



**TOWN OF ERIN  
Special Council Meeting  
AGENDA**

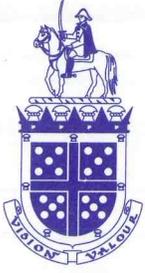
**March 17, 2015**

**6:30 PM**

**Municipal Council Chamber**

Pages

1. **Call to Order**
2. **Declaration of Pecuniary Interest**
3. **Topics for Discussion**
  - 3.1 Zoning Amendment - D14-Z15-01 Angelstone Farms Inc. 8720 WCR 50 1 - 3
4. **Adjournment**



## COUNTY OF WELLINGTON

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ADMINISTRATION CENTRE  
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File: D14-Z15-01 Date: March 17, 2015  
 Applicant: Angelstone Farms Location: 8720 WCR 50

**Effect:** 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.

### Town of Erin and County of Wellington Official Plan

The subject site is designated Prime Agricultural and Greenlands.

### Town of Erin Zoning By-law

The subject site is zoned A, Agricultural and EP-2 Environmental Protection – Rural

### Adjacent Land Uses

The lands that surround the subject site are designated Prime Agricultural and Greenlands.

The surrounding area is zoned for agricultural uses, environment protection as well as a site specific zoning to the north of the site which permits a tannery.

### Background

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.

Angelstone Farms are now seeking a new amendment to continue seasonal horse show events.

Prior to the 2014 season the neighbours lodged complaints related to noise, light and trespass nuisance. The night time events which include music and lights were noted as the source of most of the nuisance. Angelstone Farms agreed to limit night time activities as part of the temporary zoning approval of 2014 (By-law 14-22) and to comply with the licensing requirements of the Major Events licensing By-law (By-law 14-19). The Major Event by-law was passed in May 2014 to provide a Township wide permitting system for outdoor events that could cause public nuisance.

At the time of consideration of the initial zoning submission Erin Council requested additional information. Part of the approval of the temporary zoning amendment related to the inability of the applicant to complete the studies related to noise and drainage for the 2014 show season. The studies have now been completed and support this 2<sup>nd</sup> zoning application seeking a zoning amendment to allow the show events seasonally.

“to permit the property at 8720 WCR 50 to be used for special equestrian events, including Sales of related merchandise and food and holding LLBO licensed events and camping for participants”.

In accordance with the earlier Council request for further information the applicant has provided the following information in support of the current zoning amendment application.

1. Application form and fee
2. A Site Plan prepared by R. J. Burnside and Associates
3. Traffic Impact Study (WCR 50)
4. Noise Study
5. Emergency Evacuation Plan
6. Planning Justification Report
7. A stormwater management plan/drainage plan as it relates to the neighbouring properties.



### **COMMENTS RECEIVED TO DATE FROM CIRCULATED AGENCIES**

Circulation was provided to the commenting agencies and all landowners within 120m of the subject site on Feb 18, 2015. No objections have been expressed by any circulated agency.