

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
AUGUST 10, 2020 @ 7:00 P.M.
VIA WEB CONFERENCING

<https://www.youtube.com/watch?v=lCrtLjwokcQ&feature=youtu.be>

Members Present:

Chair: Andrew Lennox
Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Human Resources Manager:	Chanda Riggi
Planner:	Mathieu Daoust
Senior Planner:	Michelle Innocente

CALLING TO ORDER - Mayor Lennox

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

None

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, July 6, 2020 (A04/20, A05/20)

RESOLUTION: CoA 2020-022

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of July 6, 2020 – A04/20 & A05/20 be adopted as presented.

CARRIED

APPLICATION

A07/20 – Andrew & Cheryl Baker

THE LOCATION OF THE SUBJECT PROPERTY is as EOSR PT LOT 22 PT DIVS 3 AND; 4 RP 60R3383 PT PARTS 1 TO 3 and is Municipally known as 9057 Highway 6, Kenilworth. The property is approximately 3.38 ha (8.35 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum floor area and height requirements for an accessory structure. The applicants are proposing to construct a new riding arena with a floor area of 808.6 m² (8,704 ft²) and a height of 10.36 m (34 ft) whereas the by-law permits a maximum floor area of 464.5 m² (5,000 ft²) and a height of 6.7 m (22 ft). Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on July 30, 2020.

PRESENTATIONS

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 28, 2020

PLANNING OPINION: The variances requested would provide relief from the maximum floor area and height requirements for an accessory structure on a residential lot. The applicant is proposing to construct a new riding arena with a floor area of 808.6 m² (8,704 ft²) and a height of 10.36 m (34 ft).

We have no concerns with the size of the proposed structure and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as EOSR PT LOT 22 PT DIVS 3 AND;4 RP 60R3383 PT PARTS 1 TO 3, geographic Township of Arthur, and is Municipally known as 9057 Highway 6, Kenilworth. The property is approximately 3.38 ha (8.35 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The applicants are proposing to build a riding arena for their personal use.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

The proposed riding arena is well remove from any environmental features on the subject lands.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural (A). The applicants are proposing to construct a new riding arena with the following required variances:

Accessory Uses	Permitted	Proposed	Difference
Height (Section 6.1.3b)	6.7m (22 ft)	10.36 m (34 ft)	3.66 m (12 ft)
Maximum Floor Area (Section 6.1.4b)	464.5m ² (5,000 ft ²)	808.6m ² (8,704 ft ²)	344 m ² (3,704 ft ²)

The variances requested are minor and appropriate for the use of the lot. The height of the building is specific to its use as a riding arena and the riding arena would not be uncharacteristic to area. The variances meet the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

No correspondence received.

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

There were no comments or questions from the floor.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A07/20, for the property described as EOSR PT LOT 22 PT DIVS 3 AND 4 RP 60R3383 PT PARTS 1 TO 3, geographic Township of Arthur, with a civic address of 9057 Highway 6, Kenilworth to provide the following relief;

- 1. THAT an increased Height of 10.36 m (34 ft) be permitted, for a proposed new riding arena, whereas the By-Law permits 6.7 m (22 ft); and*
- 2. THAT an increased Maximum Floor Area of 808.6 m² (8,704 ft²) be permitted, for a proposed new riding arena, whereas the By-Law permits 464.5 m² (5,000 ft²)*

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2020-023

Moved: Hern

Seconded: Yake

THAT the committee of adjustment meeting of August 10, 2020 be adjourned.

CARRIED

Secretary Treasurer

Chair