

Public Meeting

6983 7th Line

Zoning By-law Amendment (ZB07-2022)

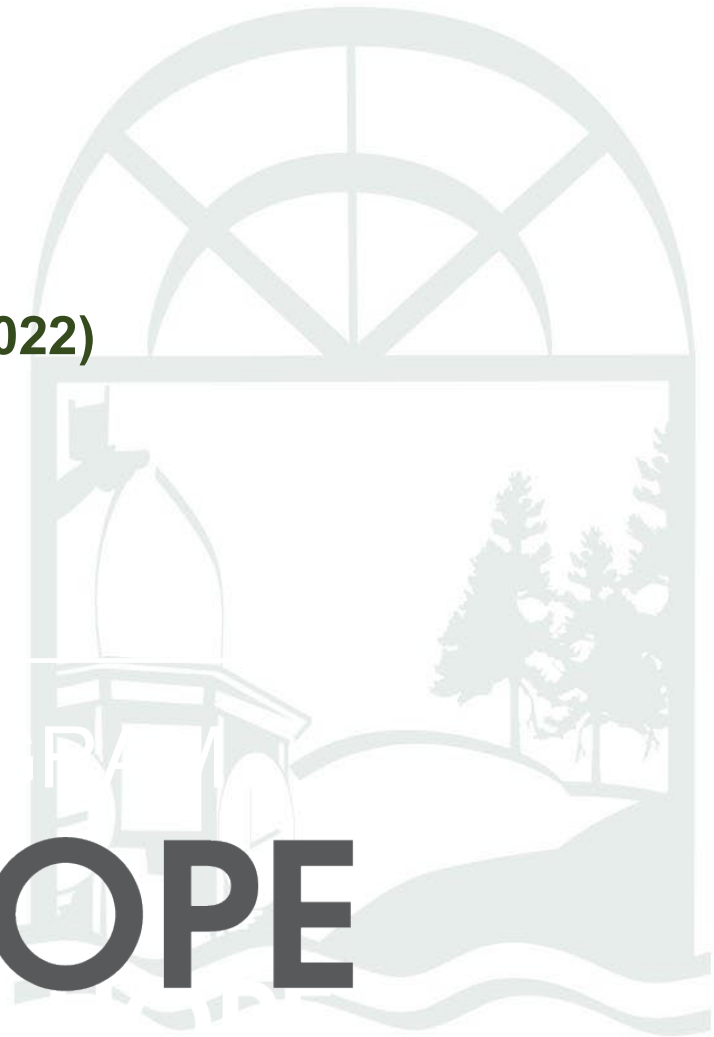
Vanessa Wismer, Planner

December 14th, 2022



MUNICIPALITY OF

PORT HOPE



Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Current Development Application
 - Zoning By-law Amendment
- Overview
 - Applicable Provincial Policies – High level
 - Applicable County Policies – High Level
 - Applicable Municipal Policies – High Level
- Public Consultation
- Next Steps

Subject Lands

- Area of 34 ha (84.01 ac)
- 285 metres of frontage on 7th Line
- 400 metres of frontage on County Road 28
- Primarily vacant and comprised of two agricultural fields, unevaluated wetland, and wooded area
- Building Permits obtained for a single-detached dwelling and accessory structure (Minor Variance Approval)
- Location selected to the satisfaction of the Ganaraska Region Conservation Authority (GRCA)
- Access off of 7th Line

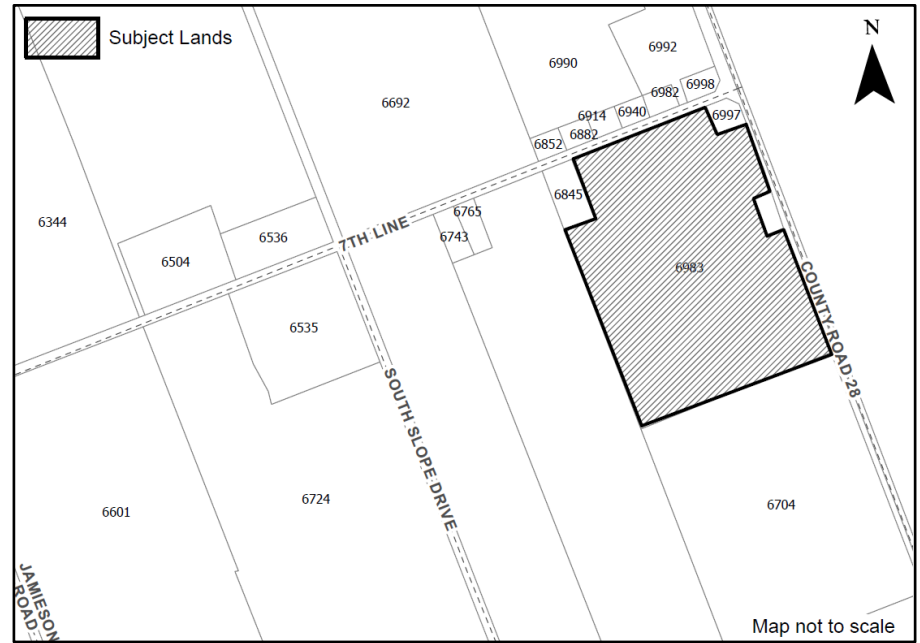


Figure 1: Subject Lands Map

Surrounding Land Uses



Figure 2: Subject Lands Image from Google Earth

The subject lands are surrounded by:

- Rural Residential, Rural Commercial, Rural Agricultural uses to the north;
- Rural and Agricultural uses to the west;
- Institutional (cemetery) and Agricultural uses to the south; and
- Agricultural uses to the east.

Development Application

Zoning By-law Amendment

The Applicant has submitted an application for a **Zoning By-law Amendment** to rezone the subject lands from Rural 'RU' to site-specific 'RU(140)' exception zone to permit a small-scale cabinet manufacturing workshop as a home industry on the subject lands with the following special provisions:

- a) *Maximum permitted gross floor area for home industry: 557.4m²*
- b) *Maximum number of employees permitted for a home industry: 12*
- c) *Parking for the exclusive use of the employees is permitted.*
- d) *Maximum distance from home industry to primary residential dwelling: 70m*

Development Application

Zoning By-law Amendment

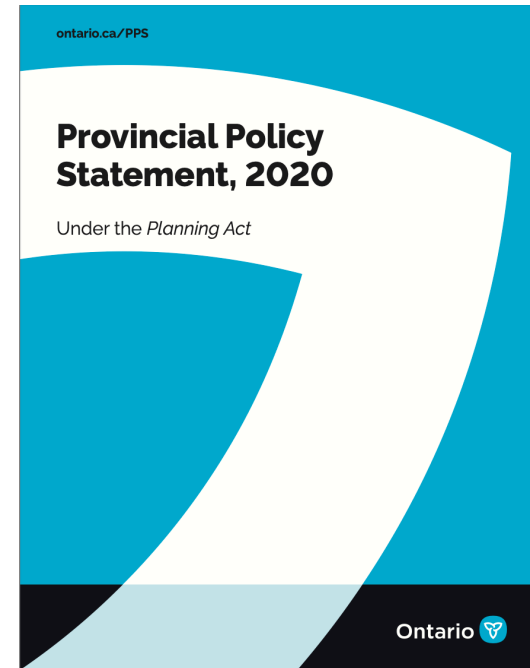
- According to the Planning Justification Report (PJR):
 - The proposed home industry will be consistent with the surrounding rural area and compatible with neighbouring agricultural uses;
 - The lot area occupied by the home industry will be less than 1.4%;
 - The home industry will be serviced by the same sewage and water as the residential dwelling on-site;
 - Shares the same access off 7th Line;
 - There will be no external advertising, outdoor storage, or retail component on-site; and
 - Any noise, dust, and odour potential generated by the home industry will be mitigated by building design, siting, and vegetative buffers;

Supporting Documents

- The Applicant has submitted the following in support of the proposed **Zoning By-law Amendment**:
 - Application Form;
 - Site Plan Drawing and Building Plans; and
 - Planning Justification Report, D.M. Wills, September 2022

Provincial Policy Statement (2020)

- The PPS sets out the Provincial land-use policy direction that guides Municipal decision making through Official Plans, Zoning By-laws, and other planning decisions.
- The PPS required that decisions on land use planning matters to be consistent with PPS policies.
- The PPS categorizes the subject lands as a Rural Area. Growth and home industries are permitted that enhance rural character, the economic base, and employment opportunities if compatible with the landscape.



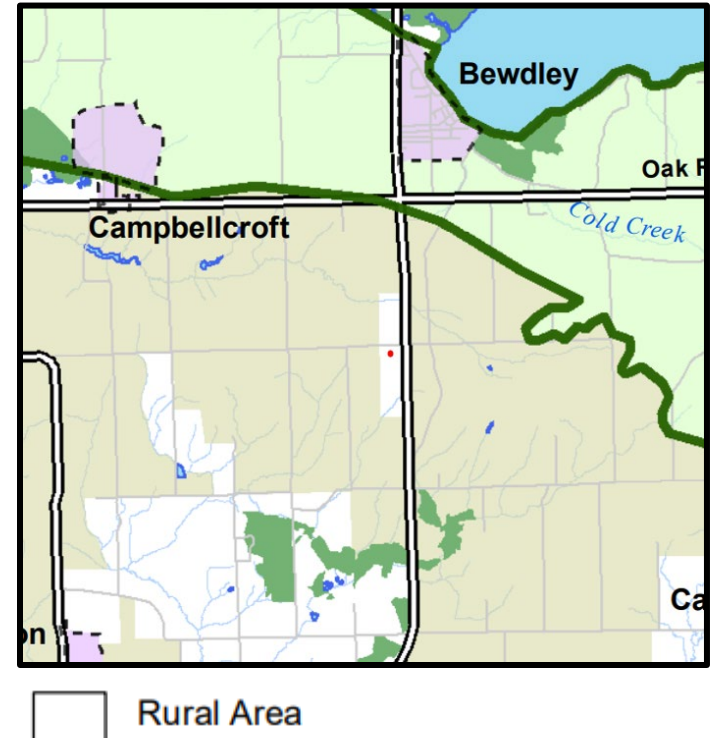
Growth Plan (2020)

- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Municipalities are encouraged to plan for a variety of cultural and economic activities in the Rural Area.
- Uses that manage resources, support resource-based recreational uses, and rural uses that are not appropriate in settlement areas are to be supported, provided that they are:
 - Compatible with surrounding uses;
 - Are sustained by rural servicing levels; and
 - Do not affect agricultural activities or mineral aggregate operations.

Northumberland County Official Plan ('NCOP')

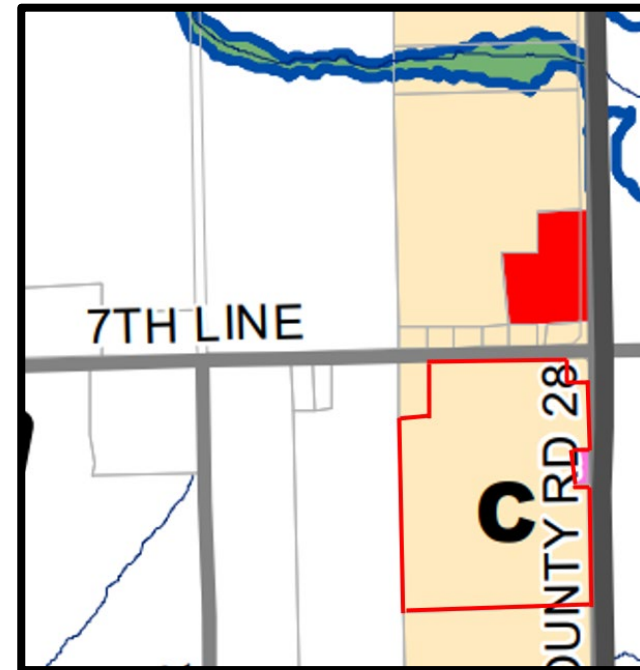
- Designated 'Rural Area' as per the NCOP.
- The relevant County Policy includes:
 - Promote diversification of the economic base and employment opportunities;
 - Encourages sustainable and diversified tourism opportunities;
 - Promote commercial, residential, and industrial uses that are appropriate for the rural character of the landscape;
 - Support a diverse, innovative, and economically strong agricultural industry;
 - Home industries are permitted.

County Official Plan Excerpt







Port Hope Official Plan ('PHOP')

- The subject lands are designated **General Agriculture** in the PHOP.
- Permitted uses: management of resources, resource-based recreational uses, limited residential development, home occupations, home industries, cemeteries, community facilities, hiking, cross country ski trails, and bed and breakfast establishments.

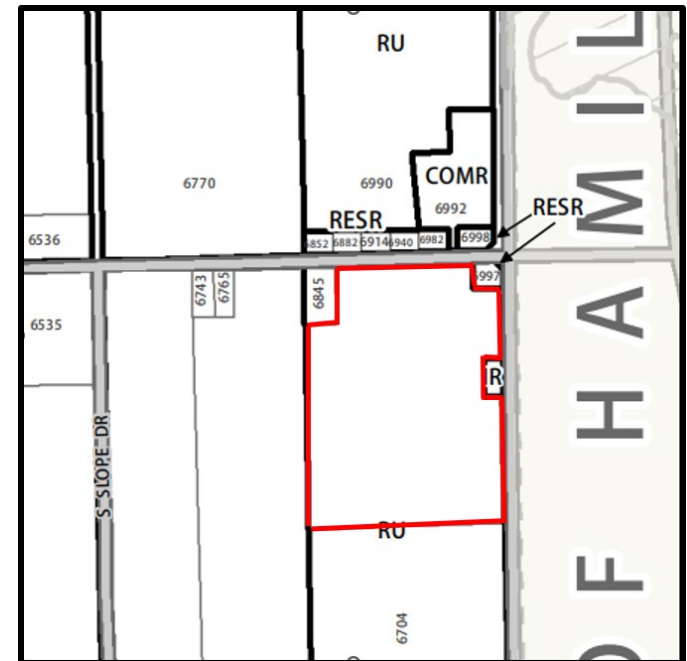


Port Hope Official Plan Excerpt

-  AGRICULTURAL - GENERAL
-  HIGHWAY COMMERCIAL
-  AGRICULTURAL - PRIME
-  INSTITUTIONAL - MAJOR

Port Hope Zoning By-law

- Current Zoning: **Rural 'RU'**
- The Zoning By-law (ZBL)- no specific definition for the proposed use; home industry is the closest defined use.
- **Home Industry-** A small-scale *industrial use* on a *commercial farm* which is an *accessory use* to an *agricultural use*. For the purpose of this By-law, a *contractor's yard*, the repairing of *motor vehicles* or paint shop, *mobile homes* and *trailers* are not considered to be *home industries*.
- A home industry is permitted as-of-right if the provisions as per Section 4.12 of the ZBL are met. Proposal exceeding some of the maximum requirements of this Section, and a Zoning By-law Amendment is required as a result.
- The owner would like to rezone the subject lands such that an accessory structure can be used as a **small-scale cabinet manufacturing workshop**.



Port Hope Zoning By-law Excerpt

Table 1: Zoning Standards that Exceed Maximum Requirements

Required	Proposed
<p>(e) The maximum gross floor area dedicated to a home industry shall not exceed 200.0m².</p>	<p>Maximum permitted gross floor area of 557.4m²</p>
<p>(a) The maximum number of employees permitted to be engaged in the business and working in a home industry, in addition to the residents of the dwelling unit, on lots greater than 1.7 hectares in area – 3 employees</p>	<p>Maximum 12 employees permitted for a home industry.</p>
<p>(i) Only currently licensed motor vehicles associated with the home industry, are parking or stored on the lot and within the interior side or rear yard.</p>	<p>Parking for the exclusive use of the employees is permitted.</p>
<p>(c) A home industry shall be permitted within an accessory building. Any accessory building used for the home industry shall be located no further than 30.0m from the detached dwelling on the same lot and no closer than 30.0m from any lot line.</p>	<p>Maximum distance of 70m from home industry to primary residential dwelling.</p>

Public Consultation

- **Planning Act Tools:**
 - Resident Mail outs
 - On-site Posting
 - Newspaper Notice
- **Other forms of communication**
 - Municipal Website
 - Social Media Posts
- **Notice of Complete Application and Public Meeting:** November 17, 2022
- **Newspaper Notice:** November 17, 2022
- **Site Signs Posted:** November 23, 2022

Next Steps

Following this Public Meeting, the next steps in the planning process include:

- Applicant to address comments;
- Planning Recommendation Report to Committee of the Whole;
- Council Decision; and
- Notice of Decision.