



**Guelph/Eramosa
Township**

8348 Wellington Road 124,
P.O. Box 700
Rockwood ON N0B 2K0
Tel: 519-856-9596
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DATE RECEIVED BY STAFF: _____
RECEIVED BY STAFF PERSON: _____
ASSIGNED NUMBER: _____

**CORPORATION OF
THE TOWNSHIP OF GUELPH/ERAMOSIA
APPLICATION FOR A MINOR VARIANCE
Under Section 45 of the Planning Act.**

The Personal Information collected on this form is collected pursuant to Section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request.

PART 1 GENERAL INFORMATION

1. CONTACT INFORMATION

Name	Mailing Address	Contact
Registered Owner(s): 2674131 Ontario Inc.	6838 Wellington Road 124 Cambridge, Ontario N1H 6J4	Telephone 1: 519-824-4998
		Telephone 2:
		Email: tanya@royalcitynursery.com
		Fax:
Applicant:		Telephone 1:
		Telephone 2:
		Email:
		Fax:
Agent: Black, Shoemaker, Robinson & Donaldson Limited	257 Woodlawn Road West Unit 101 Guelph, Ontario N1H 8J1	Telephone 1: 519-822-4031
		Telephone 2:
		Email: nancy@bsrd.com
		Fax:
Primary Contact (all communications will be directed to this contact): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent/Solicitor		

2. LOCATION OF PROPERTY

<i>Municipal Address</i> 6838 Wellington Road 124 Cambridge, Ontario N1H 6J4	<i>Concession(s)</i> 5	<i>Lot(s)</i> Part Lot 2
<i>Division</i> B	<i>Geographic Township (Former Municipality)</i> Guelph	<i>Registered Plan No.</i>
<i>Lot(s)/Block(s) of Registered Plan</i>	<i>Reference Plan No.</i> 61R-9754	<i>Part(s) of Reference Plan</i> 4

3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i> 103.81	<i>Lot Depth (m)</i> 185.99	<i>Lot Area (km²)</i> 22,000 sq.m.	<i>Width of Road Allowance (m)</i>
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4. ENCUMBRANCES

- a. Are there any mortgages, easements, or restrictive covenants affecting the property?
 Yes No
- b. If yes, provide names and addresses of the holders of any mortgages, charges, or other encumbrances with respect to the land(s).

Meridian Credit Union Limited

75 Corporate Park Drive, St. Catharines, Ontario L2S 3W3

5. OFFICIAL PLAN

- a. List the current designation(s) of the subject land in the County of Wellington Official Plan.

Prime Agricultural

6. ZONING BY-LAW

- a. The current zone(s) of the subject property:

Specialized Agricultural (A21.183)

- b. Existing uses of the land and length of time existing used has continued:

A seasonal agriculture business with accessory sales of ornamental landscape products and seasonal decorating merchandise

- c. Proposed uses of the land:

Same as above with expanded facilities to allow climate-controlled shelter for horticulture crops on site

- d. What existing land uses are adjacent to the subject land(s)?

- i. North: Agricultural fields

- ii. South: Highway 124, then lands designated and zoned for gravel extraction

- iii. East: Rural Residential and Agricultural fields

- iv. West: Rural Residential

Date the subject land was acquired by current owner: July 8, 2015

7. PROPOSED VARIANCE

- a. What is the nature and the extent of the relief that is being applied for? (Please specifically indicate on sketch):
 - 1) Current zoning permits 444 m2 of on-farm diversified uses including structures and parking and accessory sale of non-agricultural retail restricted to 118 m2
Request on-farm diversified uses to a maximum of 542 m2.
 - 2) Relief from Section 4.3 .9. By-law restricts number of containers on a property to 2.
Request variance to allow 2- 12m long containers and 5-6 metre long containers
- b. Explain why it is not possible to comply with the provisions of the by-law:
Currently, tender crops are grown and stored outdoors, producing an adverse effect on the health and viability of the finished crop, especially during early spring and fall seasons. We currently place our annual and vegetable crops on racks as it is easier to move them in and out during a frost event but must re-organize the plants during the

day to receive the appropriate amount of light and water. This results in substantially less production than the property is capable of, and an end product that is easily damaged and not at its best. Due to our temporary growing conditions, we lose qualified staff who grow frustrated with temporary tasks. Staffing and production will become easier with the implementation of new permanent structures.

The containers with the closed doors are used to store off season items that can handle the cold but not the wet (i.e. signage, empty seed racks, artificial Christmas trees for decorating and tools like shovels / rakes etc.) The containers that are open on the side are used to protect plants from snow in winter, and frost and hail during the spring and fall months. During the summer, they store ceramic pots in these cans so the paint does not crack and to prevent them from getting muddy. The finish of the containers are painted (no flakes) and there is no rust. They are in good stable condition and have a welded a new top bar on the ceiling of the open can to provide additional structure.

They are basically used as accessory buildings and the containers do not exceed the allowable area for accessory buildings.

8. EXISTING BUILDINGS

List all existing buildings/structures on the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. Greenhouse	Front: 28.69 Rear: 132.5 N/E Side: 42.7 S/W Side: 29.86	25 x 29 irregular	570	570	7.4 Number of Storeys: 1	2016
2. 2 12m shipping containers	Front: 82 Rear: 97 N/E Side: 40 S/W Side: 42	12 x 2.4	28.8 x 2.4 = 57.6	57.6	2.5 Number of Storeys: 1	2016
3. 5 - 6 m shipping containers	Front: 82 Rear: 108 N/E Side: 10 S/W Side: 54	6 x 2.4	14.4 x 5 = 72	72	2.5 Number of Storeys: 1	2016

Number of EXISTING parking and/or loading stalls: 21 vehicle spaces & 2 loading spaces

9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: Full Time: 2
Full Time Seasonal: 6
Part Time: 2
Part Time Seasonal: 2

10. PROPOSED BUILDINGS

List all proposed buildings/structures for the property:

Type of Building/Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. Agricultural Storage	Front: 32.44 Rear: 134.5 N/E Side: 24.1 S/W Side: 57.8	13.5 x 26.3	355	355	7.4 Number of Storeys: 1	
2. Tropical Greenhouse	Front: 28.94 Rear: 62.7 N/E Side: 18.62 S/W Side: 71.0	7.3 x 25.6	187	187	6.0 Number of Storeys: 1	
3.	Front: Rear: N/E Side: S/W Side:				 Number of Storeys:	

Number of PROPOSED parking and/or loading stalls: 42 parking spaces & 2 loading spaces

11. PROPOSED EMPLOYEES

Number of PROPOSED employees on the site: Full Time: 4
Full Time Seasonal: 8
Part Time: 2
Part Time Seasonal: 4

12. SITE ACCESS

a. Access to site is provided by:

Access Type	Access Name
<input type="checkbox"/> Provincial Highway	
<input checked="" type="checkbox"/> County Road	Wellington Road 124
<input type="checkbox"/> Township Road (Year-round Maintenance)	
<input type="checkbox"/> Township Road (Seasonal Maintenance)	
<input type="checkbox"/> Private Road/ Right-of-Way	
<input type="checkbox"/> Water (If access is via water only please see the Planning Dept. for an additional form)	

13. SERVICING

a. Water supply is provided via:

- Municipal Servicing
- Private Well(s) *Specify individual or communal well:* Individual
- Other *Specify:* _____

b. Sewage disposal is provided via:

- Municipal Servicing
- Private Septic System *Specify individual or communal septic system:*
Individual
- Other *Specify:* _____

c. Storm drainage is provided via:

- Sewer
- Ditches
- Swales
- Natural
- Other *Specify and explain:* Stormwater Management Pond

PART 4 ADDITIONAL INFORMATION

14. OTHER APPLICATIONS

List any applications made under the *Planning Act* for the subject lands, or lands within 120 m of the subject lands. If a decision has been made on an application for the subject lands, please include a copy of this decision.

Application Type	File Number	Purpose	Status
<i>Official Plan Amendment</i>			
<i>Zoning By-law Amendment</i>	08/15	Special Provision to A Zone to permit non-agricultural related retail sales of ornamental landscape material & seasonal decorating merchandise	Approved
<i>Site Plan</i>	D11 24	Greenhouse, parking and growing areas	Approved
<i>Minor Variance</i>			
<i>Plan of Subdivision/Condominium</i>			
<i>Consent/Severance</i>			

15. REQUIRED DRAWINGS

Please provide all drawings in both digital and hardcopy. Hard copy drawings must be individually folded with 6 copies provided. Digital copies must be provided on a CD, in both pdf and AutoCAD format (where applicable). All drawings must be drawn to metric scale (including measurements) and prepared by a qualified professional.

Please see attached "Minor Variance Application Checklist" for detailed drawing requirements.

PART 5 AFFIDAVIT

I/We Nancy Shoemaker
(Applicant/Owner/Agent Name)

of the City of Guelph
(Name of Local Municipality)

in the County/~~Region~~ of Wellington
(Name of County/Region)

solemnly declare that all the statements contained in this application are true, and that the information contained in the documents that accompany this application is true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Nancy Shoemaker
Signature of Agent/Applicant

September 1, 2021
Date

Kerry Francis Hillis
Signature of Commissioner

September 1, 2021
Date

Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022

PART 6 APPLICANT AUTHORIZATION FORM

I/We 2674131 Ontario Inc.
(Owner Name/Signing Authority)

the registered owner(s) of 6838 Wellington Road 124
(Municipal Address or Legal Description of the Property)

hereby authorize Nancy Shoemaker
(Applicant/Agent Name)

as an officer/employee of Black, Shoemaker, Robinson & Donaldson Limited to act
(Company Name)

as agent for the Application which relates to the above-noted lands.


Signature of Owner/Signing Authority

August 24 2021
Date