



PLANNING REPORT for the TOWNSHIP OF GUELPH/ERAMOSA Report # 22/16

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: June 6th, 2022
TO: The Mayor and Members of Council
Township of Guelph Eramosa
FROM: Zach Prince, Senior Planner
County of Wellington Planning and Development
SUBJECT: **RECOMMENDATION REPORT**
Zoning By-law Amendment (01-21) – CJ Equestrian
To permit special events on the subject lands as an on-farm diversified use to an existing agricultural operation
5725 Sixth Line (Ward 4)
ATTACHMENTS:
1. Area of proposed use
2. Applicant’s responses to public comments
3. Additional Information provided by the applicant
4. Public Comments received after October 18th, 2021
5. Draft Amending By-law

RECOMMENDATION

THAT the Council of the Township of Guelph/Eramosa receive Report 22/16.

THAT the Council of the Township of Guelph/Eramosa approve Zoning By-law Amendment Application ZBA 01/21 to permit a seasonal special events venue and associated outdoor ceremony area as an on-farm diversified use;

THAT Council of the Township of Guelph/Eramosa direct staff to issue the Notice of Passing of Zoning By-law Amendment Application ZBA 05/20 in accordance with Section 34 (18) of the Planning Act, R.S.O. 1990, c.P.13;

INTRODUCTION

The subject lands are known municipally as 5725 Sixth Line and are legally described as Concession 6 W, Part Lot 21. The site is approximately 28.35 ha (69.9 ac) in size with frontage and access onto Sixth Line. The site is currently operating an equestrian farm and seasonal camp associated with the farm. The existing buildings on the site include a barn, riding arena, registration office, recreation building, bunk houses, ‘mess hall (dining hall)’, accessory storage buildings, and a single detached dwelling. The applicants currently live on-site and operate the agricultural business, camp and venue facility.

Surrounding land uses consist of agricultural uses, and Environmentally Protected (EP2) lands. The subject lands and immediate surrounding uses can be seen in an aerial map within **Figure 1**.



Figure 1 - Subject Property

PROPOSAL

The intent of the subject Zoning By-law Amendment is to amend the current Agriculture site specific zoning on the subject lands to permit existing structures to also be utilized as a special events facility/venue that would accommodate events such as weddings, receptions, workshops and similar events. It is noted that the structures intended to be utilized are permitted on-site for the existing use (ie campers) but the subject application seeks to allow a broader range of uses and events to occur on-site utilizing existing structures.

The main structure proposed to be used is an open pavilion that is used by campers during the day between May 1st and October 1st. Other buildings to be utilized by the venue include: office/bridal suite, bunk cabin/grooms cabin, reception building, and a portion of the mess hall (dining hall). The mess hall is serviced by a septic system and contains washrooms that would be utilized by the guests. Outdoor areas associated with the use also include a ceremony area, patio, general open area, food prep area, shared parking area, shared driveway and shared walkways.

An existing barn is located in proximity to the pavilion and outdoor patio area, the barn is not included in this application but the owner has indicated that they may want to operate within the structure in the future. To permit events in the barn would require additional review by the Township's building department and planning department. The applicant has indicated that the intent of the owners is to potentially remove the barn and build a new indoor event space in the long term, and convert the existing

dining hall to a storage building, no plans or details for this possible new building have been submitted with this application. The applicant has submitted additional information as **Attachment 3** which seeks to clarify the buildings and areas on the site that the event currently operates and provide examples of equine uses.

To accommodate the proposed additional uses, the special events venue is proposed to be serviced by an existing septic system and existing well on-site, in addition the applicants are proposing to use temporary facilities (portable toilets) for larger events. An area on-site has been identified to accommodate approximately 116 parking stalls for the special events venue. It is understood that this area is currently used for parking associated with the other uses on the site, equestrian and camp use.

SUPPORTING DOCUMENTS

In support of the subject zoning by-law amendment application, the following information and studies were submitted:

- Planning Justification Report prepared by MHBC (dated May 2021)
- Noise Impact Study prepared by SLR (dated May 2021)
- Septic Report prepared by FlowSpec (dated January 11th, 2022)
- Additional information memo by MHBC (dated April 26th, 2022)

In addition, an informal Traffic Brief was prepared by the applicant for consideration which summarizes previous event usage.

PUBLIC ENGAGEMENT

A public meeting was held for this application on October 18th, 2021 which no members of the public spoke. Written comments from before and after the public meeting (**Attachment 4**) have been received and the following concerns have been received:

- Noise
 - *Planning Comment:* The applicant has submitted a Noise Assessment which provides some recommendations to assist with mitigating the noise on site for events. The noise report has been peer reviewed by the Township's engineer. As part of the zoning By-law staff have included the requirement for a site plan and agreement on the site which would require the mitigation measures to be put in place. Further the draft zoning by-law proposes to limit the total number of people on the site and clarifies the requirement for conformity with the Township noise by-law which should further assist with noise generated from the site.
- Traffic
 - *Planning Comment:* The applicant has submitted a summary of vehicles that attended the site for previous events. A comprehensive study of traffic to and from the site including the day camp and equestrian use has not been provided, however, this summary has been reviewed and approved by the Township. Regarding parking the turnarounds, the applicant has shown that there is a gravel parking area which is primarily used for pick up, drop off and parking during the events, no adverse impacts to Sixth Line are expected.
- A letter of support has been received indicating that some property owners have not experienced any negative effects from the events held to date.

Further, the applicant has submitted a response summary identifying how these concerns are being addressed by the owner, included as **Attachment 2**.

PROVINCIAL POLICY STATEMENT (2020) & PROVINCIAL GROWTH PLAN (2019)

The Provincial Policy Statement (PPS) provides a policy framework on matters of provincial interest and guides land use planning and development within the Province of Ontario. In addition to the PPS, the

Provincial Growth Plan builds on this policy framework by establishing guiding principles and policies that focus on growth, while also protecting the prime agricultural areas and agri-food network. The subject lands are designated in the County of Wellington Official Plan as Prime Agricultural and the PPS provides more detailed policies with respects to uses permitted in the Prime Agricultural Area.

Section 2.3 of the PPS provides policy direction for the prime agricultural area, with Section 2.3.1 stating that, “Prime agricultural areas shall be protected for long-term use for agriculture.” Within the prime agricultural area, the following uses are permitted:

- i) agricultural uses;
- ii) agriculture-related uses; and
- iii) on-farm diversified uses.

The subject development proposal is being considered as an on-farm diversified use, which is defined by the Province as “...uses that are secondary to the principal agricultural uses on the property, and are limited in area.” The definition in the PPS goes on to say that on-farm diversified uses include, but are not limited to, “home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.” The PPS further defines Agri-tourism uses to mean “...those farm-related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation”.

The Province has developed a guidance document (Guidelines on Permitted Uses in Ontario’s Prime Agricultural Area - Publication 851) to assist municipalities, decision makers, farmers and others to understand and interpret the policies and permissions within the PPS specific to prime agricultural areas. A review of this Guideline has been completed by planning as a key component to assess the appropriateness of the proposed development proposal.

The Guideline identifies that on-farm diversified uses should be related to agriculture or support agriculture; however, on-farm diversified uses can also be a use that demonstrates that it can coexist with agriculture without conflict. Although there is a range of uses that can be considered under the criteria of an on-farm diversified use, the Guidelines are clear that large scale uses such as hotels, car dealerships; uses that have high water and sewage needs or generate significant traffic; large-scale re-occurring events etc. are *not* to be considered under this use. Overall, these uses are intended to provide opportunities for farmers to diversify and supplement their income, while ensuring that the primary use is the agricultural operation.

In order for a use to be considered as an on-farm diversified use, in accordance with the PPS, there are five specific criteria that need to be demonstrated to be met. Planning staff have reviewed the subject proposal under the “on-farm diversified uses” permissions and the applicable criteria and offer the following for consideration:

- Criteria #1 - Located on a farm
 - *Planning Comment* – This specific requirement is intended to ensure any uses proposed under the on-farm diversified use permissions is *secondary* to the principle agricultural use and that the farm operation remains the primary use of the property. The subject property is approximately 28.35 ha (70 ac) in size, the applicants currently operate an equestrian use including a riding arena and paddocks. The proposed zoning by-law would allow the use only as accessory to the existing agricultural use. Planning staff are satisfied that the proposed use would be located on a farm.

- Criteria #2 - Secondary to the principle agricultural use
 - *Planning Comment* – The need to ensure a use is *secondary* to the agricultural use also intends to ensure that the primary use is and continues to be the agricultural operation. The Guidelines allow this criterion to be evaluated and measured in a temporal and spatial way. Specifically, with respects to the timing and frequency of the special event venue the proposed amending by-law (**Attachment 5**) limits special events permitted within the venue from April 1st to November 1st. This is implemented through a definition of *seasonal*. Planning staff also proposes to limit the frequency of certain uses that may draw a larger number of people (up to 140) to the site (i.e. weddings, receptions) to the weekends (Friday-Sunday). In planning staff’s opinion, the aforementioned zoning regulations ensure the special event venue is secondary to the agricultural operation and that the primary use on the site remains to be the agricultural operation. Consideration has also been given to how the proposed use relates to the existing on farm diversified use (seasonal equestrian camp).

- Criteria #3 - Limited in area
 - *Planning Comment* – A fundamental criterion that is required to be considered for an on-farm diversified use is specific to scale. The Guideline identifies that this specific criterion is intended to minimize the amount of land taken out of agricultural production; ensure agriculture is the main land use on-site and within the overall prime agricultural area; and to ensure land use compatibility by limiting off-site impacts. When considering “limited in area”, the intent is to also consider the amount of area rendered unavailable for agriculture purposes due to the use being introduced.

The Guideline recommends a limit in area equal to 2% of an agricultural property to a *maximum* of 1 hectare (2.47 acres); however, the size of the overall farm parcel needs to be considered with respects to this recommended maximum area. When considering the scale/area dedicated to an on-farm diversified use the Guidelines recommend that the area calculations factor in *all* new aspects of an on-farm diversified use (i.e. parking, buildings, laneways, setbacks etc.). The Guideline also permits the exclusion of existing driveways and uses and applies a discount to existing on-farm diversified uses. The Township’s Zoning By-law (within Section 6.2.9) calculates non-agricultural areas slightly different from the Provincial Guidelines and applies a maximum area of 2% of the lot area to a *maximum* of 0.4 hectares (1 acres).

Planning staff have reviewed information provided by the application and have utilized the calculation methods as recommended with the Guidelines. It is estimated that the overall area of the on-farm diversified uses (i.e. the venue, outdoor ceremony areas, parking, etc) equates to 2% of the property to an area of 0.6 hectares (1.5 acres) and is shown in **Attachment 1**. This calculation also assumes approximately half of the existing shared parking area.

Further, planning staff have proposed to limit the gross floor area of the venue space to 327 m² (3,520 ft²). The proposed gross floor area represents the buildings currently being used by the operation (pavilion, portion of mess hall, bunk cabins, bridal suites) and does not include the existing barn or the entire mess hall on the property. The gross floor area does not apply to the outdoor ceremony area, patio or tents, however, these areas are captured in the 0.6 ha (1.5 ac) total area calculation.

- Criteria #4 – Includes, but is noted limited to, uses such as agri-tourism, home occupations etc.; and

- *Planning Comment* – The subject application proposes to introduce additional uses on-site and within structures that are currently being used by the existing season equestrian camp. The applicants currently operate a farm, and the seasonal equestrian camp on the property.
- Criteria #5 - is compatible and shall not hinder agricultural operations
 - *Planning Comments* –When considering permissions for on-farm diversified uses, there are a series of considerations to be given to determine land use compatibility, including but not limited to: the level of impact to the agricultural operation or operations within the area; can the use be serviced by rural services and infrastructure; maintaining the agricultural and rural character of the area etc. The proposed uses (including associated servicing) are intended to be located generally in an area that is within the existing building cluster. Although the proposal intends to introduce uses not typically permitted in the agricultural area, it is acknowledged that the existing buildings will be shared with the existing permitted uses within the by-law (day camp) and assist in supporting the overall agricultural operation.

In addition to being located within the existing building cluster, the subject proposal includes a shared parking area that serves as parking for the special events venue, equestrian centre and equestrian camp. The sharing and location of the proposed parking area, and buildings assist in limiting the amount of land removed/displaced from agricultural use.

Planning staff have also reviewed Minimum Distance Separation (MDS) for the area and it has been identified there are two livestock barns within the immediate area (5755 Sixth Line and 5743 Sixth Line). It is recognized that the Provincial Minimum Distance Separation (MDS) Document (Publication 853) establishes within Guideline #35 that MDS I and II is not required to be applied to on-farm diversified uses.

In order to further demonstrate the appropriateness of the use with respects to the existing road infrastructure, servicing, and surrounding sensitive land use, the applicant has submitted a supporting Noise Assessment and Sewage Design report. It has been determined that road upgrades are not required to accommodate the proposed development; that any potential off-site noise impacts can be mitigated; and that the subject development proposal can be accommodated by rural servicing when there are 106 people or less on site. The supporting studies have also been accepted by the Township’s technical consultants.

Planning staff notes that the proposed amending by-law further assists with maintaining land use compatibility with surrounding agricultural uses by ensuring the zoning permissions apply to a portion of the site; establishing a maximum size for the special event venue and the number of people for an event; and limiting special events to April - November and the frequency of events that may be larger in scale (i.e. weddings, receptions etc.).

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS in the County Official Plan. Within the Prime Agricultural Area, Section 6.4.3 of the Official Plan establishes permitted uses, which includes, but is not limited to: agricultural uses; secondary uses (i.e. home businesses or farm businesses); agriculture-related uses, etc. provided they are compatible with and do not hinder surrounding agricultural uses.

Home Businesses and Farm Businesses are subject to Section 6.4.4. of the Plan and are considered small-scale businesses that provide value-added products from the farm. The County Official Plan includes some

examples of uses, which include farm vacations; sales outlets of agricultural products produced on the farm; pick-your-own operations etc. When considering new land uses, Section 6.4.10 of the Official Plan requires that Minimum Distance Separation (MDS) be evaluated. Planning notes that the Provincial MDS Guidelines do not require on-farm diversified use to be subject to MDS.

The proposed special events venue and associated uses are proposed to be limited in area (approximately 0.4 ha), scale, frequency and to a location within the existing building cluster on the subject site. Planning staff are satisfied that the proposal, subject to the proposed zoning regulations prepared by planning staff, represents a compatible, small-scale farm business.

TOWNSHIP ZONING BY LAW 40/2016

The property is currently zoned as AGRICULTURAL, AGRICULTURE SPECIAL PROVISION (A.21.77) Zone and ENVIRONMENTAL PROTECTION (EP) Zone. The proposed uses are located entirely within the Agriculture Site Specific Zone and generally within the existing building cluster, which is set back from the natural features protected within the Environmental Protection (EP) Zone. Event uses are not permitted as of right in the Agricultural zone which is why a zoning by-law amendment is required.

The applicant has also indicated the intent to hold equine events, examples of the types of events that may occur are included in **Attachment 3**. Based on planning staff's review of this additional information, no additional concessions have been added to the proposed definition of *Seasonal Special Events Venue*, because the proposed definition captures, workshops, day retreats and similar events, in staff's opinion the type of workshop does not need to be agriculturally or equine related but the event venue use itself must be located on a farm and remain secondary to the primary agricultural use of the property.

Planning staff have prepared a By-law, **Attachment 5**, which seeks to define a seasonal special event venue and place a limit on the total number of people permitted at an event while keeping the existing permissions in place. The intent to keep the space seasonal in nature is in part due to the lack of facilities on the site to accommodate year round use, this is consistent with the existing on-farm diversified use (Seasonal equestrian camp). Further, the By-law places a limit on very large gatherings to 2 per year with further restrictions placed on the timing for when these events should stop and clarification that the Township's noise by-law applies to the site, specifically during large events.

Site Plan Approval

The Township's site plan approval by-law applies Township-wide and has been added as clarification to the By-law prepared by planning staff. The site plan agreement should address items such as noise mitigation recommendations, and the location and number of portable washrooms that will be provided on the site.

Noise By-law #5001-05

The proposed zoning by-law amendment seeks to add clarity that the Township's existing noise by-law would apply to the property. This would limit the noise generated from the site (speakers and yelling, shouting, etc) from 11pm to 7am the next day. Staff are not proposing to adjust the requirement depending on the event and this noise by-law would be in effect for all types of events.

PLANNING COMMENTS

Servicing

The applicant's septic report has been reviewed and approved by the Township's CBO. The report concludes that the existing septic system has a capacity to safely accommodate 106 people. The applicants are not proposing to expand the existing septic to accommodate more people but are requesting that

portable washrooms be provided when more than 106 people are on site. The Ontario Building Code (OBC) provides guidance for the number of portable washrooms that should be placed on site for an event and staff recommend that these guidelines should be applied. The exact number of portable washrooms and their locations should be added within the future site plan agreement for the site. The applicants have indicated their intent to construct a permanent structure for the event venue in the future, this new structure will be required to have permanent washroom facilities, an adequate septic system per the OBC, and may be subject to additional approvals and studies, provisions for this potential new structure have not been added to the proposed by-law.

Seasonal Use

Planning staff are recommending that the event use be applied seasonally to the property. The seasonal nature for on farm event venues has been consistently applied in the Township as a way to ensure the use remains secondary to the primary agricultural use of the site. The events are proposed to take place in the existing pavilion and patio area which are largely exposed to the elements. The proposed timing (April 1st to November 1st) adds one month of operation of the venue at either end of the season from the existing seasonal equestrian camp provisions, which allows for flexibility for scheduling for the 2 uses in addition to the primary agricultural use. Planning staff are also proposing to limit weddings and receptions on the property to Thursdays-Sundays. Limiting these large events to the weekends will allow for simpler By-law enforcement and give the surrounding area an indication of when to expect these types of events.

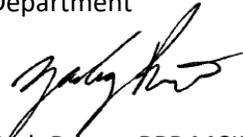
Parking

The proposed parking area is shared with the other uses on the property. The proposed zoning by-law restricts the area of the use to the building cluster and the existing parking area is included in the proposed area.

CONCLUSION

Planning staff are of the opinion that the subject proposal and the proposed amending by-law is consistent with the Provincial Policy Statement (2020), in conformity with the Growth plan (2019) and maintains the intend and purpose of the County of Wellington Official Plan and the Township's zoning By-law. The subject development proposal provides an opportunity for a farmer to diversify and supplement their income by allowing special events to be permitted, on a seasonal basis. Planning staff are further satisfied that the proposed By-law represents appropriate development that is located on an active farm; is secondary to the primary agricultural use; is limited in area and frequency; and is compatible with the surrounding land uses and can coexist with the agricultural area without conflict.

Respectfully submitted by
County of Wellington Planning and Development
Department

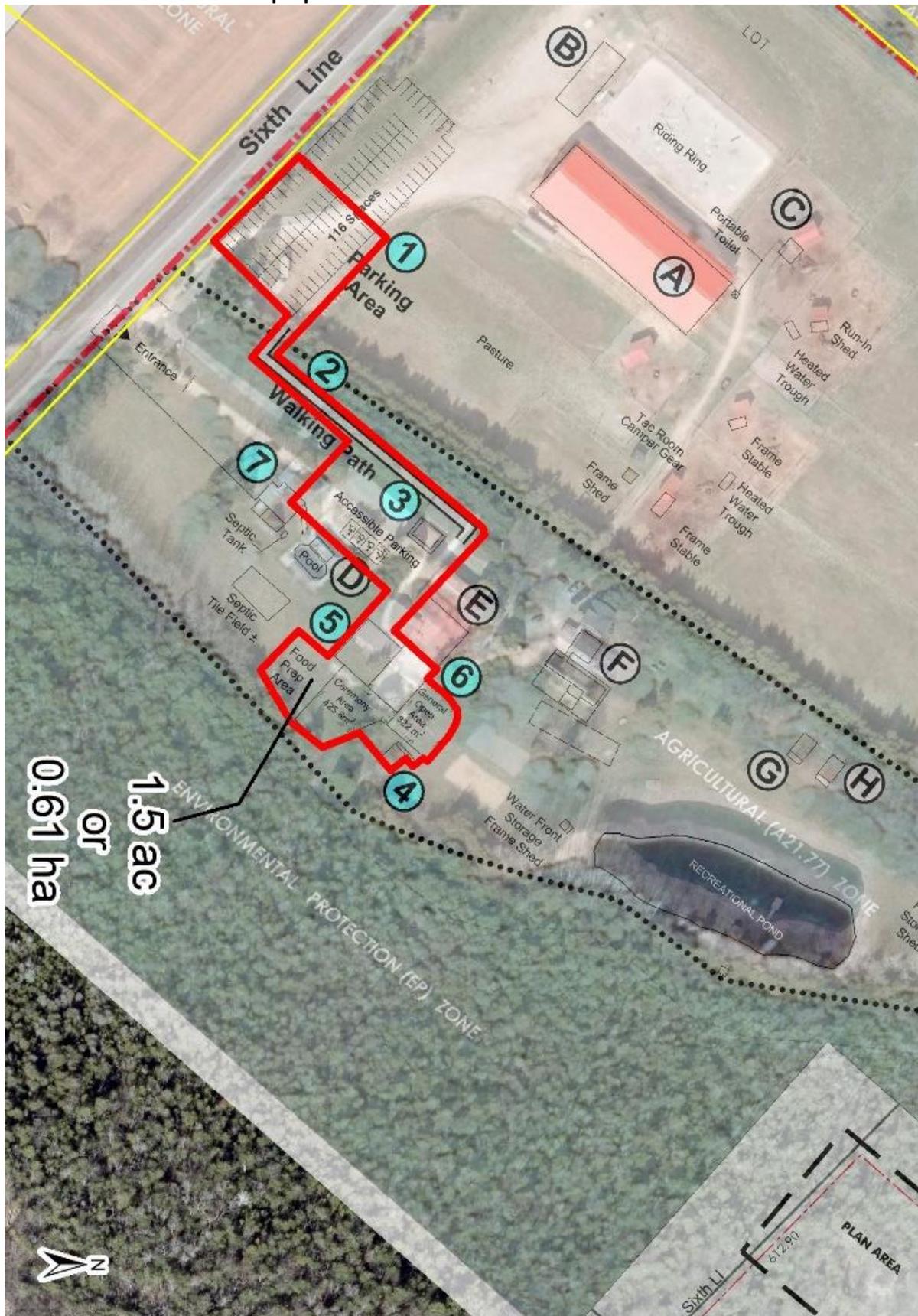


Zach Prince, RPP MCIP
Senior Planner

Reviewed by
Township of Guelph Eramosa

Ian Roger, P.Eng.
CAO

ATTACHMENT 1: Location of proposed use



ATTACHMENT 2: Response to comments provided by the applicant



KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

December 3, 2021

ATTN: Amanda Roger
Planning Technician
Township of Guelph Eramosa
8348 Wellington Road 124
Rockwood, ON
N0B 2K0

ATTN: Zach Prince
Senior Planner
County of Wellington
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Guelph, ON
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**RE: CJ Equestrian and Events – Zoning By-Law Amendment Z01-21
Response to Public Meeting Comments
OUR FILE 2020'A'**

A Public Meeting was held for the above application on October 18, 2021. During the meeting a number of questions and concerns were outlined regarding the Zoning By-Law Amendment application (ZBLA) Application. The Zoning By-Law Amendment Application proposes to legalize the existing Farm Event Venue use of the property as an *On-Farm Diversified Use*.

This letter provides a response to the questions and concerns raised during the Public Meeting and in the public correspondence letters submitted to the Township and County.

1. Noise

We understand that noise is of concern to adjacent and surrounding neighbours. CJ Equestrian and Events has been hosting events on the property since 2014. Up until the public notification of the Zoning By-Law Amendment Application, the applicants were not aware of any noise complaints having been filed with the Township By-Law Enforcement or OPP.

CJ Equestrian and Events has never asked neighbors to keep noise down or avoid farming activities in order to not interfere with planned events on the property.

No increase in the frequency and scale of events that have been ongoing on the property since 2014 is proposed. The proposed Zoning By-Law Amendment Application seeks to legalize the existing Farm Event Venue use of the property as a secondary use to the primary agricultural use of the property, not to permit a stand-alone, large-scale event venue.

200-540 BINGEMANS CENTRE DRIVE / KITCIENER / ONTARIO / N2B 3X9 / T 519 576 3650 / F 519 576 0121 /

A Noise Impact Study was completed as part of the Application submission package by SLR Consulting and Peer Reviewed by the Township's Consultant, R.J Burnside & Associates. R.J Burnside has indicated that they do not have any outstanding comments or concerns regarding the Noise Report, subject to noise mitigation requirements being added to the Site Plan and Site Plan Agreement.

The SLR Noise Report assessed noise impacts from three predicted "worst-case scenarios", which included an event with a Reception of up 500 guests. It is important to note that this was meant to represent a "worst-case scenario" only and is not intended to be the typical size of an event. It is intended that larger events would occur a maximum of 2 times per year in order to accommodate local high-school prom parties.

All of the recommendations from the Noise Report have already been implemented by CJ Equestrian and Events to ensure that noise levels remain within Ministry of Environment, Conservation, and Parks (MECP) levels. These specific measures include:

- The installation of heavy duty tent material along the west side of the Pavilion
- The installation of an acoustic barrier along the west side of the Pavilion
- DJs must use the sound system and mixing board that has been installed by CJ Equestrian and Events. This sound system is controlled through the mixing board and is set to not exceed 98 dBA sound power level per speaker, for a 2-speaker system.
- CJ Equestrian and Events has developed a Noise Mitigation Plan to address neighbor noise concerns, which includes:
 - i. The main mixing board limits the speaker volume to 98 dBA
 - ii. Reducing the music and speakers sound power levels to 92dBA after 11pm;
 - iii. Not allowing live music after 11pm
 - iv. Any use of noise makers such as horns, bells, etc. is strictly prohibited;
 - v. Fireworks are prohibited
 - vi. All DJ's/music providers are made aware of the sound level restrictions.
 - vii. All immediate neighbors have been provided with direct contact information, should they have a complaint regarding noise levels.
- CJ Equestrian and Events requires a contract be signed for all events that stipulates that all noise restrictions and requirements be followed including: max number of guests, mandatory use of in-house speaker system, and event hours.
- Within the next few years, the property owners intend to replace the bank barn with a new structure of solid construction that would be used for events, instead of the outdoor Pavilion structure. This will further mitigate potential noise impacts.

2. Hours of Operation and Township Noise By-Law

The Township Noise By-Law (By-Law 5001-05) provides specific Time and Place prohibitions based on the nature of the activity.

The By-Law defines a "Residential Area" as an area designated as residential in the zoning By-Law of the Township of Guelph/Eramosa.

As the surrounding lands are not zoned as a “residential area” (they are zoned Agricultural), the Schedule 2 Prohibitions of the Noise By-Law that limit electronic device’s (e.g. music) to 11pm are not applicable. Therefore, CJ Equestrian and Events can operate beyond 11pm without violating the Township’s Noise By-Law.

However, as outlined in Response #1, strict measures are in place to ensure that there will be no adverse noise impacts to neighbors. All guests vacate the property at 12:45am.

3. Traffic Impacts /Road Conditions

- Most events make use of a Courtesy Shuttle to drop off and pick up guests from local hotels. This significantly reduces the number of vehicles entering and exiting the property and also prevents drinking and driving.
- Most events have less than 10 vehicles arriving or exiting per hour during events.
- Additional information regarding Traffic has been provided to the Township for review.

4. Frequency and timing of events

- The revised draft zoning by-law amendment will limit the number of larger events that can occur each year.
- Currently events are held outside, primarily during May to October. However, the summer months are also the busiest for the primary agricultural use of the property. Therefore, the Applicants intend on replacing the current bank barn on the property with a four season structure that would be used to for the reception portion of events. This would allow events to be spread out during the spring, summer, fall and winter months without interfering with the agricultural use of the property. In addition, a new structure would also reduce the potential noise impacts on neighbours.

5. Response Building Department Comments

- An updated engineering report for the on-site septic system has been provided to the Township Building department for review. A copy of this report is attached to this correspondence.
- No overnight accommodation is being provided to the public as part of the proposed Farm Event Venue
- The current Mess Hall building is not proposed to be used for event purposes. Only the two washroom facilities located at the rear of the Mess Hall building are used during some events. These facilities are accessed from outside of the Mess Hall Building. No entrance into the Mess Hall building is required to access the washroom facilities. Additional portable washroom units are brought in as required.
- The long-term plan is to replace the existing Bank Barn (currently used for storage purposes only) with a new structure that would be used for event purposes. This new building would be constructed with the necessary permits as required by the Ontario Building Code.
- The Fire Route will be shown on the Site Plan.

We trust that this information sufficiently addresses agency and public comments that were raised as a result of the October 2021 Public Meeting. We will continue to work with County

Planning Staff on the appropriate provisions to be included in the draft Zoning By-Law Amendment text. Please do not hesitate to contact us should you require any additional information.

Yours truly,

MHBC

A handwritten signature in blue ink that reads "Caitlin Port". The signature is written in a cursive style.

Caitlin Port, MES, MCIP RPP

cc. *CJ Equestrian and Events*

Attach Letter from CJ Equestrian and Events
Septic Report

Subject:

FW: Letter to Council re:ZBA 01-21 5725 6th Line

From: Lyssa Caine <lyssa@cjequestrian.com>**Sent:** Monday, November 1, 2021 1:25 PM**To:** Amanda Roger <aroger@get.on.ca>; Amanda Knight <aknight@get.on.ca>**Cc:** Mark Bouwmeester <mark.bouwmeester@get.on.ca>**Subject:** Letter to Council re:ZBA 01-21 5725 6th Line

Letter sent to council

This letter is to address the concerns of noise and traffic brought forward at the October 18th council meeting regarding our zoning application ZBA 01-21 for 5725 6th Line.

Although we have never had any complaints due to noise over the last seven years that we have been running events, (except for the most recent ones stemming from August 20th which a band played) it was determined for this process that we needed a noise study to be completed. This noise study recommended a wall to be erected, an in house speaker system to be used and a maximum level of 98dB at the speakers. We had implemented these measures and currently operate at 92dB at the speakers and since then have not had any complaints due to noise either before or after 11pm. We have hosted 11 weddings since these measures were implemented.

Traffic was also brought up as a concern. We had recorded the traffic for 7 weddings and on average we see attendees arriving within one hour of the ceremony. This year the most vehicles in our parking lot was 50. This number includes staff (arriving at noon) bridal party (arriving at 10am), caterers (arriving a few hours before ceremony) and DJ arriving at least an hour before to get set up as well. Shuttles arrive up to an hour before ceremony when utilizing two shuttles and usually 30 minutes before when using one shuttle.

On average 10 vehicles leave our parking lot every hour starting at 8pm. Shuttles typically operate at 11pm, 12am and 1am. On average 7 cars are left in our parking lot overnight.

Our immediate neighbours don't feel there is an increase in traffic and nor do we.

Since 2003 we have been offering group functions such as birthday parties, school tours, girl guides, school picnics, fitness classes etc.

In 2014 we celebrated our nieces wedding here on the farm along with a wedding of a former employee. From this time we have offered more weddings each year with as many as 24 booked for 2021. 2019 also saw us hosting Centre Wellington District High School's prom with 330 attendees, 12 staff and 2 OPP officers. During this time we have never had a complaint from a Guelph/Eramosa resident with regards to noise or traffic. In fact many have no idea we were hosting weddings or even a prom. We would like to point out neither the OPP or local bylaw enforcement have had complaints directed towards us with regards to noise or traffic.

Over the past seven years while we have been hosting events that run into the evening we have always been in contact with our closest neighbours to ensure sound levels are not impacting anyone negatively. This is very important to us. This is also why all of our closest neighbours signed a letter of support for our application. However this letter was not mentioned during the council meeting.

These residents who all have property adjoining ours have first hand knowledge of the noise and traffic levels over the last seven years. Some of these residents were on the zoom council meeting and were disappointed that the letter they

signed was not mentioned. In fact I was contacted by two of them and they suggested to me to have our councillor call them so they could voice their support. Their names are Mike Boulanger and Ernie McDougall. I have since spoken to Brian Biffis and he too would be happy to chat with anyone having concerns over noise or traffic. These three residents say there is no increase in noise or traffic.

Our neighbour Mike whose house and driveway is almost directly across the road from our driveway, would in my opinion, be most affected by not only the traffic but also the noise. He has stated the same to me and asked why wouldn't someone ask me how I feel to get a good indication of the opinions others may have.

The other two residents Ernie McDougall and Brian Biffis live at the corner of the 6 line and side road 20. With people stopping at the intersection and then accelerating I'm sure they would be bothered more by noise and traffic than people 200' or more down the road.

I, Stephen, also chatted with Brian Biffis shortly after the township meeting and he had no idea we had hosted 11 weddings since the August 20th wedding, so noise is clearly not an issue with Brian.

We believe when Councillor Mark Bouwmeester mentioned he had spoken to some of the neighbours, he may have only spoken to those who have voiced concerns not the ones in favour of our application.

During the meeting the four letters from concerned citizens were mentioned however the letter submitted by us with the six neighbours (who abut our property) signatures in favour of our application was not mentioned.

We would like to address each letter of concern as we feel its necessary that you hear our perspectives.

To address Jim Timmings letter dated October 11th.

September 18th we hosted a wedding with 140 guests and ceremony scheduled for 3pm.

Jim Timmings employees arrived at the soya bean field across the road at 2:40pm on September 18th and started harvesting his crop. We did not impede his operation nor he ours. If this had happened I would think he would have cited that as his example.

"The Farm and Food Production and Protection Act, 1998 (FFPPA) protects the right of all rural Ontario residents. It protects farmers from nuisance complaints made by neighbours related to noise, odour, dust, light, vibration, smoke or flies if normal farm practices are used."

PPS Publication 851.

We are also farmers and understand the small window available to plant and harvest crops and would never ask a farmer to stop doing his job.

Our guests seek us out as they want to book a farm venue and we mention it is actively farmed along with neighbouring land.

The next letter of concern that I will address is written by Lori Schaller on August 18th.

The details of her letter "... not in agreement with the expansion." She states she fears if it grows so will the traffic and our area is quiet.

We are not looking to expand but as in the words of township employees brought into "compliance". I would like to state again we've been operating these evening events since 2014 and she considers her area is quiet now. One could presume that the traffic levels are acceptable now as she is only concerned if we expand so will traffic. So in conclusion due to the fact we aren't expanding I feel these concerns may be unfounded as she is not concerned about current noise and traffic but is concerned about expansion.

The next letter written by Ryan Oudesluys on August 23rd.

The details of his letter show concern over one event on August 20th, increase traffic at night, cars turning around in his driveway, events going on every weekend and children unable to have camp outs.

Concern #1

August 20th noise

We did in fact have a wedding with a live band on August 20th.

Bands are not able to use our in house speaker system so we have less control on volume. The band was loud and we had them turn down the volume but perhaps that wasn't enough. That being said the band was done by 11pm as we are conscious of our neighbours.

After that the DJ used our in house system, with everything in place from the noise study and also at 11pm we turn the music down to 80 dB at the speaker which is far lower than the 98 dB at the speaker that the noise study said is acceptable which the township engineers agreed with.

Concern#2

Increase traffic.

Again we have been hosting weddings since 2014 so I'm not sure how Ryan is seeing an increase in traffic due to the fact he didn't move to the 6 Line until sometime after 2014 the year we started weddings.

Concern#3

Cars turning around in his driveway.

I can't answer to that as I am not there to ask these people turning around where they are headed. I take it he has asked these people who are turning around rather than just assuming they are headed to our farm. Keeping in mind his house is located well off the road so speaking to everyone is highly unlikely.

Concern #4

Events going on every weekend.

He wrote his letter on August 23rd and mentioned the wedding on August 20th.

The weekend prior, August 14th we had no events on our farm. The weekend before that, August 7th we hosted a wedding with 45 people.

The weekend before that, July 31st we held no events on our farm.

The two weekends before that July 17th and 24th we hosted weddings. They were the first two weddings of 2021.

We hosted 3 weddings in 2020 due to Covid and at the time of his complaint we had hosted only 4 weddings in 2021.

So to recap weddings every weekend is actually an unfounded complaint.

Concern #5

Children not able to camp out.

Due to the concerns from neighbours on August 20th I decided on our next event, August 27th to go and take audio recordings all around the neighbourhood. This audio is time stamped on my cell phone. One audio recording was taken at Eric McDougal's driveway at 9:30pm during music and dancing. This is within 50' of Ryan's driveway. I'd be happy to share the audio with council but all you will hear are crickets and tree frogs.

The next letter was written by Mark Kruske on August 24th.

The details of his letter show concern with **amped up** events and noise from weddings.

Mark paints a troublesome picture of excessive noise however in the seven years of operating different events on the property he has never mentioned any concerns to me, the township or the OPP. His letter was written shortly after the wedding on August 20th with the band. I had pre warned him via a text message that we would be having a band and if noise was too loud please let us know. He did contact us and we lowered the level but clearly not enough. But as I mentioned before we stopped the band at 11pm. This was our fourth wedding and after this wedding we had eleven more weddings this year and he did not contact me with any concerns like he did on the evening of August 20th. Nor did he complain to the township or the OPP to the best of my knowledge.

Drunk drivers was another concern and we mitigate that issue with using only our trained and certified bartenders, allowing and promoting cars to be left overnight and through the use of shuttles. Our DJ and MC's make announcements during the evening about the shuttles and inform people that cabs and Uber are not strangers to our

farm. We also communicate with attendees when they are leaving and ask them point blank how they are getting home. All of these measures we have in place are more than any bar or restaurant have in place to ensure the safety of guests and local residents. These measures have been in place for the last seven years.

I trust this will help elevate any concerns council and the township residents may have with regards to our application.

Thank you,

Stephen and Lyssa Caine

Lyssa Caine
CJ Equestrian Centre &
Country Events
www.cjequestrian.com
www.cjcountryevents.com
519-830-1647

'God forbid I go to a heaven where there are no HORSES'

ATTACHMENT 3: Additional Information provided by the applicant



MEMO

KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

To:	Zachary Prince, Senior Planner, County of Wellington
From:	Caitlin Port
Date:	April 26, 2022
File:	MHBC file 2020A
Subject:	Additional Information for CJ Equestrian - 5725 Sixth Line - ZBA 01-21

Included in this memo is the additional information you requested on: how the proposed event use meets the one (1) acre area requirement on the Township Zoning By-Law, how the existing and proposed structures will meet the proposed 1100m² Gross Floor Area Maximum, and examples of "equine events".

1. Area Calculations

The following additional information is provided to the County of Wellington to confirm that the area of the property that will be used for event purposes will not exceed the 0.4ha in area, as required by provision 6.2.9 of the Township of Guelph Eramosa Zoning By-Law.

All structures shown on the map below are existing and shared with the camp and/or agricultural use of the property. The existing bank barn on the property (building #6) is not currently used for event purposes. It is the intention of the property owners to replace this building with a new structure with a similar building footprint that would be used for indoor events; thus, the footprint of the bank barn has been included in the area calculation. The calculations outlined in Table 1 below are consistent with the methodology outlined in the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*.

Figure 1: Areas used for event purposes:

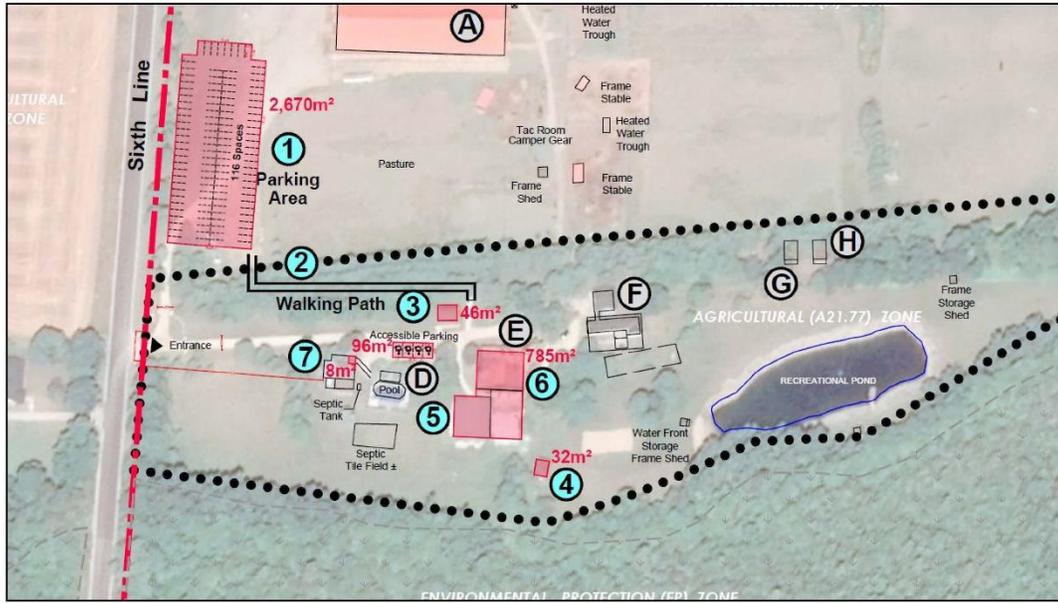


Table 1: Area Calculations and Description of Uses

Number on Plan	Description	Area (in m ²)	Comment
1	Parking Area*	2,670	Existing gravel parking area currently used for the equestrian centre
3	Bridal Suite*	46	Camp administration building
4	Grooms Cabin*	32	Sleeping cabin
5	Bank barn*,	785	Bank barn not presently used for events but proposed to be replaced in the future
6	recreation building* and outdoor patio		
7	Mess Hall	8	Only the two washrooms are used for events (accessed from the outside) not the whole building.
Not shown	Portable toilets	28	Located on the east side of the barn
Total Area = 3,569 m²(or 0.36ha) 0.36ha = 0.8ac			

*The area calculations outlined in Table 1 are an over estimate and overly conservative given the following guidance provided in the document *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*:

- The parking area is shared with the agricultural use of the property and therefore should be discounted by 50% (see example on page 57 of guidance materials).
- If an on-farm diversified use occupies the same footprint as a demolished building, the land area for the use may be discounted (e.g. 50%). This recognizes that it is unlikely that land under a demolished building will be returned to an agricultural use. (see page 20, para 2 of guidance materials). This would apply to the existing bank barn once reconstructed as well as a portion of the existing recreation building/pavilion which was also a former farm building.

- The area of existing buildings or structures, built prior to April 30, 2014, occupied by on-farm diversified uses is to be discounted (e.g., 50%) (see call out box on page 21 of guidance materials). This would apply to the grooms cabin and bridal suite.
- It is recommended that the area of existing laneways not be included in area calculations. This will encourage on-farm diversified uses to locate within existing farm building clusters and minimize impacts on agricultural production. (see page 20, para 3 of guidance materials)

Only a very small portion of the existing Mess Hall is used for event purpose and includes the two washroom facilities that are accessed from outside the building.

The proposed event use of the property falls well within the 0.4ha max area as required by Township Zoning By-law section 6.2.9.

2. 1100m² Gross Floor Area

In the draft zoning by-law, the maximum Gross Floor Area for all applicable associated buildings and structures is proposed to be a maximum of 1100m². In the Township Zoning By-Law, Gross Floor Area is defined as follows:

“Floor Area, Gross”, means the sum total of the horizontal areas of each floor whether any such floor is above or below grade measured between the exterior faces of the exterior walls of the **building or structure** of the level of each floor, but excluding

- a) a **cellar**
- b) any part of the **building or structure** which is **used** for mechanical or heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, unenclosed verandas, internal/external stairs, sunrooms or porches or an attic;
- c) enclosed malls, courts or atriums for non-residential **uses** between individual **uses**.

Area calculations for the existing and proposed buildings on the property are outlined in Table 2 below.

Table 2: GFA Calculations for existing and proposed buildings used for event purposes

Building(s)	Current GFA (m2)
Current Scenario	
Bridal Suite Cabin	46
Grooms Cabin	32
Mess Hall	Only about 8m ² used for events
Recreation Building/Pavilion	241
Current Scenario Total	327
Proposed Future Scenario	
Replacement bank barn structure	780
Future Scenario Total (Bridal suite, Grooms Cabin, Recreation Building, new barn structure)	1099

It should be noted that both the bridal suite and grooms cabin were constructed prior to 2014 and the a portion of the recreation building as well as the replacement barn structure are former agricultural buildings. Therefore, according to the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Area*, the areas of these buildings should be discounted by 50% (see references in section #2 of this memo).

3. Examples of Equine Events:

Equine events occur as part of the primary and permitted agricultural use of the property and do, on occasion, use the existing buildings on the property that are identified as part of the proposed non-agricultural event use (e.g. recreation building). Examples of equine events include:

- Small-scale schooling shows (primarily for training purposes)
- Clinics
- Seminars
- Workshops
- Breed demonstrations
- Breed inspections
- Rider Performance and Rehabilitation programs

ATTACHMENT 4: Public Comments received after October 18th, 2021

October 17th, 2021

To Whom it may concern,

We are writing in regard to the upcoming consideration of an amendment to the Zoning By-law of the Township of Guelph/Eramosa regarding the property known as 5725 Sixth Line and legally known as Concession 6W. Pt Lot 21, in the Township of Guelph/Eramosa.

We think it is of utmost importance that its current zoning Agricultural and Environmental Protection be noted.

This is an agricultural area. People who live in this area rely on the land for income or have chosen to live in this area because of their appreciation of the natural environment.

I, Eric, am the third generation living on and working a farm located a short distance from the property requesting this rezoning. This is our home. We have seen many changes over the years. Land has been severed and new homes built. Our gravel road is now paved. It is of utmost importance that we protect our agricultural areas as we continue to protect our environment.

It is troubling to think of the resulting impacts that rezoning this property to include Entertainment/Recreational Establishment could have on the neighbours living along the Sixth Line and 20th Side Road.

Specific concerns include:

- **Noise** ~ Tolerating occasional noise from a neighbour is very different from having a business venture disrupt time at home on a regular basis, late into the night.
- **Increased traffic** ~ The Sixth Line is now paved. The traffic volume and speeds have increased considerably. Having vehicles to transport up to 600 guests at a time would not be desirable for home owners or for slow moving farm equipment.
- **Impaired driving** ~ A social event involving alcohol may increase the occurrence of impaired driving. This rural location does not allow for readily available transportation alternatives such as a cab, public transit or walking.

These concerns are the reasons we strongly oppose the rezoning of this property.

Thank you for your consideration.

Sincerely,
Eric & Deborah McDougall


Rockwood, ON

From: [Mark Krusky](#)

To: Planning

Cc: [Amanda Knight](#); [Jenni Spies](#)

Subject: Re: Land zone application change from Agricultural to entertainment

Date: October 18, 2021 2:34:35 PM

Attachments: [image001.png](#)

[image001.png](#)

Hi Amanda: Thankyou for the email regarding the entertainment permit for 6th line. My only concern was brought up at the meeting with venue expansion to so many events in a short period of time and noise after 10pm. I had met with Steve in August after two loud events and he assured me it would stop. Noise is my only concern and I'm sure high on others list.

From: Cynthia Walker [REDACTED] **Sent:** Thursday, October 28, 2021 5:40 PM
To: General Delivery <general@get.on.ca>; Amanda Knight <aknight@get.on.ca>; Mark Bouwmeester <mark.bouwmeester@get.on.ca> **Subject:** 5725 6th line Rockwood CJEquestrian

My name is Cynthia Walker and I am located at [REDACTED] Rockwood. I am kitty corner to CJ equestrian at 5725 6th line

I watched the zoom meeting On November 1, 2021.

First I want to say that I am not objecting to my neighbours expanding their business and trying to alter the zoning with limits.

There does seem to be some changes with the amount of people at any one time at their events but it also appears to be vague and includes many exceptions.

For some reason it was decided that our property did not fit into the radius that was affected by noise so notices were not given in my mailbox. If I didn't ask about this public meeting that concerns my property I wouldn't of known

I will tell you that I am affected by the noise. So is the neighbour beside me Some nights are louder than others. It appears that the noise flows directly in our direction and when they have bands or the DJ we can hear every word. So much so that we have to close our windows and come inside on the evenings they have their weddings. I feel that we shouldn't be affected on a regular basis. Even when they lower the volume at 11 PM we can still hear it clearly.

We are also concerned about the amount of traffic and drinking and driving on the evenings of weddings and proms. I am aware they are trying to remedy that with buses but not everybody will take one. It is always optional. Also, There is a stop sign on our road at 6th line and 20th side road. approximately 100 feet from my property. Unless you know the area, people often skid to a stop as they come over the hill. We feel that may happen more often if people are coming into the area who are unfamiliar with the side roads. Hoping this will be looked at when considering the zoning change.

Also it appears that they are asking for a lot of variances depending on what event they are planning. I can only hope there will be more consistency so the neighbours don't pay the price. I was told from Lysa Cane that there would be a building built for the dances and music but it didn't appear to be in the immediate plans. Also they said there weren't any complaints from the closest neighbours. I know that is not true as the Krusky's beside us have made a formal complaint and them McDougals across from them are close friends to the Caine family.

People have tried not to complain because we all want to be neighbourly and not cause a fuss. Many of us on the 6th line are not happy with the noise level occurring on a regular basis. Of course during Covid there was not a lot of noise coming from the property. I feel like this gives the appearance that they have been doing it for many years but the reality is more weddings are occurring now after Covid.

My hope is that this will be looked at from every angle and the inconvenience to the neighbours and neighbourhood should be taken into consideration. It should not be the neighborhood's responsibility to Call in complaints every time the noise level from these more frequent weddings become excessive.

Hoping to come to some sort of middle ground.

Not sure if I have sent this to the correct people but please forward it to planning as suggested on the zoom meeting.

Much appreciated and looking forward to a happy compromise

Cynthia Walker

[REDACTED]

[REDACTED]

Rockwood On

We attended the meeting of October 18, 2021 regarding the amendment of the property zoning known as 5725 Sixth Line in the Township of Guelph-Eramosa (ZBA-01-21).

We live at [REDACTED] Guelph-Eramosa. This is directly across the road from the subject property. We have lived here since 2017 and have experienced four seasons where weddings have been operating (no weddings in 2020 due to COVID-19).

In the meeting, Mr. Bouwmeester indicated that he talked to neighbours; we would like to have it noted that no one has contacted us at any point throughout this process. Being the closest home to the subject property, one would think we may have been consulted.

In the meeting, Council provided us with a few weeks to make comment.

To that end, we submit the following:

- The vast majority of the weddings were not disruptive to our enjoyment of our property; they did not interfere with our ability to sleep at any time
- We have never been approached and asked to stay quiet during wedding services; I have worked freely on my land as has my neighbouring properties.

A wheat harvest did occur on one date and we asked the applicants if they heard it; their reply was, "It's the country, they're entitled to do it".

On occasion, we have asked the applicants if we were being too loud over at our place. Their response was that we were not and to feel free to do whatever we needed to do.

- We have not been disturbed by cars turning into our property at any time of day; also, I note that I cannot recall a single instance when an event vehicle turned around in our driveway looking for directions to the event; actually, we are also not disturbed by any traffic on the road; since our road was repaved a few years ago, there has been a noticeable increase in commuter traffic using it. Weekends are slower than week days and the event traffic is negligible at best
- We observe buses, as well as people coming back the next day to pick up their vehicles; this kind of responsibility with respect to drinking and driving is applauded
- There is absolutely no issue with litter, excessive noise or such at any time
- On two occasions over four seasons, we mentioned that things were louder than normal; this was always met with understanding and equal concern; and measures taken accordingly.
- New noise dampening measures have virtually eliminated our ability to hear anything
- In the meeting, Mr. Bouwmeester mentioned a concern with an 11 o'clock noise bylaw. It should be noted that this bylaw does not apply to farming related activities (need the correct wording here).

We thank you for your time and consideration with respect to this matter.

Should you have any questions, please don't hesitate to contact us.

Sincerely,
Michael and Linda Boulanger

[REDACTED]

Guelph-Eramosa, Ontario
N0B 2K0

[REDACTED]

[REDACTED]

ATTACHMENT 5: Draft Zoning By-law

The Corporation of the Township of Guelph/Eramosa

By-law Number 33/2022

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

**SW Half Lot 21, Concession 6, former Township of Eramosa,
now in the Township of Guelph/Eramosa
(5725 Sixth Line)**

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 Special Provision 21.77 for the lands identified on Schedule 'A' of this By-Law be amended by adding the following to the existing Special Provision 21.77:

21.77 vii) Additional Permitted Uses:

a) A *Seasonal Special Events Venue* accessory to the main agricultural use.

viii) Regulations:

a) Minimum **Lot Area**: 28.35 ha (70 ac)

b) That notwithstanding Section 6.2.9, the limit in area for the uses in section vii) shall be a maximum of 0.6 ha (1.5 ac).

c) The maximum **Gross Floor Area** applicable to all associated buildings and structures shall be 327 m².

d) *Seasonal Special Events Venue* defined as:

"A **Building, Structure**, and outdoor space associated with the use, including a patio and outdoor ceremony area, that is used for the gathering of persons for weddings, receptions, day retreats, workshops, celebrations of life or similar functions and may include the consumption of food and beverages"

e) For the purpose of this by-law, *Seasonal* shall mean from April 1st to November 1st, exclusively.

f) A maximum occupancy of 140 people, is permitted for a special event.

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

- Weddings and receptions – Thursday to Sunday.
- Large events greater than 140 people up to a maximum of 350 people – up to two (2) events per calendar year.

- h) Amplified music or sound in relation to a *Seasonal Special Events Venue* shall comply with the Township noise by-law No. 5001-05 as amended and the recommendations of the noise study prepared by SLR, dated May 2021, shall be implemented on the Site Plan.
- i) All events on the property must comply with the occupant load and washroom requirements of the Ontario Building Code, as amended.
- j) Overnight accommodations associated with the *Seasonal Special Events Venue* are not permitted.

ix) Site Plan Control

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

READ three times and finally passed
this 6th day of **June, 2022**.

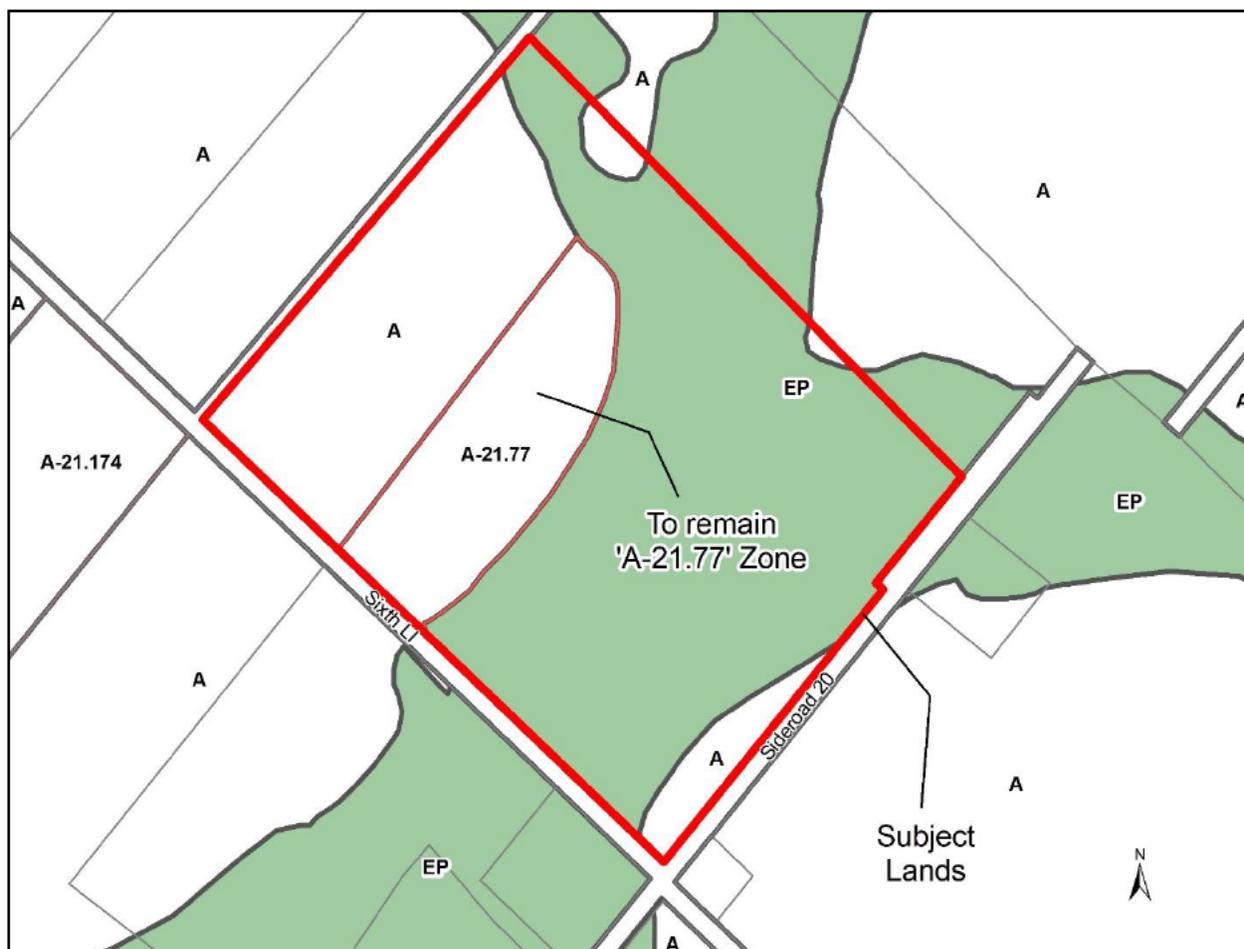
Chris White, Mayor

Amanda Knight, Clerk

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

BY-LAW NO. 33/2022

SCHEDULE "A"



This is Schedule "A" to By-law No. 33/2022

Passed this 6th day of June, 2022.

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

EXPLANATION OF BY-LAW #33-2022

By-law Number 33-2022 amends the Township of Guelph/Eramosa Zoning By-law 40/2016 by modifying the existing site-specific zoning on 5725 Sixth Line, Township of Guelph/Eramosa, Agricultural Specific (A.21.77), as shown on Schedule "A" of this By-law.

The purpose of the proposed zoning by-law amendment is to permit a seasonal special event venue as an additional use as an on farm diversified use on the property. The By-law seeks to amend the current site specific provisions which allow a seasonal day camp as an on farm diversified use on the property by adding an additional use and providing regulations for the seasonal events venue use, including a definition and regulations that address items such as scale and frequency of events.

For the purposes of this By-law the event venue is intended to operate within the existing structures on the site and outdoor areas, as indicated on the applicant's proposed site plan. The existing buildings include the mess hall with existing washrooms, recreation building (pavilion), and bunk buildings used as bridal suites. The existing barn is not included in the permitted area of the use and will require further review prior to allowing any occupancy in the structure or a replacement structure for the use.

DRAFT