

December 2, 2022

Brett Salmon, Managing Director of Planning and Development
Township of Centre Wellington Planning and Development
1 MacDonald Square
Elora, ON N0B 1S0

Dear Mr. Salmon:

**RE: Zoning By-law Amendment Application
7450 Middlebrook Road, Elora
OUR FILE 21161A**

On behalf of our client, Melinda and Tim Croft, we are pleased to submit a Zoning By-law Amendment Application for the proposed on-farm business at 7450 Middlebrook Road.

The proposal is to utilize unused space within the existing barn to permit on-farm businesses being a seasonal special events venue and sales outlet for agricultural products. Currently, the second floor of the barn is unused and the first floor is used to support the site's ongoing farming operations. It is proposed that the seasonal special events venue be permitted to operate on the second floor of the barn up to a maximum ground floor area of 330m². Parking to support the on-farm business is proposed to be provided on the vacant lands on the west side of the property, which are not farmed and which are already accessed via a driveway.

The sales outlet for agricultural products is proposed to be located on the first floor (lower floor) of the barn, in an area that is unused and not required to support the site's ongoing agricultural operations. A site specific exemption for the sales outlet is proposed to permit 25% of the sales outlet floor area to be used for the sale of products produced on other properties – there will be sales of products produced on the site as well. No other changes to the site are proposed – the other existing buildings, which include the single detached dwelling, greenhouse, car port and wood shed will remain. No expansion to the footprint of the existing barn is proposed and no changes to the driveway are proposed.

In support of this application we are pleased to provide the following:

- One (1) electronic copy and one (1) hard copy of the signed Zoning By-law Amendment Application Form;
- A cheque in the amount of \$12,880.00, representing the zone change application fee, made payable to the Township of Centre Wellington (provided by the owner);

- A cheque in the amount of \$2,405.00, representing the Planning Act Application Review Fee, made payable to the Grand River Conservation Authority (provided by the owner);
- A cheque in the amount of \$6,840.00, representing the County Zoning By-law Amendment Fee, made payable to the County of Wellington (provided by the owner);
- One (1) electronic copy of the Planning Justification Report;
- One (1) electronic copy of the Heritage Impact Assessment (Scoped);
- One (1) electronic copy of the Noise Impact Assessment;
- One (1) electronic copy of the Transportation Impact Study;
- One (1) electronic copy of the Environmental Impact Study; and
- One (1) electronic copy of the Site Plan with existing and proposed buildings and uses identified.

The submission does not include a Servicing Feasibility Report – the proposal discussed at the pre-consultation meeting included guest rooms in the barn. The proposal has been revised to remove the request for guest rooms, and only two additional bathrooms are proposed as part of the proposed agri-tourism use. A Servicing Feasibility Report can be prepared as part of a future site plan application, if required by the Township.

We trust the enclosed satisfies your complete application requirements for the proposed zoning by-law amendment application. We look forward to working with you on this project.

If you have any questions, or require any further information, please do not hesitate to call.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Aleah Clarke, BES
Intermediate Planner

cc. *Melinda and Tim Croft*