

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

**By-law Number 66/2023**

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

**Concession 3, E Part Lot 4, former Township of Eramosa, now  
in the Township of Guelph/Eramosa  
(5028 Wellington Rd 44)**

**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 Section 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 the portion of the lands identified on Schedule "A" of this By-law be rezoned from Agricultural (A) to Agricultural (A) with a site specific Agricultural (A 21.207) Zone with a holding and a site specific Environmental Protection (EP 21.208) Zone with a holding.
  - b) That Section 21 Special Provisions be amended by adding the following special provisions:

A 21.207: Notwithstanding to provisions of the Agricultural (A) Zone on the lands municipality described as Part Lot 4, Concession 3, former Township of Eramosa now in the Township of Guelph/Eramosa illustrated on Schedule "A" to this by-law, the following shall apply:

    - i) Additional Permitted Uses:
      - a) A *Seasonal Special Events Venue* as an **accessory** to the main **agricultural use**.
    - ii) Regulations:
      - a) Minimum **lot area**: 78.5 ha (194 ac)
  - b) That notwithstanding Section 6.2.9 of the By-law 40/2016, the limit in area for uses in Section 6.2.9 and section i) a) of this By-law shall be permitted up to 0.8 ha (2 ac) which encompasses an existing decommissioned barn, an outdoor event area and terrace, a new driveway access, and associated septic, washroom facilities, and parking.
  - c) Maximum **gross floor area** of the *Seasonal Special Events Venue* is limited to the decommissioned barn that is in

existence at the time of this by-law which has a ground floor footprint of 345 m<sup>2</sup>.

d) A *Seasonal Special Events Venue* is defined as:

"A **building, structure**, and outdoor space associated with the use, including a terrace, that is used for the gathering of persons for meetings, conferences, workshops, special occasion celebrations, and special events or similar functions and may include the consumption of food and beverages."

e) That for the purpose of this by-law, *Seasonal* shall mean from May 1<sup>st</sup> to October 31<sup>st</sup>, exclusively.

f) A maximum occupancy of 75 people is permitted for an event inclusive of guests, staff, and caterers etc.

g) For further clarification, the uses below are limited as follows

- All events – Wednesday to Sunday
- Weddings and Receptions – Friday to Sunday
- To address septic system capacity, no more than two events may occur on consecutive days

h) A maximum of three events per week is permitted.

i) Amplified music or sound in relation to a *Special Events Venue* shall comply with the Township noise by-law No. 5001-05 as amended.

j) A minimum of 25 parking spaces shall be provided in relation to a *Seasonal Special Events Venue*.

iii) Site Plan Control

a) Prior to any use, development or site alteration taking place on the site, Township approval of a site plan is required as per Site Plan Control By-law #61/2010 as amended.

EP 21.208: Notwithstanding to provisions of the Environmental Protection (EP) Zone on the lands municipality described as Part Lot 4, Concession 3, former Township of Eramosa now in the Township of Guelph/Eramosa illustrated on Schedule "A" to this by-law, the following provisions shall apply:

a) Trails used for **passive recreation** in association with the *Seasonal Events Venue* and/or educational purposes are limited to the trails existing at the time of the passing of the by-law.

**Holding Zone (H)**

Purpose

To ensure the necessary technical details are addressed and municipal approvals are obtained prior to development. A holding provision is in place for the entire property and that the removal of the holding will be based on specific items identified:

Prior to the removal of the Holding Symbol (H) from all or some of the property, the following items are to be addressed to the satisfaction of the Township:

- i) That site plan approval be obtained and addresses items such as the existing trails, driveway location and the registration of a site plan agreement on title;
- ii) That a scoped environmental review for the existing trails be undertaken to the satisfaction of the Township;
- iii) That any noise mitigation measures identified through the noise study and peer review of the study such as sound limiters are implemented to the satisfaction of the Township;
- iv) That the proposed driveway is relocated to the satisfaction of the Township and the County of Wellington;
- v) That an entrance permit be obtained from the County of Wellington;
- vi) Any requirements regarding servicing are addressed to the satisfaction of the Township.

At such time in the future that the Council of the Township of Guelph/Eramosa is satisfied that requirements i) – vi) and any other requirements deemed necessary have been addressed, Council may remove the holding symbol H by amendment subject to the requirements of Section 36 of the Planning Act, R.S.O 1990, as amended.

Until the holding 'H' is removed, the *Seasonal Special Events Venue* use is not permitted.

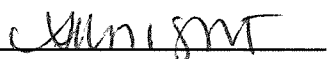
2. All other applicable provisions of By-law 40/2016 shall continue to apply to the lands affected by this amendment.
3. That this By-law shall become effective from the date of passing hereof.

PASSED

this 11th day of December, 2023.



Chris White, Mayor

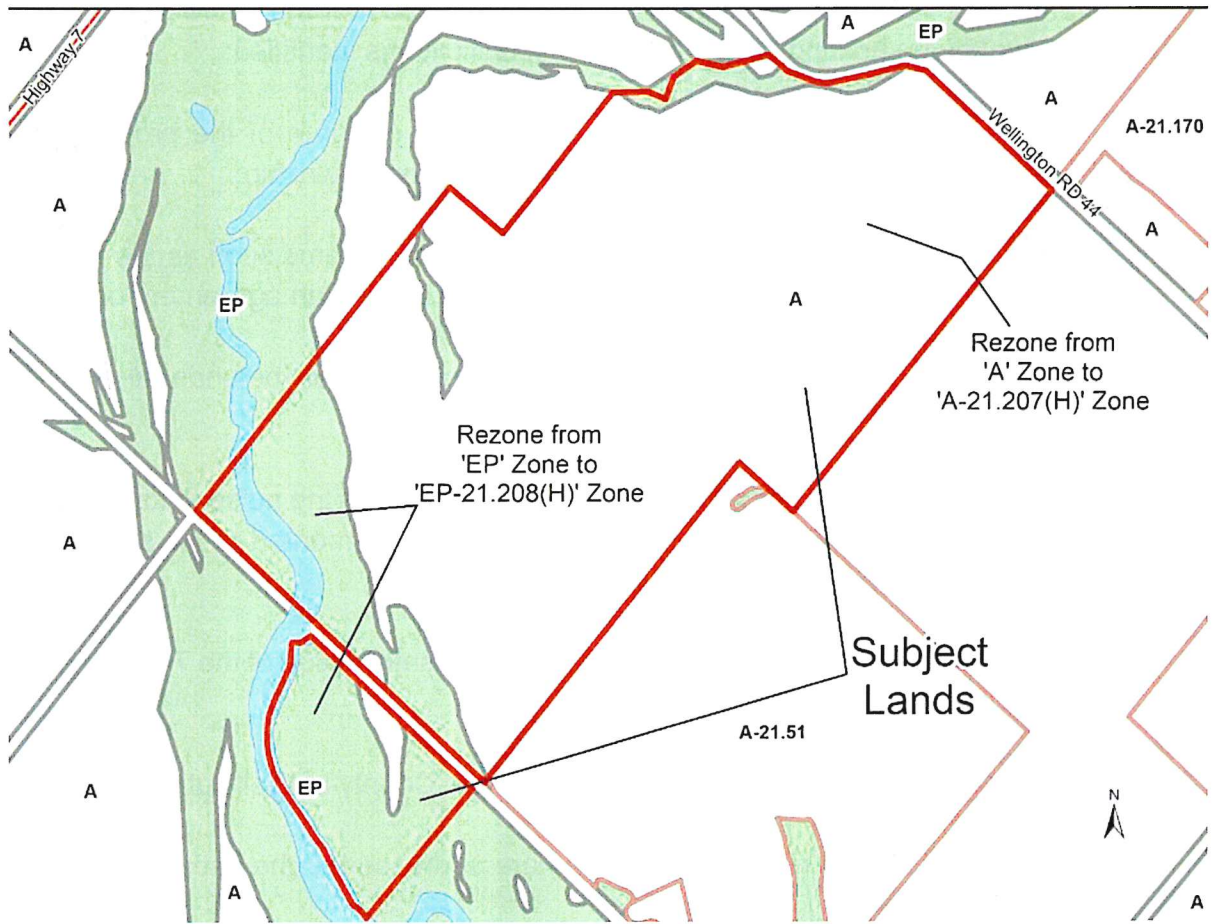


Amanda Knight, Clerk

**THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA**

BY-LAW NO. 66/2023

SCHEDULE "A"



This is Schedule "A" to By-law No.66/2023

Passed this 11th day of December, 2023.

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MAYOR

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CLERK

**THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA**

**EXPLANATION OF BY-LAW #66/2023**

By-law Number 66/2023 amends the Township of Guelph/Eramosa Zoning By-law 40/2016 by re-zoning 5028 Wellington Rd 44 from Agricultural (A) Zone and Environmental Protection (EP) Zone to a site specific Agricultural Zone (A 21.207) with a holding and a site specific Environmental Protection (EP 21.208) with a holding as shown on Schedule "A" of this By-law.

This by-law seeks to establish special provisions for the proposed event venue to align with Provincial permissions for on-farm diversified uses. The zoning regulations include: a maximum dedicated area for the event venue; defining terms seasonal and seasonal special events venue to ensure the use is seasonal in nature; establishing limits on the frequency of events; places a cap on the number of people per event; and provides additional clarification for the use of non-agricultural portions of the property for passive recreation.

The proposed development is subject to a holding provision and site plan control. The holding provision requires that a series of items be addressed to ensure that the development is compatible with the surrounding uses, is desirable and appropriate. The site plan process will evaluate on-site functionality, allow for the implementation of mitigation measures regarding noise and traffic, entrance location, grading, servicing, landscaping, storm water management, design etc.