

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
OCTOBER 7, 2019 AT 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

<b><u>Members Present:</u></b>	<b>Chairperson:</b>	<b>Andrew Lennox Sherry Burke Lisa Hern Dan Yake</b>
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**Members Absent:** **Steve McCabe**

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resource Manager:</b>	<b>Chanda Riggi</b>
<b>Road Superintendent:</b>	<b>Dale Clark</b>
<b>Water &amp; Wastewater Supervisor:</b>	<b>Corey Schmidt</b>
<b>Fire Chief:</b>	<b>David Guilbault</b>
<b>Planner:</b>	<b>Jessica Rahim</b>

### CALLING TO ORDER

- Mayor Lennox

### DISCLOSURE OF PECUNIARY INTEREST

- None

### MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, April 29, 2019 (A05/19)

RESOLUTION: CoA 2019-012

Moved: Burke

Seconded: Yake

*THAT the Committee of Adjustment meeting minutes of April 29, 2019 – A05/19 be adopted as presented.*

CARRIED

### APPLICATION

#### **A06-19 – Musashi Auto Parts Canada Inc.**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Survey Crown, Part Park Lots 5 and 6, Registered Plan 60R1199, Parts 1 and 2, geographic Township of Arthur, with a civic address of 333 Domville Street. The subject land is approximately 7.43 ha (18.38 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the maximum height requirements for a proposed addition to the existing industrial building. The proposed variance is being requested in order to permit an increased height of 18.5 m (60.68 ft) for an addition in order to accommodate new equipment that requires the additional height. 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 September 23, 2019.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 1<sup>st</sup>, 2019

Please be advised that these comments were formulated without the benefit of a site visit.

**Planning Opinion** The variance requested would provide relief from the maximum height requirements for a proposed addition to the existing industrial building. The applicants are proposing an addition to the existing auto parts manufacturing plant with a height of 18.5 m (60.68 ft) in order to accommodate the equipment that requires the additional height, where the permitted height is 12 m (39.4 ft).

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

We would recommend that conditions be applied to address the following:

- That the increased height of 18.5 m (60.68 ft) is permitted for the proposed 1,580.00 m<sup>2</sup> (17,007 ft<sup>2</sup>) addition only.

## SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Part Park Lots 5 & 6, S/S Domville St being Arthur Crown Survey, Part 1, Plan 60R-3036, and Parts 1 & 2, Plan 60R-1199 except Part 1 Plan 61R-6456, geographic Township of Arthur, with a civic address of 333 Domville Street, Arthur. The subject land is approximately 7.43 ha (18.38 ac).

## PROPOSAL

The purpose of this application is to provide relief from the maximum height requirements for a proposed addition to the existing industrial building. The applicant is proposing an addition to the existing auto parts manufacturing plant with a height of 18.5 m (60.68 ft) in order to accommodate the equipment that requires the additional height, where the permitted height is 12 m (39.4 ft).

## WELLINGTON COUNTY OFFICAL PLAN

The subject property is designated INDUSTRIAL and CORE GREENLANDS. Identified features include Slope Valley and Flood Plain. 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.

## TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Industrial (M1), which permits an automotive manufacturing and assembly plants. The applicant is proposing to construct an addition to the existing structure, with an increased height of 18.5 m (60.68 ft).

The variance requested would provide relief from Section 24.2.8 of Zoning By-law 66-01 to construct an addition to the existing auto parts manufacturing plant with an increased height of 18.5 m (60.68 ft) where the by-law requires 12 m (39.4 ft).

Semi-Detached Dwelling	Required	Proposed	Difference
Maximum Building Height (Section 24.2.8)	12 m (39.4 ft)	18.5 m (60.68 ft)	6.5 m (21.28 ft)

#### CORRESPONDENCE FOR COMMITTEE'S REVIEW

- Laura Warner, Resource Planner, Grand River Conservation Authority
  - Letter & Map dated September 24, 2019 (No Objections)
- Emily Vandermeulen, Risk Management Inspector/Source Protection Coordinator, Wellington Source Water Protection
  - Email & Map dated September 25, 2019 (No Objections)

#### 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

Tammy Bell, representative from Musashi Auto Parts Canada Inc., was present to answer questions regarding the application and supported the Minor Variance.

#### COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

#### DECISION

RESOLUTION: CoA 2019-013

Moved: Burke

Seconded: Hern

*THAT the minor variance applied for in Application A06/19, for the property described as Survey Crown, Part Park Lots 5 and 6, Registered Plan 60R1199, Parts 1 and 2, geographic Township of Arthur, with a civic address of 333 Domville Street, to provide the following relief;*

1. *THAT the increased height of 18.5m (60.68 ft) is permitted for the proposed 1,580.00 m<sup>2</sup> (17,007 ft<sup>2</sup>) addition only.*

*Be authorized.*

CARRIED

#### ADJOURNMENT

RESOLUTION: CoA 2019-014

Moved: Councillor Burke

Seconded: Councillor Yake

*THAT the Committee of Adjustment meeting of October 7, 2019 be adjourned at 3 :20 p.m.*

CARRIED

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Secretary Treasurer

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Chair