

shop to replace a previously existing 780.4 m² (8,400 ft²) shop. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on March 13, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated March 18, 2024

Curtis Marshall, Manager of Development Planning, presented the Planning Report prepared by Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North, dated March 18, 2024.

Planning Opinion

The variance requested would provide relief from the maximum floor area requirements for a home industry (Lumber Mill). The applicants are proposing to construct a new 1,114.80m² (12, 000 ft²) home industry shop to replace a previously existing 780.40 m² (8,400) ft² shop.

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 12, Part Lot 9 and is Municipally known as 6816 Sideroad 4. The property is approximately 61.16 ha (151.13 ac) in size with an existing dwelling, barn, and two sheds. A home industry (lumber mill) building previously existed on this property but was recently burned down in a fire.

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area requirements for a home industry (lumber mill) that was recently destroyed by a fire. The applicants are proposing to construct a new 1,114.80 m² (12,000 ft²) home industry shop to replace previously existing 780.40 m² (8,400 ft²) shop. The current site-specific zoning permits a maximum floor area of 594.56 m² (6,400 ft²) and the applicants applied for a minor variance (A04/22) in February 2022 that was approved to permit a maximum floor area of 780.40 m² (8,400 ft²). Therefore, the proposed variance would permit an increased floor area of 334.50 m² (3,600 ft²) from the previously approved applications.

WELLINGTON COUNTY OFFICAL PLAN

The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The identified features include Maitland Valley Conservation Authority regulated Provincially Significant Wetlands, Hazard Lands and an

Environmentally Sensitive Area. The proposed home industry is located outside the Core Greenland features on the property.

Under Section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which “are small in scale with a limited number of employees, and minimal off site impacts – examples include minor equipment repair, woodworking, crafts, and welding”.

Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural Site Specific (A-155) and Natural Environment (NE) Zone. The site-specific zone A-155 permits an agricultural-related industry in the form of a sawmill, as well as an expanded home industry. The applicants are proposing to construct an additional 334.50 m² (3,600 ft²) addition to a previously existing 780.40 m² (8,400 ft²) shop that was destroyed in a fire, for a total floor area of 1,114.80 m² (12,000 ft²). The applicants have indicated that the additional space is required to support their growing business and will be used to store larger equipment, lumber, and wooden pallets manufactured on site. The property appears to be large enough to accommodate the addition to the home industry and the proposed use is limited in area in comparison to the farm parcel size. The proposed building with adjacent parking area is approximately 0.4 ha (1 ac) in size on the subject lands, therefore will remain small scale and secondary to the main use on the property.

The variance requested would provide relief from Section 33.155 site specific of Zoning By-law 66-01 to expand the existing Home Industry (Lumber Mill). The following relief is being requested:

Home Industry	Permitted	Proposed	Difference
Site Specific Regulations Section 33.155a	780.40 m ² (8,400 ft ²)	1,114.80 m ² (12,000 ft ²)	334.40 m ² (3,600 ft ²)

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Pasquale Costanzo, Technical Services Supervisor, County of Wellington, Roads Division

- Email dated March 14th, 2024 (No Objection)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Correspondence dated March 21, 2024 (application generally acceptable)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR COMMENTS/QUESTIONS

James Martin, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe inquired if the expansion is still within the farming cluster and not taking any land out of production. CBO Jones stated that the building was replaced immediately adjacent to the building that burned down and is still in the farm yard.

Councillor Hern requested confirmation that there shouldn't be any impact on surrounding farm dwellings or properties. CBO Jones confirmed that there will not be impacts and that the building is set back a little further from the neighbour's house than the previous building.

Councillor Hern questioned if this is considered to be minor as it is about forty percent larger. Mr. Martin explained that it wasn't planned to build larger, but after the fire they decided now was the time for expansion.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A02/24, for the property described as Concession 12, Part Lot 9, geographic Township of Arthur, with a civic address of 6816 Sideroad 4, to provide the following relief;

- 1. **THAT an increased maximum square footage of 1,114.8 m² (12,000 ft²) be permitted, for a home industry shop, whereas the current Site Specific Zoning permits 780.4 m² (8,400 ft²) .**

APPROVED

ADJOURNMENT

RESOLUTION: COA 006-2024

Moved: McCabe

Seconded: Hern

THAT the Committee of Adjustment meeting of March 25, 2024 be adjourned at 7:12 p.m.

CARRIED

DocuSigned by:

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ACTING CHAIRPERSON

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SECRETARY TREASURER