

# Minor Variance Planning Justification

8183 Wellington Road 22, Rockwood, ON

## **1. Is the application minor in nature?**

This application for a minor variance is seeking relief from Section 4.4.1.2 of Zoning By-law 40/2016 to permit an Additional Residential Unit (ARU) with a floor area of 163.5sqm, whereas a maximum floor area of 130sqm is permitted. Ancillary buildings are quite common on neighbouring properties including our immediate neighbour to the east with a 19.37m x 13.04m ancillary building as well as our neighbour to the northeast with three ancillary buildings measuring 29.74m x 22.51m, 18.49m x 31.19m, and 21.79m x 18.49m. Our ancillary building will house a footprint of 27.3m x 11.89m, in-keeping with the standards of our neighbouring properties. Along with this, in 2023 the Township passed a minor variance application for an ARU of 161.4sqm for 5827 5<sup>th</sup> Line, a near identical application to this one for 8183 Wellington Rd 22.

In addition to the above, in 2023 the Township passed a zoning by-law amendment for the property at 5314 Third Line to legalize their existing Accessory Second Unit with a residential gross floor area of 328sqm above the maximum 115sqm. This is substantially larger than our proposed ARU of 163.5sqm, signaling that our application is aligned in being minor in nature. While the floor space exceeds the 130sqm at 163.5sqm, it stays well below the maximum 45% of principal dwelling floor space at 23.4% making this application minor in nature.

## **2. Is the application desirable for the appropriate development of the land, building, or structure in question?**

This additional residential unit will allow our family members to stay on our property and help to assist us with our hobby farm which currently includes our chickens, maple woodlot for tree tapping, and gardens with plans for future expansion of agricultural activities. This provides the benefits of improved farm management, enhanced security, and better utilization of resources. Having this additional residential unit will contribute to the sustainability and long-term viability of the property as a working farm which is desirable to protect our prime agricultural land.

This additional residential unit adheres to the appropriate land use of our prime agricultural land and will not create any concerns relating to noise, traffic, or visual impacts.

## **3. Does the application conform to the general intent of the Zoning By-law?**

This application does very much conform to the general intent of our Prime Agricultural zoning by-law specifically by providing us with better operations to sustain our agricultural activities and ensure we can continue those activities sustainably into the future. While this application does not meet the exact requirements of the by-law around ARUs on Prime Agricultural land, it aligns with the broader goals and objectives of the by-law such as promoting agricultural activities and supporting family living arrangements on rural properties.

To help mitigate any impacts of the variance on neighbouring properties, we've ensured that this building and ARU will stay very much within the envelope of our buildings and be positioned behind

our tree line for privacy and to reduce any visual impacts. We are also working with an experienced builder who has completed multiple projects in the area aligned with the Township's by-laws and building codes to ensure what we are building is safe, conforming, and visually appealing.

**4. Does the application conform to the general intent of the Official Plan?**

Our proposal is wholly consistent with the Official Plan's directives of preserving agricultural land, safeguarding conservation areas, and fostering development that complements agricultural endeavors. This application will allow us to preserve this agricultural property we have the privilege of owning and operating and support more sustainable farming practices. Having this ARU is in direct alignment with the intent of supporting development that helps to complement and enhance agricultural activities. By having additional family support living on premises, we can further our operations.