



External Briefing Note

GEORGINA

Subject: Zoning By-law Amendment Application
Proposed On-Farm Diversified Use (Special Event Venue)
Visvapriya Saravanamutta
27909 Highway 48
File 03.1170

To: Mayor and Council

From: Denis Beaulieu, Director of Development Services

Date: July 10, 2024

Briefing:

On May 10, 2023, Council adopted Resolution No. [C-2023-0189](#) and approved a Zoning By-law Amendment Application to permit an On-Farm Diversified Use, specifically a Special Event Venue used for hosting weddings, anniversaries and family reunions, at 27909 Highway 48 west of Virginia. Council directed that prior to the passing of an amending Zoning By-law, the applicant satisfactorily progress through the Site Plan Control process and that Staff report back with an overview of how the issues raised at the Council meeting have been satisfactorily addressed.

The Owner has sufficiently progressed the Special Event Venue through the Site Plan Control process and Staff are now in a position to recommend passing of an amending Zoning By-law. Below is an overview of and response to the issues and comments raised at the May 10, 2023, Council meeting:

Special Event Venue Capacity

There were suggestions made at the Council meeting that the Owner consider increasing the proposed capacity of the special event venue from 48 to 100 guests through the submission of updated reports and supporting documentation, with approximately 100 guests being seen as a more realistic capacity for weddings and larger events. It was also suggested that temporary portable toilets be permitted if the capacity of the existing septic system was a limiting factor.

The Owner explored the feasibility of increasing the special event venue capacity; however, the Ministry of Transportation (MTO) expressed concerns that the increased traffic volumes would warrant improvements to Highway 48 at the Owner's cost. In this regard, the MTO requested a detailed Traffic Impact Study for review and approval. The Owner has decided to proceed with a

wedding venue capped at a maximum of 48 guests due to the MTO's requirements for a detailed Traffic Impact Study and potential road improvements.

Additional analysis of the existing septic system also determined that it needed to be replaced to accommodate the proposed use in accordance with the Ontario Building Code. In this regard, the Owner has submitted a building permit application for a new septic system designed to accommodate the existing dwelling and guests/staff associated with the wedding venue, with room to support a potential increase in the wedding venue capacity in the future should the required planning and MTO approvals be granted. The Owner is not proposing temporary portable toilets and is proposing a maximum of 48 guests at each event, excluding staff and caterers.

Ontario Building Code and Fire Code Requirements and Limitations

There was a request made at the Council meeting for Staff to look into the number of people, including guests, caterers, and all individuals involved in a wedding, that could reasonably occupy the venue based on the Fire Code and/or Building Code. As stated above, the Owner is proceeding with a maximum occupancy of 48 guests.

A building permit application for a change of use to an Assembly Occupancy has been submitted for all 3 buildings. The Owner is required to submit design and construction plans to meet Ontario Building Code and Fire Code requirements in order to obtain building permits.

In addition, the Owner has applied for an LSRCA permit to regrade the driveway and an MTO sign permit. A Town sign permit is also required.

Regulation and Enforcement

Council asked Staff to investigate options for regulating and enforcing the number of guests attending an event through licensing, letters of securities or by other means. Staff have explored various options and feel that regulation of the size and frequency of events is appropriately achieved through the Owner's compliance with the Zoning By-law and Site Plan Agreement.

York Region Public Health regulates food preparation facilities through an application initiated by the property Owner. If the Owner wishes to use the kitchen facilities for events it must first be inspected and approved by York Region Public Health, who will then conduct regular inspections of the facilities.

To regulate the proposed Special Event Venue as an On-Farm Diversified Use, the following provisions are proposed in the amending Zoning By-law:

- A definition of the On-Farm Diversified Use, specifically a Special Event Venue including indoor and outdoor space used for hosting weddings, anniversaries and family reunions;
- The principal use of the property will continue to be an agricultural use and the Special Event Venue will be an accessory use;
- Residential uses associated with an On-Farm Diversified Use shall not be permitted;
- The On-Farm Diversified Use will be limited to one (1) hectare in size including a pond, a parking area, a new septic system and three (3) existing buildings;
- Parking will be a total of 27 spaces;

- The number of events will be limited to 20 during the operating season of May 1st to November 1st each year;
- The hours of operation will be between 12:00 p.m. and 11:59 p.m.;
- The number of people per event will be limited to 48 including bride and groom, wedding party, family, and guests (this number excludes staff and caterers); and,
- Temporary toilets are not permitted.

In addition to the proposed provisions of the amending Zoning By-law, the intensity and scale of the On-Farm Diversified Use will be regulated in the forthcoming Site Plan Agreement in that the lands comprising the Special Event Venue shall not exceed one (1) hectare in size and shall only include the pond, parking area, septic system, and three (3) existing buildings with a maximum gross floor area of 360.0 square metres.

Staff are satisfied that the provisions in the amending Zoning By-law will regulate the On-Farm Diversified Use. The use of the property will also be regulated through the forthcoming Site Plan Agreement.

Conclusion:

As per Council Resolution No. C-2023-0189, the amending Zoning By-law is being brought forward for Council's consideration and passing as the application has satisfactorily progressed through the Site Plan Control process. The proposed amending Zoning By-law on Council's Agenda includes a copy of the current Site Plan.

Should you have any comments or questions related to this briefing note, please contact me to discuss via telephone at 905-476-4301 ext. 2321 or via email at dbeaulieu@georgina.ca or Brittany Dobrindt, Planner I via telephone at 905-476-4301 ext. 2442 or via email at bdobrindt@georgina.ca.