



Development Services Staff Information Report

REPORT: DS39-2021

MEETING DATE: September 21, 2021

LOCATION: Virtual/ Council Chambers
24 Church Street West, Elmira

MEETING TIME: 7:00 p.m.

SUBJECT

ZONE CHANGE APPLICATION: ZC 1/2021 – Paul Weber

DESCRIPTION: GCT Part of Lots 46 and Lot 47, RP 58R-1627 Part 1

LOCATION: 1261 Delion Place

OFFICIAL PLAN DESIGNATION: Rural and Restricted Land Use

PROPOSED ZONE CHANGE: From: Agricultural (A)
To: Agricultural with site-specific provisions

EXPLANATION OF PROPOSAL: The applicant is proposing site-specific zoning to permit a larger outdoor storage area being a maximum of 109% of the ground floor area of the On-Farm Diversified Use versus the permitted 35%, and to permit the outdoor storage to be ahead of the building.

LEGAL NOTICES

DATE APPLICATION RECEIVED: May 27, 2021

DATE APPLICATION DEEMED COMPLETE July 21, 2021

**DATE NOTIFICATION CIRCULATED TO ALL
PROPERTY OWNERS AND TENANTS WITHIN
150 METRES OF THE SUBJECT PROPERTY:** August 25, 2021

DATE OF NEWSPAPER NOTICE: August 25, 2021

DATE OF WEBPAGE NOTICE: August 26, 2021

DATE OF PUBLIC MEETING: September 21, 2021

COMMENTS

RBA Planning Inc. on behalf of Paul Weber has submitted an application to amend the zoning on the lands described as GCT Part of Lots 46 and Lot 47, Part 1 of RP 58R-1627 and located at 1261 Delion Place. The property is designated Rural Land Use Area in the Township's Official Plan and is zoned Agricultural.

The subject property is at the end of the Delion Place Road allowance, where the road runs approximately 140 metres into the property where it dead ends at the farm cluster. The property is 42 hectares (104 acres) and contains a single detached dwelling, livestock barn, storage sheds and a metal fabricating operation consisting of two shops, outdoor storage, parking and loading areas and an exterior crane structure. The crane structure is currently in the Township Road allowance but is proposed to be relocated elsewhere on the property.

The applicant operates a metal fabrication business that produces steel bins as an On-Farm Diversified Use.

The applicant is proposing to amend the Agricultural (A) zoning to Agricultural (A) with site specific provisions to alter the On Farm Diversified Use regulations (Section 6.22.9) for the existing metal fabrication operation, to allow:

- the outdoor storage area to exceed the allowable 35% of the ground floor area of the operation by increasing it to 109%. The ground floor area of the operation is currently 1,377 square metres, where 35% of that area would be approximately 482 sq.m. and 109% would equal approximately 1500 sq.m.. The applicant is proposing for a 483 sq m (35%) storage area behind the building and a 1,020 sq m (74%) storage area ahead of the building; and
- the outdoor storage to be permitted ahead of the building in addition to only being permitted to the rear of the building (see Site Plan).

In support of the application the applicant has submitted a Planning Justification Report.

Comments Received

Staff have received comments from Township Building, Development Services Engineering, Region of Waterloo Planning, Waterloo North Hydro and the Waterloo Catholic School Board.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and to solicit comments from the public with respect to the planning application. To date, no written comments have been received from the public.

Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

LIST OF ATTACHMENTS

Appendix A – Location Map
Appendix B – Site Plan

PREPARED BY: Jeremy Vink

REVIEWED BY: Jeremy Vink