

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT - MAY 10, 2021 @ 2:00 PM  
VIA WEB CONFERENCING**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/82854899226>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 828 5489 9226

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<b>CALLING TO ORDER</b> - Chairperson Lennox	
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
A07/21 Victoria McHugh (9391 Concession 4 N) A08/21 Sarah Wilson & Trevor Roberts (8170 Line 6)	
<b>MINUTES OF PREVIOUS MEETING(S)</b>	
<ul style="list-style-type: none"> <li>• Committee of Adjustment, April 12, 2021 (A05/21, A06/21)</li> </ul> Recommendation: <i>THAT the Committee of Adjustment meeting minutes of April 12, 2021 – A05/21 &amp; A06/21 be adopted as presented.</i>	4
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A07/21 – Victoria McHugh  <b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as Con 4 N, Pt Lot 7 RP 60R2895 Pt 1, PR 61R9830 Pt 1 and is Municipally known as 9391 Concession 4 N. The property is approximately 0.6 ha (1.48 ac) in size. <i>The location of the property is shown on the map attached.</i>  <b>THE PURPOSE AND EFFECT</b> of the application is to provide relief from the maximum floor area an accessory structure. The applicant is proposing to construct a new garage with a floor area of 278.7 m <sup>2</sup> (3,000 ft <sup>2</sup> ). Other variances may be considered where deemed appropriate.	10
<b>SECRETARY TREASURER</b>	
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 April 23, 2021.	
<b>PRESENTATIONS</b>	
Matthieu Daoust, Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>• Planning Report dated April 22, 2021</li> </ul>	11

<b>CORRESPONDENCE FOR COMMITTEE'S REVIEW</b>	
Barbara M.J. Baranow, Analyst Land Support, Enbridge Gas Inc. <ul style="list-style-type: none"> <li>Email dated April 22, 2021 (No Objection)</li> </ul>	13
<b>REQUEST FOR NOTICE OF DECISION</b>	
Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.	
<b>CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM THE COMMITTEE</b>	
<b>DECISION</b>	
CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required) <i>THAT</i> the minor variance applied for in Application A07/21, for the property described as Con 4 N, Pt Lot 7 RP 60R2895 Pt 1, PR 61R9830 Pt 1 and is Municipally known as 9391 Concession 4 N., to provide the following relief; <ol style="list-style-type: none"> <li><b>THAT a total ground floor area for an accessory structure of 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>) be permitted, whereas section 6.1.4b of the By-law permits a total maximum ground floor area of 206.7 m<sup>2</sup> (2,225 ft<sup>2</sup>).</b></li> </ol>	
<b>APPLICATION</b>	
A08/21 – Sarah Wilson & Trevor Roberts	
<p><b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as Part Lot 4, Concession 7; RP 61R11683 and is municipally known as 8170 Line 6, West Luther. The property is approximately 5.15 ha (12.75 ac) in size. The location of the property is shown on the map attached.</p> <p><b>THE PURPOSE AND EFFECT</b> of the application is to provide relief from the minimum side yard setback, building height and building size requirements for an accessory structure. The applicants are proposing to construct a new 1031.2 m<sup>2</sup> (11,100 ft<sup>2</sup>) riding arena (attached to the existing barn). Relief is requested to permit a total accessory building floor area of 1179.84 m<sup>2</sup> (12,699.7 ft<sup>2</sup>), a height of 7.62 m (25 ft), and a side yard setback of 11.96 m (39.2 ft). Other variances may be considered where deemed appropriate.</p>	15
<b>SECRETARY TREASURER</b>	
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 April 30, 2021.	
<b>PRESENTATIONS</b>	
Asavari Jadhav, Junior Planner & Curtis Marshall, Manager of Development Planning; County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>Planning Report dated May 4, 2021</li> </ul>	16

<b>CORRESPONDENCE FOR COMMITTEE'S REVIEW</b>	
Barbara M.J. Baranow, Analyst Land Support, Enbridge Gas Inc. <ul style="list-style-type: none"> <li>Email dated May 3, 2021 (No Objection)</li> </ul>	18
<b>REQUEST FOR NOTICE OF DECISION</b>	
Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.	
<b>CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM THE COMMITTEE</b>	
<b>DECISION</b>	
CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required) <i>THAT</i> the minor variance applied for in Application A08/21, for the property described as Part Lot 4, Concession 7; RP 61R11683 and municipally known as 8170 Line 6, West Luther., to provide the following relief; <ol style="list-style-type: none"> <li><b>THAT a reduced Side Yard Setback of 11.96 m (39.2 ft) be permitted, for a proposed riding arena barn addition, whereas Section 8.2.4(d) of the By-Law permits 18.3m (60.0 ft);</b></li> <li><b>THAT a maximum Floor Area of 1,179.84 m<sup>2</sup> (12,699.7 ft<sup>2</sup>) be permitted, for a proposed riding arena barn addition, whereas Section 33.112 of the By-Law permits 148.64 m<sup>2</sup> (1,600 ft<sup>2</sup>); and</b></li> <li><b>THAT a building Height of 7.62 m (25 ft) be permitted, for a proposed riding arena barn addition, whereas Section 6.1.3(b) of the By-Law permits 6.7 m (22 ft).</b></li> </ol>	
<b>ADJOURNMENT</b>	
Recommendation: <i>THAT</i> the committee of adjustment meeting of May 10, 2021 be adjourned.	

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE ADJUSTMENT**

**APRIL 12, 2021 @ 2:00 P.M.**

**VIA WEB CONFERENCING <https://www.youtube.com/watch?v=7BlkL48opao>**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake**

**Staff Present:**

**Chief Administrative Officer: Michael Givens  
Secretary Treasurer/Director of Legislative Services/Clerk: Karren Wallace  
Deputy Clerk: Catherine Conrad  
Director of Finance: Adam McNabb  
Economic Development Officer: Dale Small  
Director of Operations: Matthew Aston  
Community Recreation Coordinator: Mandy Jones  
Manager of Recreation Services: Tom Bowden  
Chief Building Official: Darren Jones  
Director of Fire Services/Fire Chief: Chris Harrow  
Planner: Matthieu Daoust**

**CALLING TO ORDER - Chair Lennox**

Chair Lennox called the meeting to order.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, March 22, 2021 (A02/21 and A04/21)

RESOLUTION: CoA 2021-007

Moved: Hern

Seconded: Yake

*THAT the Committee of Adjustment meeting minutes of March 22, 2021 – A02/21 and A04-21 be adopted as presented.*

CARRIED

**A05/21 – Trustee for the Mennonite Society of British North America c/o John Weber**

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**APPLICATION**

**A05/21** –Mennonite Society of British North America c/o John Weber, Trustee

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 13, Concession 10 N, with a civic address of 9173 Concession 11. The subject land is approximately 0.32 ha (0.79 ac). The location of the property is shown on the map attached.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the Minimum Distance Separation 1 (MDS 1) setback requirements. The applicant has received conditional approval for two lot line adjustments (B55-20 & B56-20) and cannot meet the minimum distance required to the nearest neighboring barns. 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 March 26, 2021.

## PRESENTATIONS

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

- Planning Report dated April 9, 2021

Planning Comments: The purpose of this proposal is to seek relief from the Minimum Distance Separation (MDS) I requirements of the Zoning By-law. This variance is associated with of County consent application B55/20 and B56/20, that was granted provisional approval. The consent application was for a lot line adjustment to expand an existing parochial school.

We have no concerns with the relief requested. We 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 property is described as Concession 10 N, Part Lot 13 and is Municipally known as 9173 Concession 11. The subject property has an area of approximately 0.32 ha (0.79 ac). The location of the property is shown on Figure 1.

### Proposal

The purpose of this application is to provide relief from the Minimum Distance Separation 1 (MDS 1) setback requirements. The applicant is proposing a lot line adjustment to expand an existing parochial school on the subject lands and cannot meet the minimum distance required to the surrounding neighboring barns.

### Provincial Policy Statement (PPS)

The subject property is within an area of prime agricultural land. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS I distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS I, or mitigate environmental impacts, may warrant further consideration.

### Wellington County Official Plan

The subject property is designated Prime Agricultural. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. Section 13.7 provides for minor variances from the provisions of any by-law implementing this Plan may be passed, in accordance with the Planning Act, by a local council, or its delegated authority, provided that 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. The local council, or its delegate, shall consider 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 Agricultural (A). The location of the proposed new lot configuration does not meet the minimum distance separation (MDS I) from the barns and manure pits located at 9171 Concession 11, 9166 Concession 11 and 9187 Concession 11.

The following relief is required:

<b>1. 9171 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion</b>	226 m	215 m	11 m

<b>MDS 1 Setback to Barn</b>  (Section 6.17.1 and 8.6)	(741.5 ft)	(705.4 ft)	(36.1 ft)
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<b>2. 9166 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion MDS 1</b>	337 m	200 m	137 m
<b>Setback to Manure Storage</b>  (Section 6.17.1 and 8.6)	(1,105.6 ft)	(656.2 ft)	(449.5 ft)

<b>3. 9187 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion MDS 1</b>	208 m	120 m	88 m
<b>Setback to Barn</b>  (Section 6.17.1 and 8.6)	(682.4 ft)	(393.7 ft)	(288.7 ft)

Farm data sheets were provided for the barns and manure storage pits within 500 m. The proposed new lot configuration can meet the required distances to these other facilities.

**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**

Jeff Buisman, Agent for the Applicant, commented that this is an expansion to the legal limits of the property, but it is an ongoing use as a play area for the school children. The lot line adjustments were set up to reflect the ongoing usage of this parcel.

**COMMENTS/QUESTIONS FROM THE COMMITTEE**

Councillor McCabe expressed concern that the proposed reduced MDS 1 Setback to the barn located at 9187 Concession 11 is a 40% reduction. Mr. Buisman commented that the barn is across the road from other residences that are already in between. This conflict with the school being close to the barn has existed for a long time and doesn’t make any difference in the use of the land. Technically the property line is only getting about 5 m closer to the barn.

**DECISION**

CALL FOR VOTE: SHOW OF HANDS (no mover/seconded required)

*THAT the minor variance applied for in Application A05/21, for the property described as Part Lot 13, Concession 10 N, with a civic address of 9173 Concession 11, to provide the following relief;*

1. ***THAT a reduced MDS 1 Setback to the barn located at 9171 Concession 11, of 215 m (705.4 ft.) be permitted; whereas the By-Law requires a minimum of 226 m (741.5 ft).;***
2. ***THAT a reduced MDS 1 Setback to the manure storage located at 9166 Concession 11, of 200 m (652.2 ft.) be permitted; whereas the By-Law requires a minimum of 337 m (1,105.6 ft); and***
3. ***THAT a reduced MDS 1 Setback to the barn located at 9187 Concession 11, of 120 m (393.7 ft.) be permitted; whereas the By-Law requires a minimum of 208 m (682.4 ft).***

APPROVED

**A06/21 – Jason & Danielle Aitken**

#### **DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

#### **APPLICATION**

**A06/21 – Jason & Danielle Aitken**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Park Lot 5 and is Municipally known as 391 London Rd S. The property is approximately 1.3 ha (3.21 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new detached garage for personal use with a height of 5.48 m (18 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 March 26, 2021.

#### **PRESENTATIONS**

Matthieu Daoust presented the comments prepared by Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner; County of Wellington, Township of Wellington North

- Planning Report dated March 29, 2021

Planning Opinion: The variance requested would provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 247.8m<sup>2</sup> (2,668 ft<sup>2</sup>) detached garage with a height of 5.48 m (18 ft.).

We have no concerns with the requested relief provided the applicable conservation authority is satisfied. 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 Park Lot 5 and is Municipally known as 391 London Rd S. The property is approximately 1.3 ha (3.21 ac) in size.

#### **PROPOSAL**

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 247.8m<sup>2</sup> (2,668 ft<sup>2</sup>) detached garage with a height of 5.48 m (18 ft.).

#### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL and a small portion of CORE GREENLANDS and located within the Urban Center of Mt. Forest. 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 Residential Holding (R2) and a portion is zoned Natural Environment (NE). The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
Height (Section 6.1.3a)	4.57 m (15 ft.)	5.48 m (18.0 ft.)	0.91 m (3.0 ft.)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the additional height request is to park camp trailer within the detached garage with storage in the loft. The variances meet the general intent of the Official Plan and Zoning By-law.

#### CORRESPONDENCE FOR COMMITTEE'S REVIEW

Barbara M.J. Baranow, Enbridge Gas Inc.

- Email dated March 25, 2021 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Letter dated October 7, 2020 (Application Acceptable)

#### 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

Jason Aitken, Applicant, was present to answer any questions regarding the application.

#### COMMENTS/QUESTIONS FROM THE COMMITTEE

No Comments or questions from the Committee.

#### DECISION

##### CALL FOR VOTE: SHOW OF HANDS

*THAT the minor variance applied for in Application A06/21, for the property described as: Park Lot 5 and is Municipally known as 391 London Rd S., to provide the following relief;*

1. ***THAT an increased height, for an accessory structure, of 5.48 m (18 ft.) be permitted; whereas the By-Law permits a maximum height of 4.57 m (15 ft.)***

APPROVED



**ADJOURNMENT**

RESOLUTION: CoA 2021-008

Moved: Burke

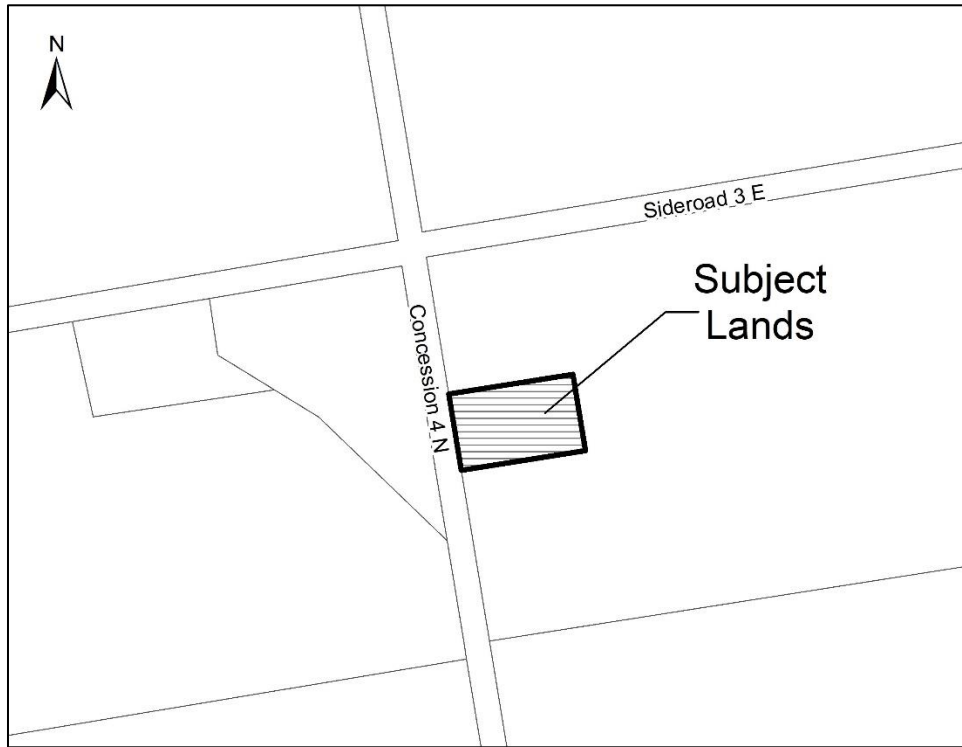
Seconded: McCabe

*THAT* the committee of adjustment meeting of April 12, 2021 be adjourned at 2:23 p.m.

\_\_\_\_\_  
Secretary Treasurer

\_\_\_\_\_  
Chair

VICTORIA McHUGH





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

April 22, 2021

Mr. Darren Jones, Chief Building Official  
Township of Wellington North Committee of Adjustment  
7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A07/21**  
**9391 Concession 4 N**  
**Victoria McHugh**

We have reviewed the application for minor variance and provide the following comments.

**Planning Opinion:** The variance requested would provide relief from the maximum floor area for an accessory structure. The applicants are proposing to construct a new 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>) detached garage for personal use.

We have no concerns with the requested relief provided the applicable conservation authority is satisfied. 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 Con 4 N, Pt Lot 7, RP 60R2895 Pt 1, PR 61R9830 Pt 1 and is Municipally known as 9391 Concession 4 N. The property is approximately 0.6 ha (1.48 ac) in size. The location is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a new 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>) detached garage for personal use.



Figure 1. 2015 Aerial photo of subject lands

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated AGRICULTURAL and a small portion of CORE GREENLANDS. The identified environmental feature is a Saugeen Valley Conservation Authority regulated hazard lands. 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 Agricultural (A) and a small portion is zoned Natural Environment (NE). Per Section 6.20.1b.i) Accessory structures are permitted provided they exceed a 3 m setback to the NE zone. Based on the applicants provided site plan, the aforementioned setback is maintained. The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
<b>Lot Coverage</b> (Section 6.1.4b)	185.8 m <sup>2</sup> (2,000 ft <sup>2</sup> )	278.7 m <sup>2</sup> (3,000 ft <sup>2</sup> )	92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> )

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the additional space is required for storage of recreational vehicles/personal vehicles and a hobby woodworking space. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Matthieu Daoust, MCIP RPP  
Planner

**From:** ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>  
**Sent:** April 22, 2021 12:29 PM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE:  
A07/21 9391 Concession 4 N

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**

**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

---

**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Thursday, April 22, 2021 12:23 PM  
**Subject:** [External] NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A07/21 9391  
Concession 4 N

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

**TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE**

*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*

**A07/21**

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

**Monday, May 10, 2021 @ 2:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/82854899226>  
Description: Public Meeting Under the Planning Act

Or join by phone:  
Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)  
Webinar ID: 828 5489 9226



**Tammy Pringle**

**Development Clerk, Township of Wellington North**

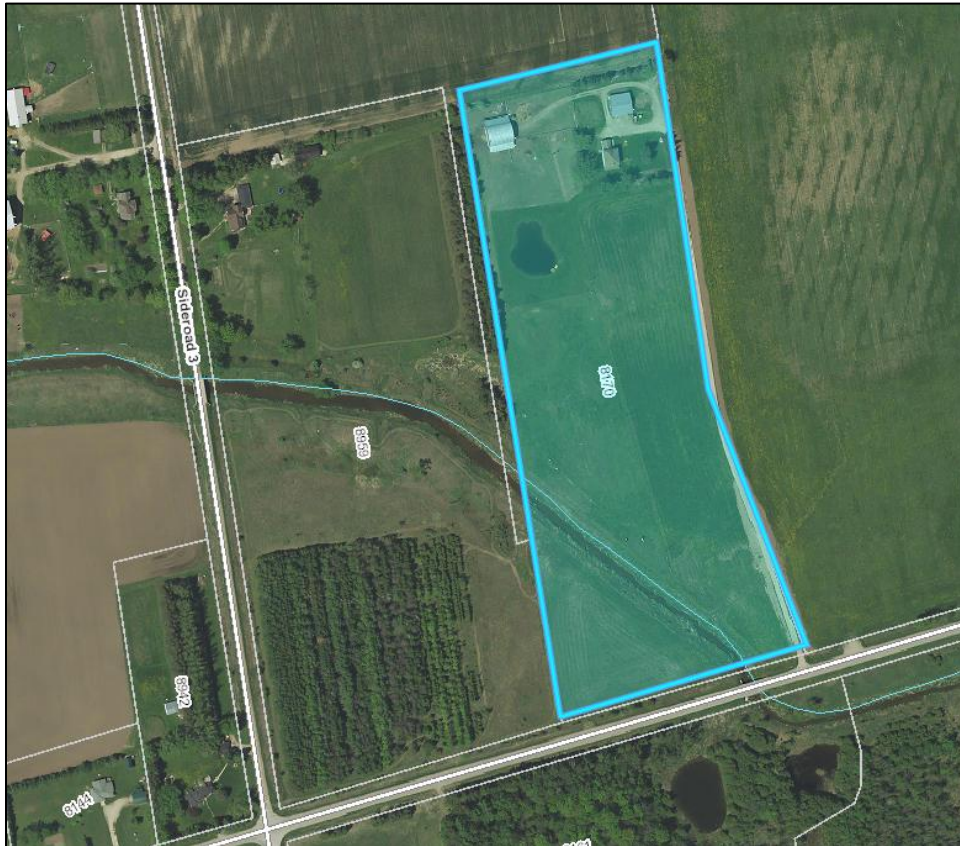
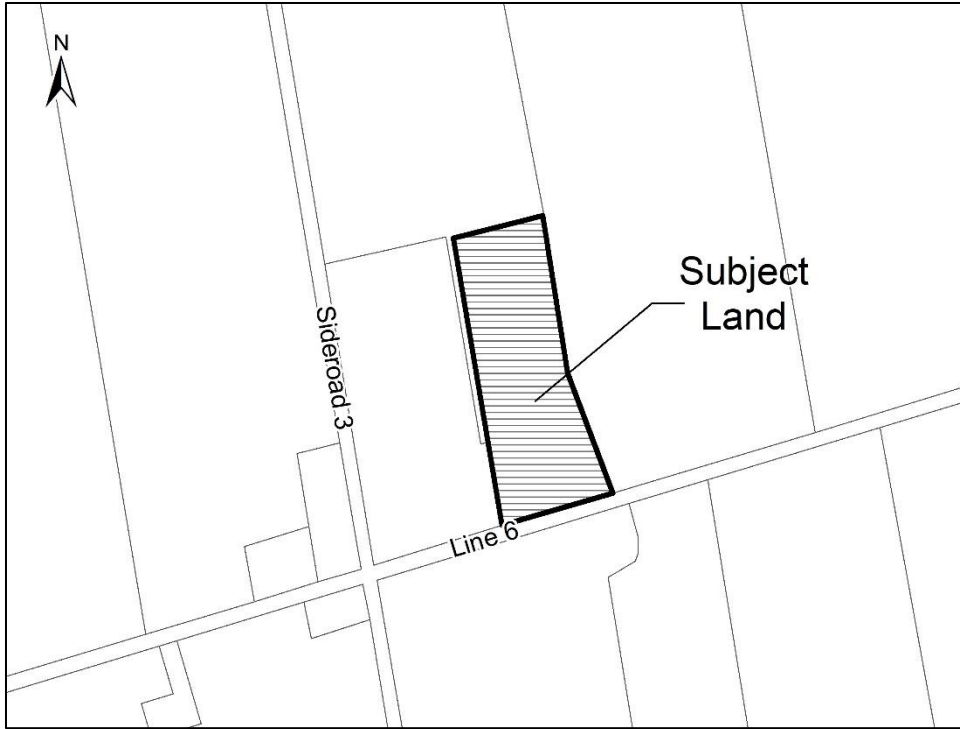
519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



***Focused on Building Capacity***

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**SARAH WILSON & TREVOR**





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

May 4<sup>th</sup>, 2021

Mr. Darren Jones, Chief Building Official  
Township of Wellington North Committee of Adjustment  
7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A08/21**  
**Part Lot 4, Concession 7; RP 61R11683**  
**8170 Line 6, West Luther**  
**Sarah Wilson & Trevor Roberts**

We have reviewed the application for minor variance and provide the following comments.

**Planning Opinion:** The variance requested would provide relief from the minimum side yard setback, building height and building size requirements for an accessory structure on an agricultural lot. The applicant is proposing to construct a new riding area (attached to an existing barn) with a floor area of 1031.2 m<sup>2</sup> (11,100 ft<sup>2</sup>), height of 7.62 m (25 ft) and side yard setback of 11.96 m (39.2 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 Part Lot 4, Concession 7; RP 61R11683 and is Municipally known as 8170 Line 6, West Luther. The property is approximately 5.15 ha (12.75 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from minimum side yard setback, building height and building size requirements for an accessory structure. The applicants are proposing to build a new riding arena attached to an existing barn.



Figure 1. 2015 Aerial photo of subject lands



**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.

It appears that the proposed riding arena is located outside the Core Greenland designation (Flood Plain). The comments from the Grand River Conservation Authority should be considered regarding the flood plain and proposed setback.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Site Specific Agricultural (A-112) and Natural Environment (NE). The site specific amendment recognizes the size of the existing garage/shed: 148.64 m<sup>2</sup> (1600 ft<sup>2</sup>) and the existing barn: 306.57 m<sup>2</sup> (3,300 ft<sup>2</sup>). The applicants are proposing to construct a new riding arena with the following required variances:

Accessory Uses	Permitted	Proposed	Difference
<b>Minimum Side Yard Setback</b> (Section 8.2.4(d))	18.3 m (60.0 ft)	11.96 m (39.2 ft)	6.34 m (20.8 ft)
<b>Maximum Floor Area</b> (Section 33.112)	148.64 m <sup>2</sup> (1600 ft <sup>2</sup> ) existing garage/shed	Total floor area with new arena: 1179.84 m <sup>2</sup> (12,699.7 ft <sup>2</sup> )	1031.2 m <sup>2</sup> (11,100 ft <sup>2</sup> ) new arena
<b>Height</b> (Section 6.1.3(b))	6.7m (22 ft)	7.62 m (25 ft)	0.92 m (3 ft)

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.

I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav  
 Junior Planner



Curtis Marshall MCIP, RPP  
 Manager of Development Planning

**From:** ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>  
**Sent:** May 3, 2021 8:03 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING OF APPLICAITON FOR MINOR VARIANCE:  
A08/21 8170 Line 6 (Sarah Wilson & Trevor Roberts)

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**

**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

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**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Friday, April 30, 2021 11:51 AM  
**Subject:** [External] NOTICE OF PUBLIC MEETING OF APPLICAITON FOR MINOR VARIANCE: A08/21 8170 Line 6 (Sarah Wilson & Trevor Roberts)

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

**TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE**

*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*

**A08/21**

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

**Monday, May 10, 2021 @ 2:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/82854899226>  
Description: Public Meeting Under the Planning Act

Or join by phone:  
Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)  
Webinar ID: 828 5489 9226

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 4, Concession 7; RP 61R11683 and is municipally known as 8170 Line 6, West Luther. The property is approximately 5.15 ha (12.75 ac) in size. The location is shown on the map below.



**Tammy Pringle**

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



WELLINGTON NORTH  
SIMPLY EXPLORE.

***Focused on Building Capacity***

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