



Minutes of the Town of Erin Special Council Meeting

March 17, 2015

6:30 p.m.

Municipal Council Chamber

PRESENT:	Allan Alls John Brennan Rob Smith Jeff Duncan	Mayor Councillor Councillor Councillor
ABSENT:	Matt Sammut	Councillor
STAFF PRESENT:	Kathryn Ironmonger Dina Lundy Gary Cousins	CAO/Town Manager Clerk County of Wellington – Planning and Development Department - Director

1. Call to Order

Mayor Alls called the meeting to order.

Mayor Alls announced that this is a Public Meeting as required by the Ontario Planning Act to deal with Planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed Official Plan, Zoning By-Law Amendment and/or a Plan of Subdivision or Condominium does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan or Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

Mayor Alls introduced Council and Staff, the consultant and the applicant.

All comments and questions should be put to the Chair. Speakers shall state their names and addresses for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

2. Declaration of Pecuniary Interest

None.

3. Topics for Discussion

3.1. Zoning Amendment - D14-Z15-01 Angelstone Farms Inc. 8720 WCR 50

Mr. Cousins presented his planning report.

The proposed rezoning request is to permit, in addition to agricultural uses on the 26ha site, an equestrian competition facility for seasonal equestrian events, which includes the sales of related merchandise, sale of food, LLBO licensed events and camping for participants.

The subject site is designated Prime Agriculture and Greenlands in the Town of Erin and County of Wellington Official Plans, and is zoned A-Agricultural and EP-2 Environmental Protection - Rural.

Angelstone Farms previously made application in 2013 for a zoning amendment to allow the same activities. They received a temporary zoning approval to permit 6 date specific show jumping events during the show season of 2014 which expired at the end of last year's show season.

Concerns from the public are a number of public nuisance complaints related to noise, light and trespass. The Major Events By-law was passed in May of 2014 to provide a Town wide permitting system for outdoor events that could cause public nuisance.

Circulation was provided to the commenting agencies and all landowners within 120m of the subject site on February 18, 2015.

John Cox - J.L. Cox Planning Consultants - Agent for the applicant:

- Temporary zoning granted in May 2014
- Provided information that Council asked for - traffic study, noise study, emergency evacuation plan, planning justification study, site plan, and stormwater management plan
- 2.2.3 of the Provincial Policy Statement(PPS) - update for 2014 on farm diversified uses includes tourism uses (agri-tourism)
- There is an ongoing agricultural use on the property
- County plan basically follows PPS, municipality's plan is more restrictive
- County has approved the entrance - it is a suitable entrance and no turning lane is required
- County is prepared to give Angelstone permission to remove trees hindering sight lines
- Noise study identified that the best course of action is refinement of the PA system
- the Town retains control with the Major Events By-law
- RJ Burnside completed drainage study in January 2015

- improvements made to ensure run-off does not affect neighbouring properties
- emergency plan submitted to Fire Department - no concerns thus far
- substantial steps taken over the past year to solve issues

Keean White - Applicant - 8720 WCR 50

- 2011 was the first year of operations - grew quickly
- over the last year the team has been committed to run events to minimize the impact on the neighbours, and ran fewer events
- replaced rock bands with piano music
- temporary zoning makes it difficult to invest capital into further improvements
- this year is special - due to Pan Am Games
- great way to showcase Erin
- payroll last year was 2.1 million - happy to host job fairs
- training facility for riders - do breed horses
- first two proposed events are smaller scale - only holding 5 major events
- Palgrave facility shut down for Pan Am Games events - Angelstone will be hosting events due to this and revert back to 5 events in 2016
- 1 of 6 event facilities of this nature in Canada
- have shuttle bused people to night clubs for entertainment rather than hosting on site
- do not want to be a nuisance to the community

Anna Spiteri - 9030 WCR 50

- asking Council to deny application
- principle activity on the property is not agriculture, but commercial
- past president of Angelstone presented to Council that entertainment is integral aspect of the business to be sustainable
- object to the entertainment aspect of Angelstone - music, lighting, liquor, bush party atmosphere
- oppose parachute nature of the business - active in the summer for several weeks and desolate in the winter
- this year proposing to increase events - imagine fall fair happening every week during the summer
- there is camping on the site although not permitted
- enforcement will be an ongoing issue
- should we have a financial impact study with real data
- Council has difficult task to strike a balance
- asking Council to deny the zoning amendment, allow reasonable number of events in consultation with neighbours, deny any entertainment requests
- Angelstone could possibly use the fairgrounds for entertainment type events
- asking Council to direct the Economic Development Committee to seek out an appropriate site for a Town of Erin Equine Centre

Marieke Weavers - 4935 WCR125

- resident for 16 years

- 11 years ago was required to get a minor variance to set up her business - many conditions put on such as no dog boarding to mitigate noise - clearly had to be a secondary use
- Angelstone did not follow proper procedures and is forcing the business on the Town
- Asking Council to deny application and direct Angelstone to an appropriate site
- site grossly inadequate for operations
- should follow example of Halton Hills (re: Halton Place)

Nancy Gilbert - Erin-Eramosa Townline

- purchased land in 1985 and built house 2 years later, property abuts Angelstone property
- 2013 extremely difficult living next to Angelstone, and 2014 they were granted temporary zoning
- meetings were held by Angelstone with neighbours where several issues raised - little follow through
- operating conditions cannot be left to the Major Events permit
- suggesting to use Halton Place as a model - closed - no longer deemed agricultural by Niagara Escarpment Commission
- using the number of events is not an adequate test to determine impact
- choose to live in rural area for quiet, private enjoyment - and pay higher costs to do so
- size and scope of facility should fit the area
- developing equine business should be done with proper planning
- not a small operation - consider more appropriate location
- if business was in a more residential area there would be a multitude of letters
- during events, farm noise starts at 5:30am - loud speakers from 7am to evening

Anna Toumanians - Lawyer (Turkstra Mazza)

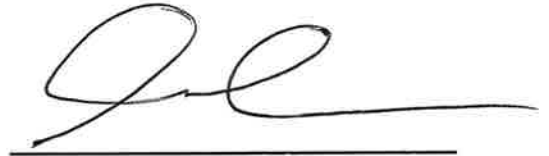
- represent Gilberts
- asking Council to deny/defer decision
- the Planner retained by Gilberts needs time to submit report
- significant investment has been made by Gilberts in their property
- requesting Council review previous letter from Nancy Smith
- site plan inadequate - operations of this magnitude should be required to go through proper site plan control
- PPS references healthy, integrated and viable and must be secondary to the principal agricultural use - principle use of this property is equine entertainment
- agricultural related uses are to be small scale - not the case

Mayor Alls thanked all participants for attending the meeting and advised that Council will consider all input prior to making a decision on the matter.

Mr. Cousins advised that a report will be coming back to Council at the end of April or beginning of May.

4. **Adjournment**

The meeting was adjourned at 7:40pm.



Mayor



Clerk