



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 13, 2016

Bill White, CAO / Clerk
Town of Minto
5941 Highway 89
Harriston, Ontario N0G 1Z0

Dear Mr. White:

**Re: Glen Small (owner) / Deb Griffey (applicant) – Yarn Production
Lot 68, Concession D, 5509 Highway 9
Draft Zoning By-law Amendment**

PLANNING OPINION

The property is designated Secondary Agricultural and is already zoned for a small scale industrial use. The new use, involving the processing of yarn and minor retail sales, should be more compatible than the existing kitchen cabinet manufacturing use. I don't have any concerns with the application at this point.

LOCATION OF THE SUBJECT LAND

The property subject to the proposed amendment is located on Part Lot 68, Concession D, RP 61R-6644; Part 2 with a municipal address of 5509 Highway 9. The property is 1.58 ha (3.9 acres) in size and is shown on the air photo on the following page.

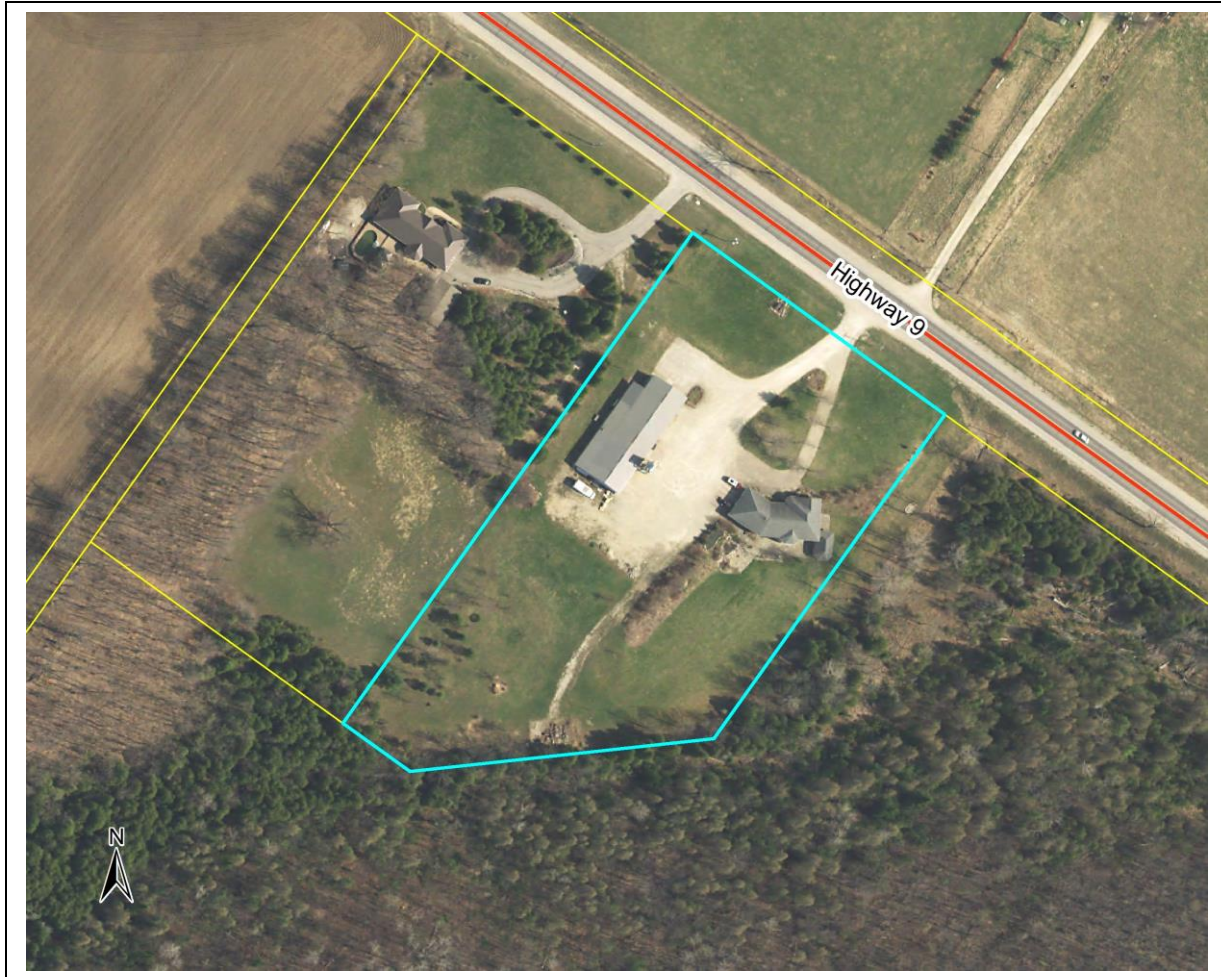
THE PURPOSE AND EFFECT

The purpose and effect of the proposed amendment is to amend the site specific zoning (RIN-58) on the subject land. The site specific zoning permits cabinet manufacturing and assembly operation including associated uses. The applicants are proposing to use the existing structure on the property for a yarn mill, processing of raw fibre, and the fabrication of yarn products. The property contains a residential dwelling as well as a shop which I estimate to be about 6,300 sq. ft. on the air photo.

BACKGROUND

The property is currently owned by Mr. Glen Small and has had a kitchen cabinet operation for several years – Royal Oaks Kitchens. I spoke with Ms. Deb Griffey over the phone to find out more information about the yarn business. She is purchasing the property, conditional on zoning approval.

The business would receive raw Alpaca wool by courier. Then it would be processed into yarn and made into socks. There is to be very little dying of the wool; any dyes would be biodegradable. About 90% of the socks is sent out to wholesalers. The other 10% would be sold on site. A small store is proposed within the existing shop building. No other buildings are proposed. The operation should be very quiet and exhaust fans will not be needed.



PROVINCIAL POLICY STATEMENT (PPS)

In non-prime agricultural areas, Sections 1.1.5.3 and 1.1.5.4 respectively promote, *“recreational, tourism and other economic opportunities”* and *“development that is compatible with the rural landscape”*.

WELLINGTON COUNTY OFFICIAL PLAN

The subject land is designated Secondary Agricultural in the Official Plan. Section 6.5.3 of the Plan provides for small scale commercial / industrial uses in the Secondary Agricultural designation provided the use:

- can be serviced appropriately
- is compatible with surrounding uses
- requires a non-urban location
- will not hinder or preclude the potential for agricultural and aggregate operations
- will be small scale and take place on one property

ZONING BY-LAW

The property is currently zoned Rural Industrial Exception (RIN-58) as follows

36.58 Lot 68, Conc. D	RIN-58	<p>Notwithstanding the permitted uses of Section 25, the land zoned RIN-58 may only be used for a cabinet manufacturing and assembly operation including associated uses such as professional or business office, factory outlet, storage areas and showrooms. The land zoned RIN-58 shall be subject to the Regulations of Section 25.2, applicable regulations of Section 6 and the following specific regulations:</p> <ul style="list-style-type: none"> i) Lot frontage, minimum 48.1 m (158 ft) ii) Lot depth, maximum 121.9 m (400 ft) iii) Lot area, minimum 0.59 hect. (1.45 acres) iv) Gross Floor Area, maximum 929 m² (10,000 ft²). v) Notwithstanding Section 25.2.4 the minimum interior side yard shall be 9.14 m (30 ft), and Section 25.2.9 shall not apply to the land zoned RIN-58.
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PLANNING CONSIDERATIONS

PPS Consistency and Official Plan Conformity

Both the PPS and County Plan provide for smaller scale commercial / industrial uses in the Secondary Agriculture designation. The proposed yarn mill appears to be a relatively small scale, cottage industry focused around the processing of raw fibre, carding, spinning and fabrication of yarn products.

Compatibility With Neighbours

The closest dwelling on a neighbouring property is immediately to the north, approximately 68 metres away from the shop building. As I understand the application, there should not be any impacts on neighbouring properties. The yarn operation should be a milder, quieter use than the current kitchen cabinet operation.

DRAFT AMENDMENT

I have attached a draft zoning by-law amendment, replacing the cabinet making use with the yarn processing use. I have also removed some zoning regulations that I consider unnecessary.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark Van Patter, RPP, MCIP
Manager of Planning and Environment
markv@wellington.ca
519.837.2600 Ext. 2080

C: Deb Griffey by email