

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Planning Services



To: Mayor and Members of Council

From: Matt Alexander, Planner 2 (Consultant Planner)

Date: October 25, 2024

Subject: ZBA-03-2021 (1356 County Road 46) – Further Deferral of Council decision

Recommendation

Defer Zoning By-law Amendment Application ZBA-03-2021 to amend Zoning By-law 2-2012 (as amended) to amend the zoning of the lands located at 1356 County Road 46 and legally described as Part of the North Half of Lot 17, Concession North of Middle Road; Part of the South Half of Lot 17, Concession North of Middle Road; Maidstone, designated as Part 1 on Plan 12R9966; Lakeshore, save and except Part 1 on Plan 12R21483, being all of the Property Identifier Number 75025-0106(LT), to permit an event venue on a portion of the existing farm and in the existing on-site farm structure as a home industry, for an additional period of six months as presented at the December 10, 2024 Council meeting.

Strategic Objectives

This does not relate to a Strategic Objective however it is a core service of the Municipality.

Background

On June 11, 2024, Council considered the Zoning By-law Amendment application and voted to defer their decision (Motion 195-06-2024) at the applicant's request for a period of six months. The following motion was passed:

Grant applicant's request for deferral until the terms have been amended and to be enforced by By-law. The application is to be completed within a six-month period.

As the six months expires in December 2024, and the application has not been completed, Administration has brought forward this report to update Council.

The applicant is proposing to convert the existing 5,000 ft² barn on-site for a main wedding venue site. The building has been utilized for many years as a barn for hay storage and equipment storage and is now deemed surplus to the farming operation. It is proposed to be converted to include the main dining space and dance floor, venue servery, washroom facilities, bridal suite, bar space and office space.

The subject lands also contain a 4,065 ft² animal barn; a 450 ft² shed; and a 2,535 ft² barn.

A grassed portion of the lands, which do not serve the agricultural operation, is proposed to be the location for on-site parking and as an open-air ceremony site.

Land and buildings currently used for agricultural purposes will not be impacted.

The requested Zoning Bylaw Amendment proposes to retain the subject lands in the ‘Agriculture (A)’ zone while adding the wedding venue as an additional permitted use on site.

Subject Land: (1356 County Road 46)	Lot Area — 19.76 ha (48.8 acre) Existing Use — agriculture Proposed Use – wedding venue Access — County Road 46 Services — private septic and private sewage
Neighbouring Land Uses:	A mix of agricultural and rural residential uses
Official Plan:	Agriculture
Existing Zoning:	Agriculture

At the June 11, 2024 Council meeting a planning report was presented which recommended refusal of the amendment as the proposal was not consistent with the on-farm diversified policies of the Provincial Policy Statement 2020. (Appendix 1 contains the previous report and attachments). As mentioned above, Council considered the Zoning By-law Amendment application and voted to defer their decision at the applicant’s request (Motion 195-06-2024) for a period of six months to provide time for the applicant to address land use planning comments.

In the intervening time Municipal staff have been in contact with the applicant and have discussed ways to modify the proposed zoning by-law amendment and related Site Plan Application to address the land use planning concerns. As of October 25, 2024 the applicant has advised that they will be providing a revised Zoning By-law Amendment proposal and Site Plan in the new year.

Conclusion

Administration recommends that Council defer the application for an additional six months for the applicant to bring forward additional information to address the land use planning concerns related to the application and provide time for Administration to review.

Financial Impacts

There are no adverse financial budget impacts resulting from the recommendation.

Attachments

Appendix 1 – Previous Report to Council

Report Approval Details

Document Title:	ZBA-03-2021 (1356 County Rd. 46) - Report for Information.docx
Attachments:	<ul style="list-style-type: none">- Appendix 1 - previous report to Council ZBA-03-2021 - 1356 County Rd. 46.pdf- Appendix 2 - Key Map (1).pdf- Appendix 3 - Concept Plan (1).pdf- Appendix 4 Wedding Venue Building Opinion Letter - dated 03042024 (1).pdf- Appendix 5 Building Comments 1356 County Road 46.pdf- Appendix 6 Fire Comments (1).pdf- Appendix 7 – Council Decision Alternatives under the Planning Act.pdf- Appendix 8 – Request for Re-submission extension for a Zoning By-law Amendment.pdf
Final Approval Date:	Nov 27, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Matt Alexander

Submitted by Tammie Ryall

Approved by the Corporate Leadership Team