



## COUNTY OF WELLINGTON

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February 14, 2018

Bill White, CAO-Clerk  
Town of Minto Committee of Adjustment  
5941 Highway 89, R.R. #1  
Harriston, ON N0G 1Z0

**RE: Minor Variance Application MV-2018-01**  
**Concession 13 N Part Lot 15, RP61R6454**  
**9551 Road 3 N**  
**Carl Bauman**

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

**Planning Comments:** The variance requested would provide relief from the required home industry maximum floor area. The applicants are proposing to expand the floor area of the home industry to create a total floor area of 420.7 m<sup>2</sup> (4528.4 ft<sup>2</sup>), whereas section 6.14(d) of the Zoning By-law permits a maximum floor area of 232.25 m<sup>2</sup> (2500 ft<sup>2</sup>).

The applicant is requesting additional space to accommodate large woodworking equipment and to provide storage for finished products. The proposed home industry will be 81% larger than the permitted size within a subject property designated Secondary Agricultural that is 10.12 ha (25.02 ac) in size. The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor.

### **Subject Property and Location**

The property is described as Concession 13 N Part Lot 15, Registered Plan 61R6454, and is Municipally known as 9551 Road 3 N. The subject property has an area of approximately 10.12 ha (25.02 ac) and is occupied by a dwelling and agricultural shed (Figure 1).

### **Proposal**

The variance requested would provide relief from the maximum floor area requirements for a home industry. The applicants are proposing to expand the floor area of the home industry to create a total floor area of 420.7 m<sup>2</sup> (4528.4 ft<sup>2</sup>), whereas section 6.14(d) of the Zoning By-law permits a maximum floor area of 232.25 m<sup>2</sup> (2500 ft<sup>2</sup>).

### **Wellington County Official Plan**

The subject property is designated Secondary Agricultural, Core Greenlands and Greenlands. The proposed home industry addition is to be constructed outside the Core Greenlands and Greenlands area.

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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.

#### Minto Zoning By-law

The subject property is zoned Agricultural (A) and Natural Environment (NE). Section 6.20 b) i) requires the accessory building to be setback a minimum of 3.0m from the NE zone. The applicant is proposing to construct a home industry addition. Section 6.14(d) of the Town of Minto Zoning By-law requires a maximum floor area of 232.25 m<sup>2</sup> (2500 ft<sup>2</sup>), whereas the applicant has proposed a total floor area of 420.7 m<sup>2</sup> (4528.4 ft<sup>2</sup>).

The applicant has an existing 312.2 m<sup>2</sup> (3360 ft<sup>2</sup>) pole shed with only 52m<sup>2</sup> (560 ft<sup>2</sup>) being used for the existing home industry. They are proposing to construct an addition to the home industry use with a total floor area of 420.7m<sup>2</sup> (4528.4 ft<sup>2</sup>), this will be 81% larger than the permitted home industry for a lot 10.01 ha (24.7 ac) in size. The intent of the zoning by-law with respect to the home industry is to ensure it remains small scale and secondary to the main use of the subject property. In addition, the home industry should not create a traffic hazard or nuisance. The surrounding neighbours are agricultural and situated far from the proposed home industry addition. The reason the applicant has requested for additional floor area is to accommodate the equipment size required for the woodworking business and provide storage for the finished products. The requested variance are as follows:



	Zoning By-law (01-86)		
	Permitted	Requested	Difference
<b>Home Industry</b> Maximum Floor Area Section 6.14 d)	232.25 m <sup>2</sup> (2500.0 ft <sup>2</sup> )	420.7 m <sup>2</sup> (4528.4 ft <sup>2</sup> )	188.45 m <sup>2</sup> (2028.4ft <sup>2</sup> )

I trust that these comments will be of assistance to the Committee.

*C Marshall*

Sincerely,  
Jessica Wilton, Junior Planner

Curtis Marshall, MCIP, RPP  
Senior Planner

A handwritten signature in purple ink, appearing to read "Jessica Wilton", with a long, horizontal, sweeping flourish extending to the right.