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Public Hearings Committee – October 05, 2021

Subject: ZNPL2021196 – An application has been received to amend the Agricultural zone to permit a marine craft repair shop as a permitted home industry use with site-specific provisions to accommodate the 223 square metre repair shop. Agent CIVIC PLANNING SOLUTIONS INC. on behalf of the owner COLE PARKER and has put forth the application affecting the lands described as 3098 Lakeshore Road.

Report Number: CD 21-105
Division: Community Development
Department: Planning
Purpose: For Information

Executive Summary:

This application is to amend the permitted uses of the Agricultural zone to allow a 223 square metre (sq.m) marine craft repair shop as a permitted home industry use. To facilitate the proposed marine craft repair shop, two further site-specific special provisions are required to address the size of the proposed marine craft repair shop. The additional two amendments sought are:

2. To permit a home industry which occupies 223 sq.m of usable floor area, whereas 3.13 (d) allows for a maximum floor area of 100sq.m for a home industry; and
3. To permit an accessory structure with a usable floor area of 223 sq.m, whereas section 3.2 (g) allows a maximum usable floor area for all accessory buildings together of 200 sq.m.

This report is being presented as part of the statutory public meeting required by the *Planning Act* and describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive recommendation report. A subsequent report will be brought forward containing a recommendation for Council consideration.

Discussion:

Public Meeting Details

A public meeting is a statutory requirement in accordance with the *Planning Act*, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Site Characteristics

As shown in the figure below, the subject lands are located at 3098 Lakeshore Road, on the corner of Lakeshore Road and Highway 59, west of the urban boundary of Port Rowan (please reference MAP A 'Context Map'). The area of the subject lands is approximately 5467.7 square metres, with approximately 37 metres of frontage on Lakeshore Road and 105 metres of frontage on Highway 59. The subject lands are occupied by a single-detached dwelling, resulting in lot coverage of approximately 4.4 percent. The subject lands are surrounded primarily by farm lands to the north, south, and west. To the east of the subject lands there is rural commercial abutting the intersection and some low-density residential lots.

Figure 1: View from Lakeshore Road



Figure 2: View from the corner of Lakeshore Road & Highway 59



Proposal Summary

The applicant is proposing to amend the permitted uses of the Agricultural zone to allow a 223 square metre (sq.m) marine craft repair shop as a permitted home industry use. The applicant is a mechanic and wishes to operate a small repair shop on their property as a business. To facilitate the proposed marine craft repair shop, two further site-specific special provisions are required to address the size of the proposed marine craft repair shop. The additional two amendments sought are:

2. To permit a home industry which occupies 223 sq.m of usable floor area, whereas 3.13 (d) allows for a maximum floor area of 100sq.m for a home industry; and
3. To permit an accessory structure with a usable floor area of 223 sq.m, whereas section 3.2 (g) allows a maximum usable floor area for all accessory buildings together of 200 sq.m.

In support of the current application, the applicant has submitted the following:

- **A Functional Servicing Brief** dated June 22, 2021 by StoneCrest Engineering
- **A Planning Justification Brief** dated May 13, 2021 by Civic Planning Solutions Inc.
- **Proposed Lot Drawings**
- **Traffic Impact Study** dated May 28, 2021 by F.R Berry & Associates

Planning Considerations:

The proposed development is within the Agricultural zone of the Zoning By-law. Home Industry uses are permitted in the 'Agricultural' zone area. However, the Home Industry definition does not outright permit a marine craft repair shop. Therefore, a zoning by-law amendment will be required to allow the specific use to operate, in addition to recognizing further amendments to accommodate a greater than permitted size for a Home Industry and accessory structure in the 'Agricultural' zone.

A summary of planning considerations including applicable provincial policy, Official Plan policy, and zoning provisions is summarized in Appendix A.

Highlighted policies which have been flagged for confirmation by the applicant/agent are:

Policy 7.2.2 (h) of the Official Plan regarding 'Home Industries' in the Agricultural designation. Part of policy 7.2.2 (h) states that, "In order to ensure that the scale of the business is clearly accessory to the main permitted use, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit." Confirmation is required to ensure the proposed workshop is a lesser gross floor area than the residential unit. The gross floor area of the residential unit was not indicated on the application nor concept plan.

Policy 3.1.3 (g) of the Zoning By-law regarding 'Home Industries' in the Agricultural zone. A home industry is not to be located closer than 10m to an interior lot line. Section 3.13(g). The proposed sketch shows a 3m setback which does not comply with section 3.13(g).

The agent/applicant will be required to relocate the structure to meet the minimum 10 m setback or revise the application to include the additional amendment. Further planning rational may be required if the additional setback amendment is requested.

Consultation:

Notice Provisions

Pursuant to the requirements of the *Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”)*, a notice of the statutory public meeting was posted on the subject lands in advance of the Public Meeting. Notifications were mailed to neighbours within 120 m on September 15, 2021, 2021; and a yellow notification sign was posted on the site by a County staff member on September 16, 2021.

Technical Circulation Comments

The application has been circulated to various internal departments and external agencies for review and comments. As of the writing of this report, comments are pending from Development Engineering, Economic Development, and Forestry. Pending comments will be collected and will be reflected in the final recommendation report to Council.

The technical circulation comments are included in Attachment B to this report. The following comments were flagged for further discussion:

Zoning Administrative Officer

1. A home industry is not to be located closer than 10m to an interior lot line. Section 3.13(g). The proposed sketch shows a 3m setback which does not comply with section 3.13(g).

Planning Comments: *The agent/applicant will be required to relocate the structure to meet the minimum 10 m setback or revise the application to include the additional amendment.*

The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report for consideration at a future Council meeting.

Public Comments No public input was received for this application ahead of the completion of this report.

Preliminary Review

The following is a summary of key issues and comments that will be further reviewed before the completion of a recommendation report:

Key Items		Preliminary Review
Parking		Site sketch does not include the location of parking. Planning staff have requested the sketch be revised to include the estimated

		location of the proposed parking. Planning staff are confident due to the subject lot size it will be able to accommodate the additional parking required for the home industry. Confirmation of this is required by the applicant/agent
Natural Heritage (EIS)		No significant environmental features are on the subject lands or within close proximity.
Transportation (TIS)		A traffic impact study (TIS) was provided by F.R Berry and Associates in support of the subject application. The TIS has been attached to this report. In summary, the study found there will be no measurable traffic impact as a result of the proposed boat repair facility; visibility to and from the west is sufficient to provide safe access to and from the property; it is recommended that the existing vegetation adjacent to the driveway be cut back. <i>A conformity check of the TIS will be provided within the recommendation report.</i>
Housing		The dwelling on the subject lands will remain. The intent of the proposal is to create an employment opportunity for the home owner to make an income on the subject lands through marine craft repair.
Building Height		The proposed height of 7.4m is less than the 8m permitted for a Home Industry / accessory structure within the Agricultural Zone.
Roads		The proposed development intends to utilize the existing entrance of Lakeshore Road.
Jobs / Employment		Two (2) employees in addition to the proprietor shall be permitted for a home industry. The applicant has not indicated whether he will be employing any staff other than himself.
Commercial		The applicant has indicated the use intends to comply with the regulations which govern a <i>Home Industry</i> operation. A <i>Home Industry</i> is, "shall mean a craft, trade, guild, or service such as automobile service, merchandise service, custom workshop, or similar uses, carried on as a secondary use entirely within an accessory building on a lot provided the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot. A home industry does not include an automobile service and repair station, an automobile body shop, or a merchandise service shop."
Design / Site Plan		The site itself is sheltered by a heavy tree row which surround the property on all sides, including along Lakeshore Road and Highway 59. The effect of this is from the street the structures and activity on the subject land are not visible. The tree cover provides

		<p>a natural barrier between the subject lands and surrounding properties.</p> <p>Planning staff would want to see a revision to the design to include the location of the proposed parking and to address the conformity issue with respect to the required 10m setback for a <i>Home Industry</i> to a property line. Staff have completed a review of the concept plan and believe there is suitable room on site to accommodate both the 10m setback and required parking for the <i>Home Industry</i>.</p> <p>Planning staff would also want to confirm that no outdoor storage is proposed with the application, as directed through policy 3.13 (f) of the Zoning By-law.</p> <p>The development is subject to site plan control and further compliance review will be completed at that stage.</p>
Agricultural		<p>The subject lands are adjacent to an active farm parcel to the south and west. The site itself is zoned agricultural but not farmed. The proposed development should propose sufficient setbacks and buffering to ensure no adverse impact towards the neighbouring farm parcel and other nearby properties.</p>

The proposed development will be further reviewed based on the applicable provisions which guide the above key items. The related discussion will be provided within the recommendation report.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Create an Optimal Place for Business".

Explanation: The proposed development would facilitate a home based business

Conclusion: The purpose of this report is to summarize the planning application proposal, provide the comments received from applicable departments and agencies, summarize comments received from member of the public, and to provide general information in relation to the overall application.

A detailed recommendation report, responding to any outstanding matters, including those brought forward by members of the public, will be submitted to Norfolk County Council at a future meeting.

Recommendation(s):

THAT Report CD 21-105, Public Hearing report for ZNPL2021196, be received for information;

AND THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Attachments

Map A Neighbourhood Context / Key Map
Map B Proposed Official Plan Amendment Map
Map C Proposed Zoning Bylaw Amendment Map
Map D Conceptual Plan

Attachment A Planning Considerations and Applicable Policy and Zoning Provisions
Attachment B Consultation: Department/Agency Technical Comments
Attachment C Consultation: Public Comments
Attachment D Applicant Technical Submission Package

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Prepared By:
Scott Wilson
Planner
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Map A Neighbourhood Context / Key Map

MAP A
CONTEXT MAP
Urban Area of PORT ROWAN

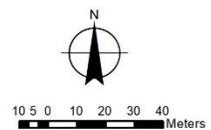
ZNPL2021196



Legend

-  Subject Lands
- 2015 Air Photo

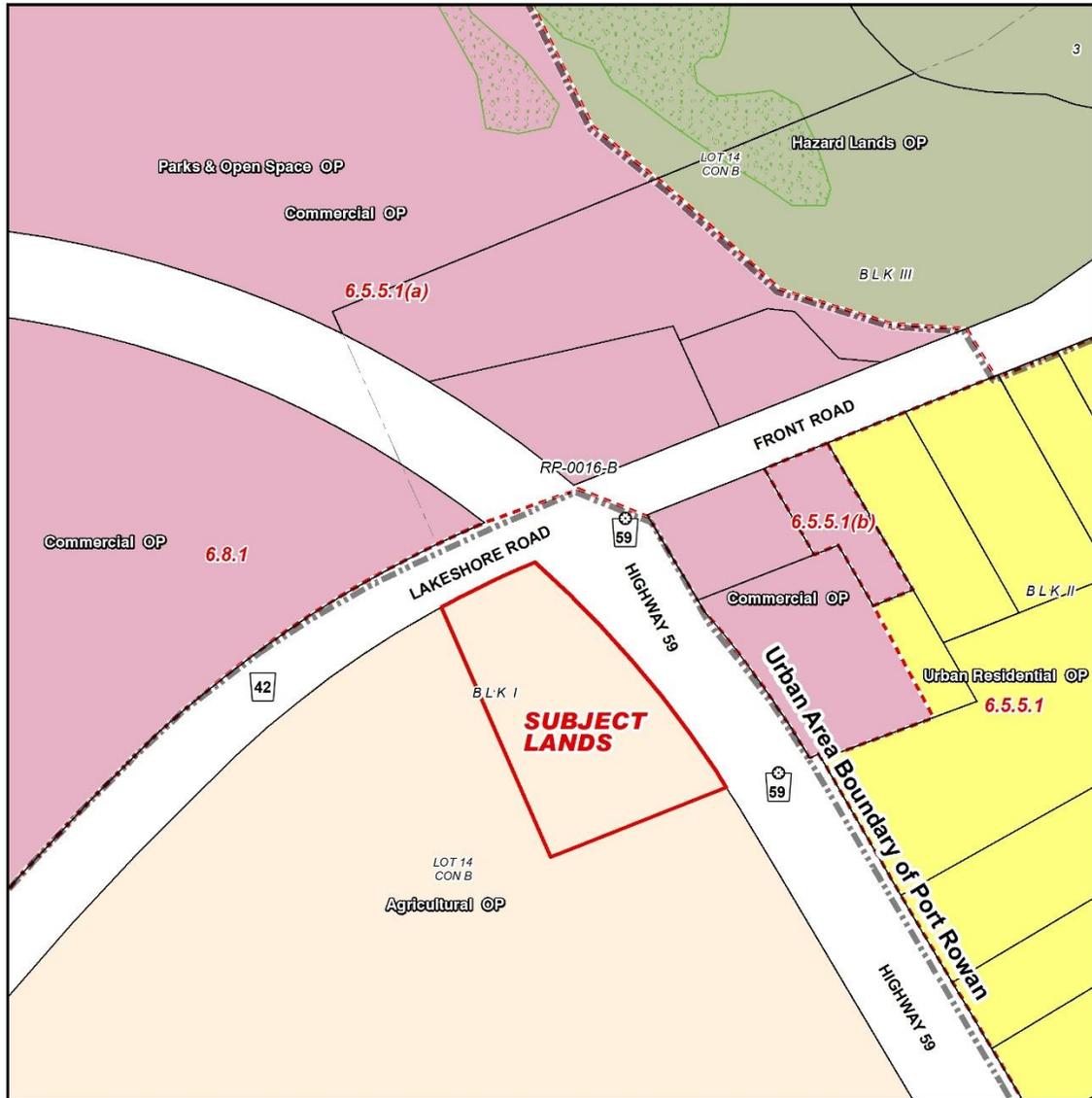
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Map B Proposed Official Plan Amendment Map

MAP B
OFFICIAL PLAN MAP
Urban Area of PORT ROWAN

ZNPL2021196



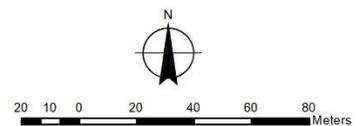
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Legend

Subject Lands

Official Plan Designations

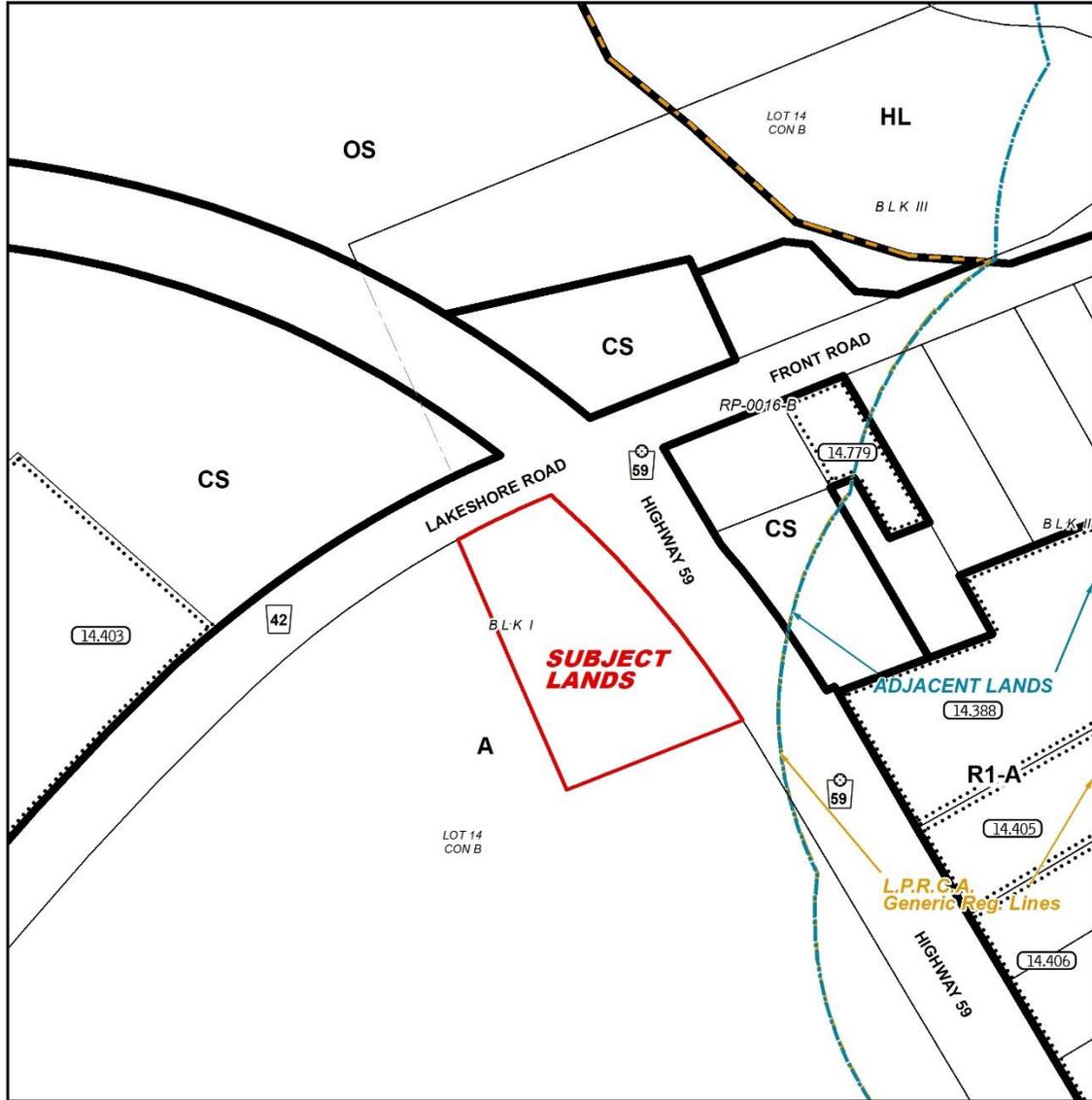
- | | |
|-------------------|----------------------|
| Agricultural | Parks & Open Space |
| Hazard Lands | Special Policy Area |
| Urban Residential | Urban Area Boundary |
| Commercial | Significant Woodland |



Map C Proposed Zoning Bylaw Amendment Map

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
 Urban Area of PORT ROWAN

ZNPL2021196



2021-07-12

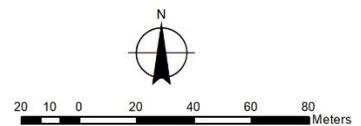
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone

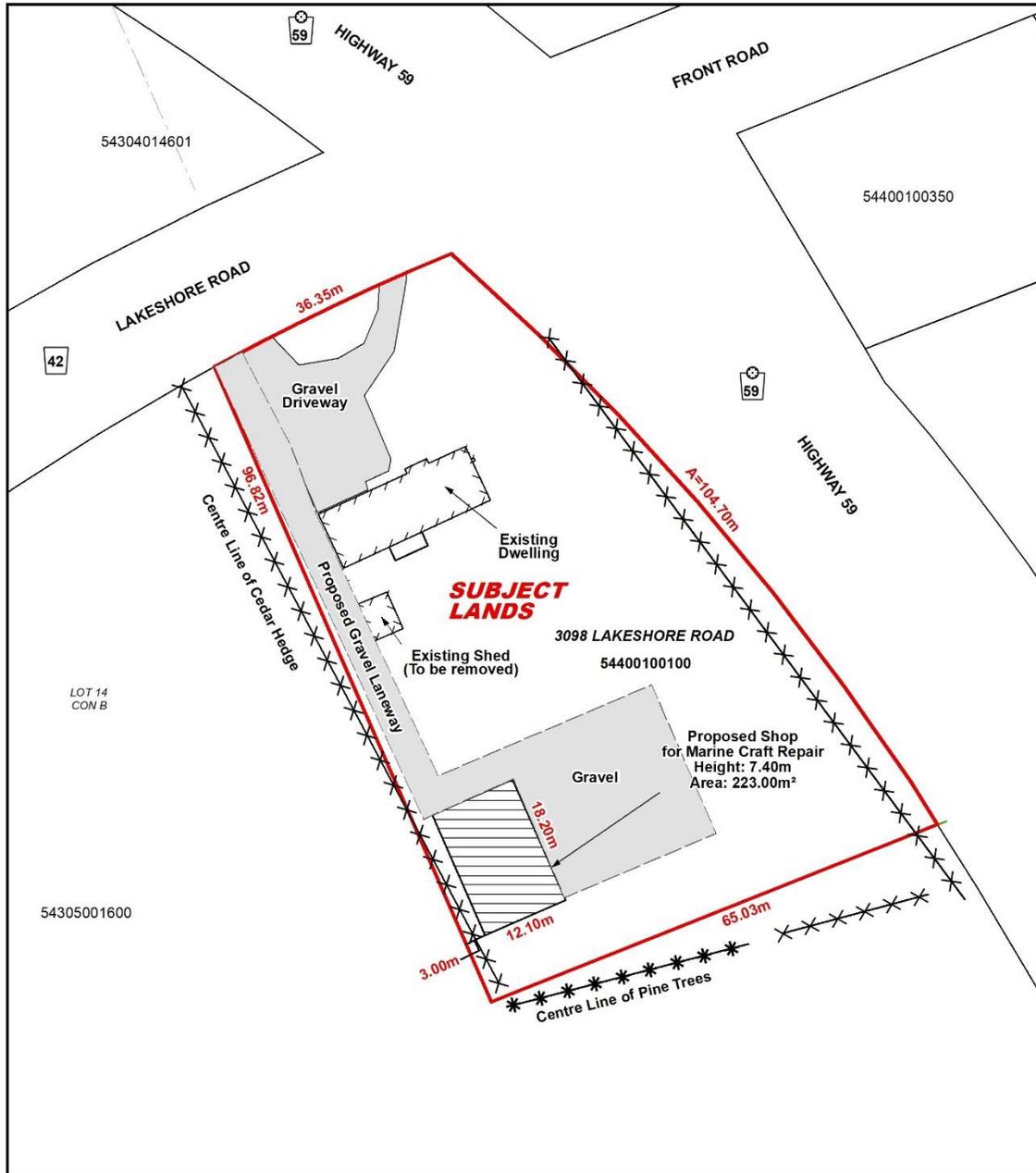
From: Agricultural
To: Agricultural with
Special Provision



Map D Conceptual Plan

MAP D CONCEPTUAL PLAN Urban Area of PORT ROWAN

ZNPL2021196



Legend

Subject Lands

2021-07-12



Attachment A Planning Considerations and Applicable Policy and Zoning Provisions

Provincial Policy Statement, 2020 Considerations

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

The subject lands are considered 'Rural Areas' within the context of the PPS and thus the provisions of section 1.1.4 apply.

Section 1.1.4.1 states that, Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

Section 1.1.4.3 states, when directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

Further, section 1.1.4.4 notes growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.

The subject lands are outside of a settlement area therefore the policies of 1.1.5 would apply.

Section 1.1.5.1 states that when directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy

Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Section 1.1.5.2 states that on rural lands located in municipalities, permitted uses are:

- e) home occupations and home industries

Section 1.1.5.4 states that, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Section 1.1.5.7 states that, opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

A detailed evaluation of the application against the applicable policies of the Provincial Policy Statement will be included in a future comprehensive report.

Official Plan Considerations

Existing Land Use Designation: “Agricultural”

Section 4.7 (f) outlines that subject to the policies of this Plan, the County shall promote local employment initiatives including home occupations, home industries and on-farm diversified uses.

Section 7.2 – “Permitted Use” in Agricultural designated area includes, but not limited to, home occupations and home industries, subject to the policies of Section 7.2.2 (Agricultural Designation – Land Use Policies).

Section 7.2.2 (H) - “Land Use Policies” includes specific criteria that must be addressed when contemplating further development within a designated ‘Agricultural’ Area as it relates to Home Industries. These criteria include:

Home industries shall be permitted provided that such activities are wholly conducted within an accessory building, and the use remains clearly secondary to the principal use of the resident of the property. In order to ensure that the scale of the business is clearly accessory to the main permitted use, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Examples of home industries include small scale carpentry, electrical, welding machine and small engine repair or similar uses. Home industries shall be subject to the policies of Section 8.8 (Noise, Vibration, Odour and Light Emissions) of this Plan.

Section 8.8 provides guidelines when managing noise, vibration and odour levels in the County. Section 8.8 highlights the importance in ensuring the health and well-being of the County through the proper management of noise, vibration and odour levels. The following criteria and policies would apply to this application:

- d) The noise generated by new commercial or industrial uses shall not be transmitted to either existing or proposed residential or other sensitive areas at a level that exceeds that introduced by road traffic adjacent to or within the residential area.
- f) For any proposed development of a sensitive land use in proximity to a Provincial Highway and/or County road, a noise study may be required to be prepared by a proponent through a qualified acoustical consultant in accordance with the appropriate Provincial guideline to the satisfaction of the County, and/or other jurisdiction prior to development approval. The recommendations of the approved noise report shall be incorporated in the development agreement for implementation, as approved. The cost of noise studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the County in engaging peer review consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.
- g) Artificial lighting can significantly impact the night sky by reflecting and refracting light into the atmosphere hindering views of celestial bodies at night and affecting natural light cycles. While maintaining public safety, the County will endeavor to reduce light emissions in an effort to limit energy waste, decrease greenhouse gas emissions, minimize adverse impacts on ecological systems, and enhance the visibility of the night sky through the following measures:
 - i) The County will use and promote the use of responsible lighting practices that minimize the impact on the night sky. ii) The County may consider a By-law that would help prevent the negative impacts of excessive or misdirected light and encourage responsible lighting that is properly directed, of appropriate intensity, and energy efficient. iii) The County may require the proponent of an application for development to submit a lighting assessment and photometric plan in conjunction with the application.

A detailed evaluation of the application against the applicable policies will be included in a future comprehensive report.

Zoning By-Law Considerations

Existing Zoning: "Agricultural"

Uses permitted in the "Agricultural" zone as outlined Zoning By-law, include the following:

- e) *dwelling, single detached*
- n) *home industry*
- o) *home occupation*

Proposed Zoning: "Agricultural" with Special Provisions

In order to facilitate the marine craft repair home industry, the proposal is to amend the "Agricola" zone with site specific provisions to permit the specific home industry use, as summarized in the table below.

Table 1: Summary of Existing Zoning Provision Compared to Proposed Amendments

Zoning By-law Section	Provision	Requirement	Proposed	Relief Requested
12.1.1	Permitted uses	Home Industry (does not include specifically 'Marine Craft Repair')	Home Industry - Marine Craft Repair workshop	Marine Craft Repair as a Home Industry
3.13 (d)	Maximum usable floor area for a Home Industry	100 square metres	223 sq.m	123 sq.m
3.2 (g)	Maximum usable floor area for all accessory buildings	200 square metres	223 sq.m	23 sq.m

The proposed deviations from the zoning by-law are meant to permit a larger workshop to facilitate a marine craft repair Home Industry.

Table 2: Summary of Existing Zoning Provision Compared to Possible Amendments

Zoning By-law Section	Provision	Requirement	Proposed	Relief Requested
3.13 (g)	Minimum interior yard setback from Home Industry	10 metres	3 m	No Relief Requested

A home industry is not to be located closer than 10m to an interior lot line. Section 3.13(g). The proposed sketch shows a 3m setback which does not comply with section 3.13(g). The agent/applicant will be required to relocate the structure to meet the minimum 10 m setback or revise the application to include the additional amendment.

Attachment B Consultation: Department/Agency Technical Comments

Development Engineering – Comments Pending

Building - Reviewed – Norfolk County Building Department does not have any concerns with this proposal.

Building (Zoning) - Reviewed - A home industry is not to be located closer than 10m to an interior lot line. Section 3.13(g). The proposed sketch shows a 3m setback which does not comply with section 3.13(g).

Fire - Reviewed - Norfolk County Fire Department does not have any concerns with this proposal.

GIS - Reviewed - No Requirements from GIS

Forestry – Comments Pending

Paramedic – Comments Pending

Economic Development – Comments Pending

Attachment C Consultation: Public Comments

No public input was received for this application ahead of the completion of this report.

Attachment D Applicant Submission Technical Package



CIVIC PLANNING SOLUTIONS INC.

Urban & Rural Land Use Planning

599 Larch Street,
Delhi, Ontario N4B 3A7

May 13, 2021

Scott Wilson
Norfolk County
185 Robinson Street, Suite 100
Simcoe, ON N3Y 5L6

Dear Scott:

Subject: Application for Zoning By-law Amendment and Site Plan Approval
South Walsingham Part Block 1, Plan 16B (Port Rowan)
3098 Lakeshore Road
Cole Parker

The purpose of this report is to support the zoning by-law amendment and site plan control applications related to the above property.

The subject lands are located at the south-west intersection of Highway 59 and the Lakeshore Road adjacent to the urban area of Port Rowan. The lands have a frontage of 36.34m and a depth of 96.82m and an area of 5247.7m². The lands contain one dwelling unit. Access to the property is from an existing driveway located on the west side of the dwelling house facing onto Lakeshore Road. A line of large evergreen trees separates the buildings from Highway 59.

The applicant and owner resides in the existing dwelling. He proposes to construct a 223m² shop with a building height of 7.4 m (at the peak). In this shop, he proposes to operate a marine boat repair business. He may possibly have one employee beyond himself working in the business. This will be a home-based business. The lands are designated as Agricultural in the Norfolk County Official Plan and are zoned Agricultural A Zone by Zoning By-law 1-Z-2014 for Norfolk County. The surrounding land uses are commercial, marine storage, gas bar and a former restaurant. The lands to the south are farmlands. There are no dwellings located in close proximity.

David F. Roe, M.C.I.P. R.P.P., Principal

Phone 519-582-1174 Cell 519-983-8154 civicplanningsolutions@nor-del.com

The following sections of the Provincial Policy Statement (2020) and the Norfolk County Official Plan, Norfolk County Zoning By-law 1-Z-2014 specifically deal with home-based businesses.

The Provincial Policy Statement (2020) (PPS)

The PPS provides policy direct on matters of provincial interest related to land use planning and development. It promotes efficient development and land use patterns and encourages growth and development within existing settlement area such as Port Rowan. Albeit that the subject lands are considered Agricultural, they are in fact surrounded on three sides by lands considered to be within the Port Rowan urban area.

Section 1.1.4.1 of the PPS states that “Healthy, integrated and viable rural area should be supported by:

f) Promoting diversification of the economic base and employment opportunities through goods and services, including value-based products and sustainable management or use of resources”

Section 1.1.4.2 of the PPS states that “in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. “

Section 1.1.5.2 of the PPS states that “on rural lands located within municipalities, permitted uses are:

e) home occupations and home industries”

Section 1.1.5.7 of the PPS states that “opportunities to support a diversified rural economy should be protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses”

There is no indication that the proposed home-based business will have any negative impact on the adjacent agricultural lands.

The proposed home-based business is consistent with the policies of the PPS 2020

Norfolk County Official Plan

The lands are designated Agricultural in the Norfolk County Official Plan.

Section 7.2.1 states the following policies shall apply in determining the uses permitted on lands designated Agricultural on Schedule B.

h) the following uses may also be permitted, provided these uses do not conflict with the existing farm operations, or any policies related to Provincially Significant Features or Natural Heritage Features:

ii) Home occupations and home industries, subject to the policies of Section 7.2.2 (Agricultural Designation – Land use Policies);

Section 7.2.2 states that the following policies apply to land designated Agricultural:

h) Home industries shall be permitted provided that such activities are wholly conducted within an accessory building and the use remains clearly secondary to the principal use of the resident of the property. In order to ensure that the scale of the business is clearly accessory, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Examples of home industries include small scale carpentry, electrical, welding machine and small engine repair or similar uses. Home industries shall be subject to the policies of Section 8.8 (Noise, Vibration, Odour and Light Emissions) of this Plan.

Section 8.8 States that the following shall be the policy of the County:

Noise, vibration, odour and other contaminants resulting from the industry activity can impact adjacent land uses and the residents, businesses and visitors of Norfolk County. Managing the noise, vibration,, and odour levels in the County is important to ensuring the health and well-being of the County. And in managing appropriate relationships between sensitive land use, land uses that emit noise, vibration and/or odour, and certain elements of the transportation network. The following policies supplement the other related policies of the Plan and the specific policies of Section 8.4 (Air Transportation) and 8.5 (Rail Lines) dealing with airports and rail lines respectively.

The proposed home-based business meets the intent of the Norfolk County Official Plan.

Norfolk County Zoning By-law 1-Z-2014

The lands are zoned Agricultural A Zone under zoning by-law 1-Z-2014. Section 12.1.1 outlines the permitted uses within the Agricultural A Zone.

- n) home industry
- o) home occupation

2.78“HOME INDUSTRY” shall mean a craft, trade, guild, or service such as automobile service, but not an automobile service and repair station, merchandise service, but not a merchandise service shop, or custom workshop, or similar uses, carried on as a secondary use entirely within an accessory building on a lot provided

the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot. A home industry does not include an automobile body shop.

2.79 "HOME OCCUPATION" shall mean an occupation, personal service, business, craft or profession, carried on as a secondary use entirely within a dwelling unit provided the individual carrying on the activity resides within such dwelling unit. A home occupation does not include a bed & breakfast establishment. A home occupation shall also include a day care for five (5) children or less, exclusive of the individual's children, which may include an outdoor accessory play area.

3.13 Home Industry

Any home industry shall be subject to the following provisions:

- a) there shall be no goods, wares or merchandise, other than arts and crafts produced on the premises, offered or exposed for sale or rent on the premises;
- b) there shall be no change to the exterior appearance of the building used to accommodate the home industry;
- c) two (2) employees in addition to the proprietor shall be permitted (does not include farm workers on a registered farm);
- d) no home industry shall occupy more than 100 square metres of the usable floor area of the building in which it is located; in cases where there is more than one (1) home industry, the cumulative total usable floor area of the building occupied by the home industries shall not exceed 100 square metres;
- e) no home industry shall occupy any portion of a dwelling;
- f) no outdoor storage accessory to the home industry shall be permitted;
- g) no home industry shall be located in a building which is closer than 10 metres from an interior lot line.

Relief will be required from the following zone provisions:

d) The proposed building will be 223m² with a height of 7.4m. Boats are large and require a larger and higher building to accommodate them.

f) The only storage will be the boats that have been dropped off and the boats that are waiting to be picked up. There will be no long term storage of boats outdoors. The existing trees along the East side of the property will screen the boats that are outdoors.

g) There will be a 3m side yard to the west. There are no buildings on the adjacent lands that will be impacted.

I am of the opinion, that the proposed site specific zone provisions are reasonable and that there will be no negative impacts created by the proposed special provisions.

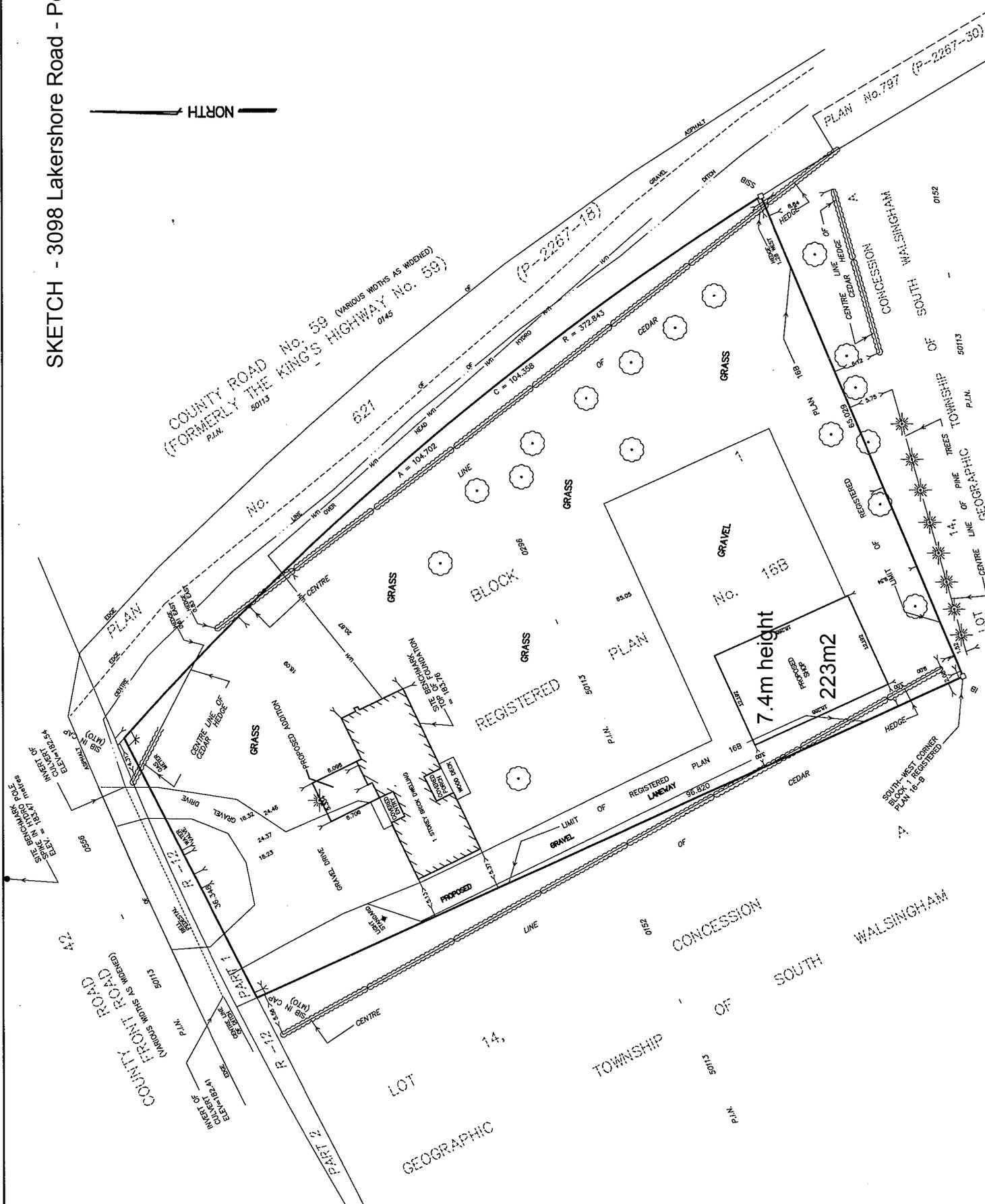
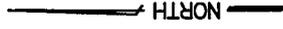
Planning Comments:

I am satisfied that the proposed zoning by-law amendment is consistent with the policies of the PPS 2020 and with the intent of the Norfolk County Official Plan.

A handwritten signature in black ink, appearing to read 'D. Roe', written over a horizontal line.

David Roe MCIP, RPP

SKETCH - 3098 Lakershore Road - Port Rowan



F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

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Tel: (519) 474 2527 Toll Free: 1 888 665 9192 Email: fyberry@rogers.com

May 28, 2021

Our Ref. 2139

Civic Planning Solutions Inc.
599 Larch Street
Delhi ON
N4B 3A7

Attn. Mr. D. Roe, MCIP, RPP

Dear Mr. Roe

**RE: PROPOSED DEVELOPMENT
3098 LAKESHORE ROAD, NORFOLK COUNTY
TRAFFIC IMPACT ASSESSMENT**

At your request, I have assessed the potential traffic impact of a proposed home based business at 3098 Lakeshore Road in Norfolk County. I understand that the home owner has applied to the County for approval to establish a boat repair business on his property, utilizing the existing driveway access to Lakeshore Road. The location of the site is shown in **Figure 1**.

Lakeshore Road, Norfolk County Road 42, is a two lane rural highway with a posted speed limit in the vicinity of the site of 80km/h. Immediately to the east of the existing site driveway, Lakeshore Road intersects Long Point Road, Norfolk County Road 59. The intersection is controlled by stop signs on the Lakeshore Road and Front Road approaches. Traffic volumes on Lakeshore Road and Long Point Road are subject to seasonal fluctuations with the highest volumes occurring in the summer. For the remainder of the year, estimated average daily traffic volumes are less than 1 200 vehicles.

The site plan for the proposed development is shown in **Figure 2**. The owner proposes to construct a repair shop at the rear of the property, with additional space for the storage of boats awaiting repair or pick-up. I understand that there will be one additional employee. With the exception of a single employee trip in and out each day, there will be no significant change to existing traffic volumes in and out of the property. Since this will be a small business, the number of customers is expected to be less than five per week. There would be no measurable impact on traffic operation on Lakeshore Road or at the intersection of Lakeshore Road and Long Point Road.

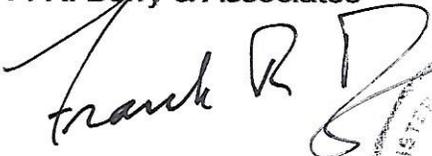


West of the site access, sight distance on Lakeshore Road is restricted by a horizontal curve. The estimated available sight distance to and from the west is about 150 metres. For a design speed of 100km/h, equivalent to a posted speed limit of 80km/h, the recommended minimum stopping sight distance is 200 metres. For a design speed of 80km/h, the recommended minimum stopping sight distance is 140 metres. For eastbound traffic, there are advance warning signs of the intersection ahead. It is reasonable to assume that, as this traffic approaches the intersection of Long Point Road, and the site access, drivers will be slowing down. The lower design speed, therefore, is more applicable in the circumstances. The available sight distance meets the requirement for this design speed.

It is noted that there is a quantity of vegetation adjacent to the existing driveway. It is recommended that this vegetation be cut back to improve visibility. It is also recommended that vehicles with boat trailers not be permitted to reverse out to Lakeshore Road.

In summary, there will be no measurable traffic impact as a result of the establishment of a boat repair facility at 3098 Lakeshore Road. Visibility to and from the west is sufficient to provide safe access to and from the property. However, it is recommended that existing vegetation adjacent to the driveway be cut back.

Very truly yours
F. R. Berry & Associates



Frank R. Berry, P.Eng.
Principal





Figure 1
Area Plan

200 m



Site

42 Lakeshore Rd W

Hwy 59

Long Point Rd

Front Rd

Dedrick Rd

