
PLANNING & DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Mayor and Council

FROM: Brian Treble, Director of Planning and Building
Madyson Etzl, Planner II

DATE: Monday June 27th 2022

SUBJECT: JCT Services (Owner- Joe Dilluio) (Agent- Eldon Darbyson)
7005 Concession 4 Road
By-Law No: 2022-62
File No: 1601-014-21

Staff have been working closely with the Agent (Eldon Darbyson) of application 1601-014-21 to come to a conclusion on the permitted uses and regulations for the property located at 7005 Concession 4 Road.

Staff brought a recommendation report to the June 13th Planning/Building/Environmental Committee Meeting and stated that a follow up would be provided to Council following more discussions with the applicant and their agent.

As per staff discussions, the below changes were made to the draft by-law. These changes increase the building size permitted and further highlights the timing of the restoration of the A (H-10) zone to agriculture and the need for site plan approval.

THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

A-215

Permitted Uses:

As per the parent zone, plus a home industry use

Regulations:

As per the parent zone, except the contractors yard should operate out of an accessory building at a total gross floor area of no more than 250 square metres and situated to the rear of the existing main dwelling.

A maximum of three persons other than the residents of the dwelling are permitted to be employed by the home industry.

Outside storage of the home industry shall only be located to the rear of the building and are depicted on a site plan.

In the conduct of a home industry, no machinery or processes which emit noise, vibration, glare, fumes, odor, dust, radio or television interference beyond the lot containing the home industry are permitted.

A sign may be erected in accordance with the sign by-law, 2020,54, as amended from time to time.

The existing business operation shall be returned to agriculture

Amended To:

THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

A-215

Permitted Uses:

As per the parent zone, plus a home industry use Regulations:

As per the parent zone, except:

Maximum ground floor area for accessory building – 300 sq. m.

Maximum distance from a main building for an accessory building – 60 metres

Maximum number of employees other than the residents of the dwelling – 3 employees

No machinery or processes relating to the home industry which emits noise, vibration, glare, fumes, odour, dust, or any other obnoxious activity, shall be permitted beyond the property boundary.

Prior to any works taking place on the subject property, site plan approval is required and will include:

- The existing business operation within the A (H-10) zone shall be returned to active agricultural production; and
- Outdoor storage is to be located in the rear yard and is to be screened as part of a site plan application; and,
- Securities collected for the required site works.

A-(H-10)

Area of existing business A (H-10) shall be returned to active agricultural production prior to the return of securities collected as part of a site plan approval for the 'A-215' zone.

These changes have been reflected in the by-law included in the June 27th, 2022 Council Agenda (BY-LAW NO. 2022-62).

Sincerely,



Brian Treble, MCIP, RPP
Director of Planning and Building



Madyson Etzl
Planner II