs, in conjunction with the Township's Landscaping Guidelines. The buffer strip is not intended to exceed the width described in Section 1. i) a) and may include sloping or berming where possible.