



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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August 27, 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-2018-05
Concession 14, Lot 22
5985 14th Line
Elam Weber

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 Opinion: The variance requested would provide relief from the required home industry maximum floor area. The applicants are proposing to construct a new workshop for a home industry (woodworking) with a maximum floor area of 394.66m² (4248.0 sq. ft), whereas section 6.14(d) of the Zoning By-law permits a maximum floor area of 232.25 m² (2500 ft²). The shop is proposed to be attached to a new agricultural building (drive shed). The applicant is also proposing to construct the new drive shed/work shop building within 6.0m (19.7 ft) of the Natural Environment (NE) zone boundary. Section 6.20 of the Zoning By-law requires a minimum setback of 30.0 m (98.4 ft) from the NE zone for new buildings. The boundary of the NE zone was revised based on a site visit to the property by Saugeen Conservation.

We have no concerns with the relief requested to permit the additional floor area. We note that the business remains secondary to the main agricultural use and complies with the other home industry regulations under the Zoning By-law. We also have no concerns with the reduced setback to the NE zone, as we understand that the proposed setback is acceptable to Saugeen Conservation. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

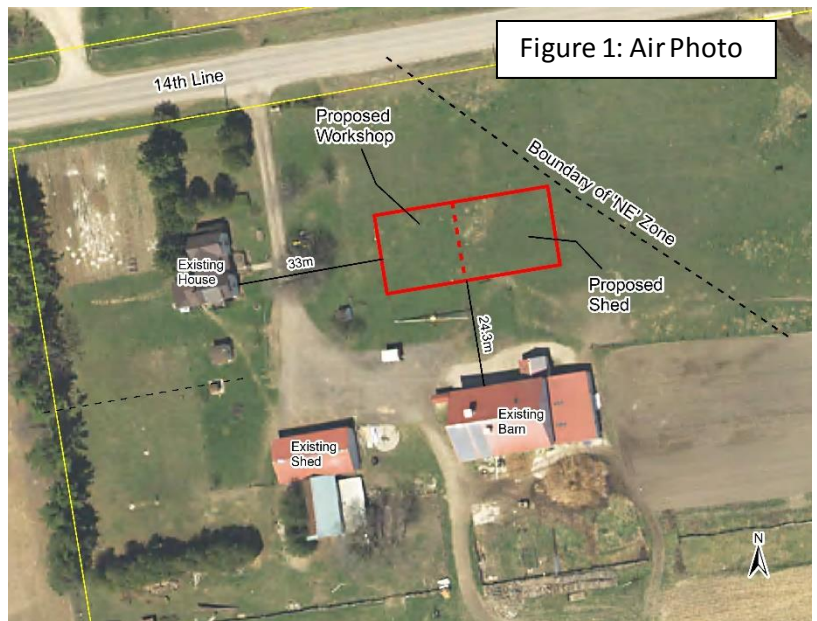
Subject Property

The property is described as Concession 14, Lot 22, and is municipally known as 5985 14th Line. The subject property has an area of approximately 39.2 ha (98.2 acres) and is occupied by a dwelling and agricultural buildings (barn and drive shed).

Proposal

The variance requested would provide relief from the maximum floor area requirements for a home industry. The applicants are proposing to construct a new workshop for a home industry (woodworking) with a maximum floor area of 394.66m² (4248.0 sq. ft), whereas section 6.14(d) of the Zoning By-law

permits a maximum floor area of 232.25 m² (2500 ft²). The shop is proposed to be attached to a new agricultural building (drive shed). The applicant is also proposing to construct the new drive shed/work shop building within 6.0 m (19.7 ft) of the Natural Environment (NE) zone boundary. Section 6.20 of the Zoning By-law requires a minimum setback of 30.0 m (98.4 ft) from the NE zone for new buildings. The boundary of the NE zone was revised based on a site visit to the property by Saugeen Conservation. The proposed new workshop/shed is shown in Figure 1.



Wellington County Official Plan

The subject property is designated Prime Agricultural, Core Greenlands and Greenlands. The proposed home industry addition is to be constructed within close proximity to the Core Greenlands (Hazard lands).

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). The following variances have been requested:

	Zoning By-law (01-86)		
	Permitted	Requested	Difference
Home Industry Maximum Floor Area Section 6.14 d)	232.25 m ² (2500.0 ft ²)	420.7 m ² (4528.4 ft ²)	188.45 m ² (2028.4ft ²)
NE Setback Section 6.20.1 (a)	30.0 m (98.4 ft)	6.0 m (19.7 ft)	24.0 m (78.7 ft)

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

Sincerely,

Curtis Marshall, MCIP, RPP
Senior Planner