

July 19, 2013

County of Wellington, Sarah Wilhelm, Planning & Development Department
 County of Wellington, Also Salis, Planning & Development Department *(reports)*
 County of Wellington, Gary Cousins, Planning & Development Department
 County of Wellington, Donna Bryce, Clerk *(reports)*
 County of Wellington, Engineering Services - Roads Division *(reports)*
 Community Emergency Management Coordinator, Linda Dickson
 Miller, Thomson, Scott Galajda
 R. J. Burnside & Assoc. Ltd., Harry Niemi *(reports)*
 Grand River Conservation Authority *(reports)*
 Union Gas Company Ltd., Shirley Brundritt, Lands Department
 Bell Access Network, Grand River Region, Gayle Widmeyer
 Bell Canada, Lina Raffoul
 Ministry of Municipal Affairs & Housing *(reports)*
 Ontario Power General Inc., Executive Vice President, Law & Development
 Upper Grand District School Board, Jennifer Passy
 Conseil Scolaire de District Catholique Centre-Sud, Andrew Aazouz
 Wellington Catholic District School Board, Dan Duszczyszyn
 The French Language District School Board for South-Western & Central Ontario
 Township of Guelph/Eramosa, Mike Newark, Chief Building Official *(reports)*
 Township of Guelph/Eramosa, Rod McClure, Acting Manager of Public Works *(reports)*
 Township of Guelph/Eramosa, Meaghen Reid, Clerk & Secretary of Heritage Committee
 City of Guelph, John Osborne, Deputy Fire Chief *(reports)*
 City of Guelph, City Clerk *(reports)*
 City of Guelph, Director of Planning *(reports)*
 Township of Puslinch, Clerk *(reports)*
 Canada Post Corporation



RECEIVED
JUL 22 2013
Township of Puslinch

CLERK'S DEPARTMENT	
Copy	
Please Handle	
For Your Information	
Council Agenda	Aug 19/2013
File	

Dear Sir/Madam:

Re: Zoning By-law Amendment Application ZBA 05/13 (Our File D14 WO) - Woodland Properties (Guelph) Limited
 5055 Whitelaw Road (NE corner of Whitelaw Road and Wellington Road 124)
 Part of Lot A, Concession 2, Division E, former Township of Guelph, Parts 1, 8 and 9, RP 61R-11855
 Now in the Township of Guelph/Eramosa
Assessment Roll No. 23 11 000 008 06100 0000

Please find enclosed the Notice of Complete Application for the above-noted application. In addition, enclosed for your review is a copy of an application to amend the Zoning By-law for the above-noted property. Should you require a copy and/or electronic pdf copy of any of the following reports submitted in conjunction with the said application, please contact Gaetanne (Gae) Kruse at gkruse@get.on.ca:

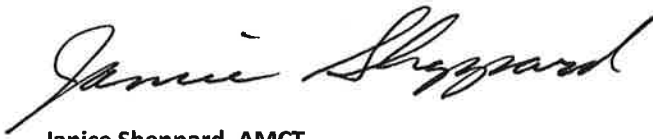
- Planning Justification Report prepared by Black Shoemaker, Robinson & Donaldson Limited dated June, 2013;
- Geotechnical Investigation completed by Chung & Vander Doelen Engineering Ltd. dated May 29, 2013;
- Hydrogeological Assessment completed by Anderson Geologic Limited dated June 13, 2013;
- Traffic Impact Assessment completed by Paradigm Transportation Solutions Ltd dated June, 2013; and
- Functional Servicing Report completed by Braun Consulting Engineers dated June 11, 2013.

We would appreciate if you could forward your comments to the Township on or before **Tuesday, August 13, 2013, at 4:30 p.m.**, and copy the Township's Planning Consultants via email or facsimile as follows:

MacNaughton, Hermsen, Britton, Clarkson Planning Ltd.
200 – 540 Bingham Centre Drive
Kitchener, Ontario N2B 3X9
Attn: Bernie Hermsen & Lana Phillips
FAX No. 1-519-576-0121
Email: bhermsen@mhbcpplan.com & lphillips@mhbcpplan.com

Thank you for your comments.

Yours truly,



Janice Sheppard, AMCT
CAO

Encl.

JS/gk

Copy: *Bernie Hermsen & Lana Phillips, MHBC Planning Ltd.*



THE TOWNSHIP OF GUELPH/ERAMOSIA NOTICE OF COMPLETE APPLICATION

TAKE NOTICE that pursuant to the requirements of the Planning Act, R.S.O., 1990 as amended the Township of Guelph/Eramosa has received a complete application (ZBA 05/13) to amend Zoning By-law 57/1999.

THE LAND SUBJECT to the application is municipally known as 5055 Whitelaw Road (NE corner of Whitelaw Road and Wellington Road 124) and legally known as Part of Lot A, Concession 2, Division E, former Township of Guelph, Parts 1, 8 and 9 Reference Plan 61R-11855, now in the Township of Guelph/Eramosa. The subject lands are shown on the inset map.

THE PURPOSE AND EFFECT of the application is to add a special provision to the property that would add "Used Automobile Sales, Service and Storage Dealership" as a permitted use and permit a driveway width of 12.0m.

RELATED APPLICATIONS have been submitted to the County of Wellington and includes a Official Plan Amendment OP-2013-03.

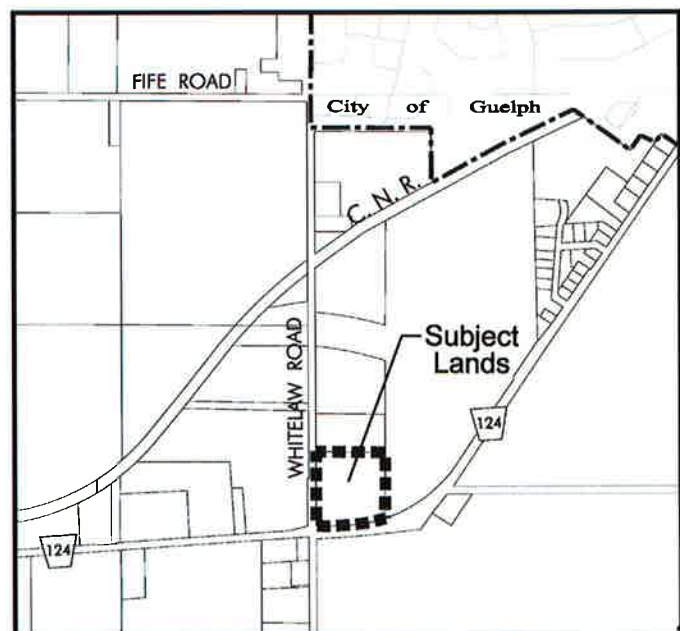
ADDITIONAL INFORMATION regarding the proposed amendment is available for inspection between 8:30 a.m. and 4:30 p.m. at the Township of Guelph/Eramosa Municipal Office as of the date of this notice.

Dated at the Township of Guelph/Eramosa this 19th day of July, 2013

Meaghen Reid, Clerk
Township of Guelph/Eramosa
8348 Wellington Road 124
P.O. Box 700
Rockwood, Ontario N0B 2K0 Telephone: (519) 856-2240
Fax: (519) 856-2240
Email: mreid@get.on.ca

This document is available in larger font on the Township's website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.

LOCATION AND ZONING





CORPORATION OF THE
TOWNSHIP OF GUELPH/ERAMOS

ZONING BY-LAW AMENDMENT APPLICATION FORM

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

Township File No:	OFFICE USE ONLY
APPLICATION FOR: (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>June 24, 2013</u>
	Date Fee/Deposit Accepted: <u>June 24, 2013</u>
	Deposit: \$ <u>2,000.00</u> Fee: \$ <u>1,810.00</u>
	Received by: <u>A. Muse</u>

DEEMED COMPLETE: July 8, 2013

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

Primary Contact: A. Bruce Donaldson

a) Registered Owner(s): Woodland Properties (Guelph) Limited

(List all owners and contact information if multiples exist)

Mailing Address: 5068 Whitelaw Rd, Unit 1, R.R. #6, Guelph, Ontario N1H 6J3

Home Phone: _____ Home Fax: _____

Business Phone: 519-827-1900 Business Fax: 519-827-1916

Email Address: jwood@coldpt.com

b) Agent: A. Bruce Donaldson & Black, Shoemaker, Robinson & Donaldson Ltd.

Mailing Address: 351 Speedvale Ave. W, Guelph, Ontario N1H 1C6

Home Phone: 519-821-9507 ^{Cell} ~~None~~ Fax: 519-658-7161

Business Phone: 519-822-4031 Business Fax: 519-822-1220

Email Address: abruceandonaldson@aol.com

c) Other: Brian Beatty, Black, Shoemaker, Robinson & Donaldson Limited

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

Mailing Address: 351 Speedvale Ave. W., Guelph, Ontario N1H 1C6

Home Phone: _____ Home Fax: _____

Business Phone: 519-822-4031 Business Fax: 519-822-1220

Email Address: brian@bsrd.com

2. DESCRIPTION OF SUBJECT LANDS

a) Civic Address(es): 5055 Whitelaw Road

Township of Guelph/Eramosa, County of Wellington

b) Concession(s): 2 Lot(s): A Division: 'E'

c) Geographic Township (former municipality): Guelph

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

e) Reference Plan No.: 61R-11855 Parts: 1, 8 & 9

f) Dimension of subject lands:

Frontage (m)	Depth (m)	Area (ha)
195.044m	183.261	3.503

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

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

5067, 5087 & 5095 Whitelaw Road

Part 2, / and Part 4 Reference Plan 61R-11855 & Parts 35, 36 & 38, Reference Plan 61R-6606

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).

See Planning and Justification Report

Attached and prepared by BSRD

Brian Beatty - Planner - ATTACHED

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):

SEE Planning & Justification Report

Attached & prepared by BSRD - Brian Beatty-Planner

6. OFFICIAL PLAN

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

Rural Industrial Area.

See Attached Sheet Schedule 'A'

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

SEE Planning & Justification Report Attached and prepared by

BSRD - Brian Beatty , Planner

- 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.

SEE THE ATTACHED SHEET

Schedule 'A'

SCHEDULE 'A'

6. OFFICIAL PLAN

(a) Rural Industrial Area as per Official.

(c) The amendment proposes to create a "Specialized Rural Industrial Designation" for the property known as Parts 1, 8 and 9, on Reference Plan 61R-11855, by adding to the existing Permitted Uses a Used Automobile, Sales, Service and Storage Dealership as a Permitted Use.

7. ZONING BY-LAW

(b) (i) Applying to (a) Amend the Zoning By-Law to include the proposed Used Automobile, Sales, Service & Storage Dealership within the existing Rural Industrial designation as a Permitted Use
(b) To increase the proposed driveway width to 12.0m. from 9.0m – property referred to as Parts 1, 8 & 9, Reference Plan 61R-11855.

(ii) The purpose of the Application is (a) To create a 'Specialized Rural Industrial Designation' that would include all of the Rural Industrial Use as well as the Used Automobile, Sales, Service & Storage Dealership. (b) To increase the proposed driveway width to 12.0m.

(c) The proposed amendment to the Bylaw would be in a form of a Specialized Rural Industrial Designation (M1) to include the Used Automobile, Sales, Service & Storage Dealership Use, in addition to the Existing Uses as per Section 10.1 of Zoning By-Law 57/1999.

7. ZONING BY-LAW

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

Rural Industrial M1

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

SEE ATTACHED SHEET

SCHEDULE 'A'

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).

SEE ATTACHED SHEET

SCHEDULE 'A'

8. EXISTING USE

a) Date the subject land was acquired by the current Owner: Nov 7, 2012 #WC359022

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

To the north: Rural Industrial & Agricultural

To the south: Residential & Agricultural

To the west: Rural Industrial

To the east: Prime Agricultural

c) Existing uses of the subject land: _____

Vacant

d) Length of time that the existing uses have continued on the subject land: Several years
(prior to current Transfer)

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)
VACANT LAND					

* 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 ²)	Total Floor Area (m ²)	# of stories	Length (m)	Width (m)	Height (m)
VACANT LAND						

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

9. PROPOSED USE

a) Proposed uses of the subject land: Used Automobile Sales, Storage & Repair Dealership

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)
DESIGN NOT FINALIZED - SEE PRELIMINARY CONCEPT PLAN					
EXHIBIT '3' ATTACHED					

* 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 ²)	Total Floor Area (m ²)	# of stories	Length (m)	Width (m)	Height (m)
DESIGN NOT FINALIZED						
SEE PRELIMINARY CONCEPT PLAN						
EXHIBIT 3 ATTACHED						

d) How many parking and/or loading stalls are proposed for the subject lands? About 3.78

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) Whitelaw Road
- 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: N/A

Distance from docking to subject land: m Distance from docking to nearest public road: m

Parking facility: N/A

Distance from docking to parking: N/A m Distance from parking to nearest public road: m

11. SERVICES

a) Water is provided to the subject lands by:

- 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:

- 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:

- Storm ditches
- Ditches
- Swales
- Natural
- Other: See Functional Servicing Report by Braun Engineering

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)		Rural Industrial	Approved
Site Plan (Section 41)	Pt 3, Plan 61R-11855	Rural Industrial	Approved
Minor Variance (Section 45)		(a) Reduce Setbacks	Approved
Plan of Subdivision (Section 51)/ Condominium (<i>Condominium Act</i>)	23T-07001 withdrawn	(b) Increase Driveway width	Approved
Consent/severance (Section 53)	B124, B125, B126/12 B127/12	Rural Industrial	Approved

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~~ A. Bruce Donaldson, BSRD of the City of Guelph
(Applicant/Owner/Agent Name) (Name of Local Municipality)

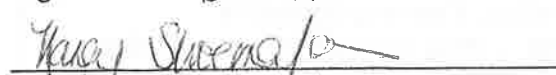
in the County/~~Region~~ of Wellington, solemnly declare that all the statements contained in this application are true, and I/~~We~~, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA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



Signature of Agent/Applicant

June 25, 2013

Date



Signature of Commissioner

June 25, 2013

Date

