



CORPORATION OF THE  
TOWNSHIP OF GUELPH/ERAMOSIA

**ZONING BY-LAW AMENDMENT APPLICATION FORM**

To Amend a Zoning By-law Under Sections 34, 39 or 39.1 of the Planning Act

<b>Township File No:</b>	<b>OFFICE USE ONLY</b>
<b>APPLICATION FOR:</b> (Please check one box) <input type="checkbox"/> Section 34 (Zoning By-law amendment/Re-zoning) <input type="checkbox"/> Section 39 (Temporary Use) <input type="checkbox"/> Section 39.1 (Garden Suite)	Date Received: <u>October 12, 2012</u>
	Date Fee/Deposit Accepted: <u>Oct. 12/2012</u>
	Deposit: \$ <u>2,000.00</u>   Fee: \$ <u>1,810.00</u>
	Received by: <u>[Signature]</u>
<b>DEEMED COMPLETE: DECEMBER 3, 2012</b>	

**1. CONTACT INFORMATION:** (All communication will be directed to the Primary Contact only)

**Primary Contact:** Greg Sweetnam

**a) Registered Owner(s):** 634745 ONTARIO LIMITED (amalgamated Dec. 31, 1999 into MARA LIMESTONE AGGREGATES LIMITED)

(List all owners and contact information if multiples exist)

Mailing Address: Box 470, Bolton ON L7E 5T4

Home Phone: \_\_\_\_\_ Home Fax: \_\_\_\_\_

Business Phone: 905-857-3500 Business Fax: 905-857-4833

Email Address: \_\_\_\_\_

**b) Agent:** JAMES DICK CONSTRUCTION LIMITED

Mailing Address: Box 470, Bolton ON L7E 5T4

Home Phone: \_\_\_\_\_ Home Fax: \_\_\_\_\_

Business Phone: 905-857-3500 Business Fax: 905-857-4833

Email Address: gsweetnam@jamesdick.com

**c) Other:** \_\_\_\_\_

(Please provide contact information for all relevant consultants such as surveyor, planner, engineer, solicitor, architect, etc.)

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Home Fax: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Business Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

**2. DESCRIPTION OF SUBJECT LANDS**

a) Civic Address(es): 8352 Hwy. 7

Township of Guelph/Eramosa, County of Wellington

b) Concession(s): 6 Lot(s): West ½ Lot 1 Division: \_\_\_\_\_

c) Geographic Township (former municipality): Eramosa

d) Registered Plan No.: \_\_\_\_\_ Lot(s)/Block(s): \_\_\_\_\_

e) Reference Plan No.: ROS605540 Parts: \_\_\_\_\_

f) Dimension of subject lands:

Frontage (m)	Depth (m)	Area (ha)
+/- 553 m	+/- 607 m	+/- 39.4

g) Does the registered owner own the abutting lands? Yes No

If yes, please provide the civic or legal address of the property

\_\_\_\_\_

\_\_\_\_\_

**3. NAME(S) OF MORTGAGEE/LESSEE/ETC:**

If known, the names and addresses of the holders of any mortgages, charges or other encumbrances with respect to the land(s).

N/A

**4. PROVINCIAL POLICY STATEMENT**

Provide a statement explaining how the application is consistent with policy statements issues under Section 3(1) of the Planning Act (e.g. the Provincial Policy Statement, 2005).

Application is consistent with PPS as it will allow for significant mineral aggregate resources to be made available as close to the market as possible. Application will not result in a negative impact on natural heritage features, water, agriculture or cultural heritage resources.

**5. PROVINCIAL PLANS**

- a) Is the subject land within an area of land designated under any provincial plan(s)?    Yes    No
  
- b) If the answer to the above is YES, please provide a statement as to whether the application conforms to or does not conflict with the applicable provincial plan(s) (e.g. the Growth Plan for the Greater Golden Horseshoe, 2006):

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Site is consistent with the Growth Plan for the Greater Golden Horseshoe. Site has been a protected Aggregate Resource.

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**6. OFFICIAL PLAN**

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

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Prime Agriculture and Core Greenland

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Site is mapped as part of the Mineral Aggregate Area.

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- b) How does this Application conform to the current County OP?

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Mineral Aggregate Area recognizes significant deposits of mineral aggregate resources.

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An Official Plan Amendment is not required for applications within the Mineral Aggregate Area.

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- c) If an amendment to the County OP is required please provide basic details of the amendment including if the amendment proposes to change/add/delete/replace policy(ies) or a designation. Include any additional uses that would be permitted on the subject lands as a result of the amendment.

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An OPA is not required.

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**7. ZONING BY-LAW**

a) List the current zone(s) that apply to the subject lands.

Agricultural and Hazard Land

b) Explain why you are applying to amend the Zoning By-law. What is the purpose of the application?

The purpose of the ZBA is to re-zone the lands in question to Extractive Industrial to permit the establishment of a mineral aggregate operation.

c) Explain the proposed amendment to the Zoning By-law, including any proposed change, deletion, replacement or addition to the regulations or mapping. Please list additional permitted uses and Zoning By-law section numbers (where applicable).

The permitted uses under the Extractive Industrial zone will not be changed. The setback to a body of water will be varied from 30 m to 20 m (section 12.2.1.3).

**8. EXISTING USE**

a) Date the subject land was acquired by the current Owner: August 16, 1989

b) What land uses are adjacent to the subject lands?

To the north: Agricultural

To the south: Agricultural, Residential and Industrial

To the west: Agricultural

To the east: Agricultural, Industrial and Residential

c) Existing uses of the subject land: Former Wayside Pit, Managed Crop Conifer Plantation, Woodland, Residential, Conservation

d) Length of time that the existing uses have continued on the subject land: over 30 years

e) Provide details on the existing building(s) or structure(s): (If there are more than 3 building(s) or structure(s) please provide the required information on a separate sheet)

Type of Building/ Structure	Date Constructed	Front Yard (m)	Side Yard* (m)	Side Yard* (m)	Rear Yard (m)
House	Approx. 1970	55m	16m	500m	536m
Shed	Approx. 1970	168m	151m	512m	432m

\* Specify in the heading of this table if it is the interior or exterior side yard. If both are interior side yards please provide a label (e.g. East Side Yard) to differentiate them.

f) Provide details on the dimensions of the existing building(s) or structures:

Building/Structure	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	# of stories	Length (m)	Width (m)	Height (m)
House	275m <sup>2</sup>	275m <sup>2</sup>	1	25m	11m	7m
Shed	71.5m <sup>2</sup>	71.5m <sup>2</sup>	1	11m	6.5m	6m

g) How many parking and/or loading stalls exist on the subject lands? NA

**9. PROPOSED USE**

a) Proposed uses of the subject land: Mineral Aggregate Operation, Residential, Conservation

b) Provide details on the proposed building(s) or structure(s): (If there are more than 3 building(s) or structure(s) please provide the required information on a separate sheet)

Type of Building/ Structure	Date Constructed	Front Yard (m)	Side Yard* (m)	Side Yard* (m)	Rear Yard (m)
Scale House	Upon Approval	50m	150m	440m	615m
Shop/Lab/Office	Upon Approval	80m	135m	445m	560m

\* Specify in the heading of this table if it is the interior or exterior side yard. If both are interior side yards please provide a label (e.g. East Side Yard) to differentiate them.

c) Provide details on the dimensions of the proposed building(s) or structures:

Building/Structure	Ground Floor Area (m <sup>2</sup> )	Total Floor Area (m <sup>2</sup> )	# of stories	Length (m)	Width (m)	Height (m)
Scale House	20m <sup>2</sup>	20m <sup>2</sup>	1	5m	4m	5m
Shop/Lab/Office	400m <sup>2</sup>	400m <sup>2</sup>	1	20m	20m	10m

d) How many parking and/or loading stalls are proposed for the subject lands? NA

**10. ACCESS**

a) Access to the subject land is provided by (please check appropriate box(es)):  
 (Please include the road name on the line provided)

- Provincial Highway \_\_\_\_\_
- Regional Road \_\_\_\_\_
- Township Road (Year-Round Maintenance) 6th Concession
- Township Road (Seasonal Maintenance) \_\_\_\_\_
- Private Road/Right-of-Way \_\_\_\_\_
- Water

b) If access to the subject land is by water only, indicate the following:  
 (Please provide written confirmation of parking and docking facilities)

- Docking facility: NA
- Distance from docking to subject land:    m    Distance from docking to nearest public road:    m
- Parking facility: \_\_\_\_\_
- Distance from docking to parking:    m    Distance from parking to nearest public road:    m

**11. SERVICES**

a) Water is provided to the subject lands by: Private Well

- Municipal water supply
- Private Well
- Privately owned/operated communal well
- Lake or other body of water
- Other: \_\_\_\_\_

**b) Sewage disposal is provided to the subject lands by:** Private septic system

- Municipal sanitary services
- Private sewage/septic system
- Privately owned/operated communal well
- Privy
- Other: \_\_\_\_\_

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, then a servicing options report, and hydrogeological reports are required to be submitted with this application.

**c) Storm drainage is provided to the subject lands by:** Internal Infiltration, Ditches and Natural drainage to creek

- Storm ditches
- Ditches
- Swales
- Natural
- Other: \_\_\_\_\_

**12. OTHER PLANNING ACT APPLICATIONS**

List any applications made under the Planning Act for the subject lands or lands within 120 metres of the subject lands.

Application	Municipal File No./ Ontario Regulation No.	Purpose of Application	Status
Official Plan Amendment (Section 22)			
Zoning By-law Amendment (Section 34) or Ministers Zoning Order (Section 47)	Yes (this application)	To Permit a Mineral Aggregate Operation	Pending
Site Plan (Section 41)			
Minor Variance (Section 45)			
Plan of Subdivision (Section 51)/ Condominium (Condominium Act)			
Consent/severance (Section 53)			

**13. ADDITIONAL INFORMATION**

If any of the items below are applicable please provided the required information on a separate sheet.

- If the subject lands are within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement about the re-zoning proposed by this application and these requirements.

- If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the official plan amendment that deals with the matter.
- If the subject lands are within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

**14. REQUIRED SKETCH PLAN**

A planner, surveyor, engineer, architect or other appropriate professional should prepare the required sketch plan. The required sketch must be drawn to a **metric scale**, including metric measurements, and show at a **minimum**, the following information:

- The boundaries and dimensions (frontage, depth and area) of the subject land.
- The location size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- The approximate location of all topographical, natural and artificial features on the subject land(s) and on land that is adjacent to the subject land(s) that may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing land uses located upon land that is adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an open or unopened Provincial, Regional or Township public road, a private road, or right-of-way.
- If access to the subject land is only by water, the location of the parking and docking facilities to be used.
- If the subject land has water frontage, label the river/lake name.
- The location and nature of any easement affecting the subject land.
- North arrow and metric scale of the sketch plan.
- Location and distances from property line of all proposed and existing structures in metric units.

**AFFIDAVIT**

I/We JAMES DICK CONSTRUCTION LIMITED of the Town of Caledon  
(Applicant/Owner/Agent Name) (Name of Local Municipality)

in the County/Region of Peel, solemnly declare that all the statements contained in this application are 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.

  
\_\_\_\_\_  
Signature of Agent/Applicant

Nov 22/12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Commissioner  
Anne Dick, a Commissioner, etc.,  
Regional Municipality of Peel, for  
James Dick Construction Limited.  
Expires February 20, 2013.

Nov 22/12  
\_\_\_\_\_  
Date



**APPLICANT AUTHORIZATION FORM**

I/We 634745 ONTARIO LIMITED (amalgamated Dec. 31,1999 into MARA LIMESTONE AGGREGATES LIMITED)

(Owner(s) name(s))

the registered owner(s) of 8352 Hwy. 7, Part w 1/2 Lot 1 Concession 6, Township of Guelph/Eramosa  
(municipal address or legal description of property)

hereby authorize JAMES DICK CONSTRUCTION LIMITED

(Applicant/Agent name and company)

to act as agent for the for the Application to Amend a Zoning By-law which relates to the above noted lands.


  
Owner's Signature

NOV 22 / 12  
Date


**ACKNOWLEDGEMENT**

Each application must be accompanied by a deposit in the form of cash or a cheque payable to the Corporation of the Township of Guelph/Eramosa in the total amount of \$3,810.00, which includes a non-refundable administration fee of \$1,810.00, and a deposit of \$2,000.00. The Township will retain this deposit of \$2,000.00 until such time as the project has been completed and the applicant and the owner have paid all expenses incurred by the Township of Guelph/Eramosa in processing this application.

The applicant and the owner understand, acknowledge and accept that the Township of Guelph/Eramosa does not retain as full-time staff professional engineers, planners or solicitors. The Township of Guelph/Eramosa contracts out private firms for these services. The applicant and the owner **SHALL** be jointly and severally liable for paying to the Township of Guelph/Eramosa all costs it incurs in processing this application including but not limited to fees for planning, engineering and legal services, together with any Township of Guelph/Eramosa administration fees. The Township of Guelph/Eramosa shall notify the applicant and owner from time to time of any costs incurred by the Township and the applicant and the owner shall have thirty (30) days to pay the Township for those costs after notice is given. In the event that the applicant and the owner do not pay those costs within thirty (30) days, the Township has a right to apply the deposit against those costs and further to cease doing any work on the processing of this application until such time as all outstanding costs are paid in full and the deposit has been restored to the initial deposit amount set out in the guidelines.

  
Owner's Signature - UNDER PROTEST - SEE LETTER DATED OCT. 11, 12

NOV. 22 / 12  
Date

  
Signature of Applicant/Agent - UNDER PROTEST - SEE LETTER DATED OCT 11, 12.

NOV. 22 / 12  
Date

**MORE INFORMATION?** Township of Guelph/Eramosa, Gaetanne Kruse, Planning Administrator  
8348 Wellington Road 124, P.O. Box 700, Rockwood, ON N0B 2K0 Office Hours 8:30 am – 4:30 pm  
(519) 856-9596 Ext 112 Fax: (519) 856-2240 Toll Free: 1-800-267-1465 Email: gkruse@get.on.ca



# JAMES DICK CONSTRUCTION LIMITED



MAIL: P.O. Box 470, Bolton, Ontario. L7E 5T4  
COURIER: 14442 Hwy. 50, Bolton, Ontario. L7E 3E2  
TELEPHONE: (905) 857-3500 FAX: (905) 857-4833

October 11, 2012

Township of Guelph/Eramosa  
8348 Wellington Road 124  
P.O. Box 700 Rockwood, ON  
N0B 2K0

**Attention: Ms. Janice Sheppard, CAO**

**RE: Hidden Quarry Application Peer Review Costs  
Part Lot 1, Concession 6 Township of Guelph/Eramosa**

Hi Janice,

We have filed an application to rezone certain lands at the above location to permit the operation of a Gravel Pit/Quarry. I am writing about the clause in the rezoning application that deals with peer review costs.

We are always cautious committing to something that we do not understand or cannot put a dollar value on. The clause on the rezoning form is vague and too open ended for our comfort. I think that we both believe that it is incumbent on the township act responsibly when allocating these funds to ensure we are getting good value.

As such, I would appreciate it if I can meet with you and your staff to put some budget numbers together including upset limits on this work. In this way we can best understand the intended scope of work to be farmed out and we can have funds budgeted to cover these review costs.

I also want to be clear in stating that if at any time the Township takes a position against the application, that our funding of legal fees and private professional firms will also cease immediately as would only be fair.

We believe that we have an excellent project that is in the public interest. We look forward to having it reviewed by the Township such that you have a high level of confidence in our application and such that it can be approved without being a burden on the coffers of the Town.

Sincerely,  
**JAMES DICK CONSTRUCTION LIMITED**



Greg Sweetnam



8348 Wellington Road 124,  
P.O. Box 700  
Rockwood ON N0B 2K0  
Tel: 519-856-9596  
Fax: 519-856-2240  
Toll Free: 1-800-267-1465

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November 2, 2012

James Dick Construction Limited  
PO Box 470  
Bolton ON L7E 5T4  
Att: Mr. Greg Sweetnam

Dear Mr. Sweetnam:

**RE: Hidden Quarry Zoning By-law Amendment Application Pt. Lot 1, Con. 6,  
Former Township of Eramosa now the Township of Guelph/Eramosa**

I am writing in response to your letter of October 11, 2012 attached to your application for a zoning By-law amendment on the above noted property, regarding paying for costs incurred by the Township for the processing of this application.

As stated in the application, the Township does not retain as full-time staff, Professional Engineers, Planners or Solicitors and as such we rely on private firms to provide these services and to review planning applications on behalf of the Township. The Township bills these services back to the applicant as it believes that the cost of reviewing these planning applications should be borne by the applicant, not the general taxpayer.

We can certainly set up a meeting with the consultants to discuss the scope of work and estimated costs, keeping in mind these estimates are not fixed amounts and the actual costs of reviewing the applications will still be the responsibility of the applicant.

Please be assured that the Township, when having its consultants review these applications acts in a fiscally responsible manner.

Yours truly,

  
Janice Sheppard, AMCT  
CAO

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Janice Sheppard, AMCT  
Chief Administrative Officer

Tel: 519-856-9596 ext. 105  
[jsheppard@get.on.ca](mailto:jsheppard@get.on.ca)