

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT – AUGUST 23, 2021 @ 7:00 P.M.
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/85172107582>
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: 851 7210 7582

	PAGE NUMBER
CALLING TO ORDER - Chairperson Lennox	
DISCLOSURE OF PECUNIARY INTEREST	
<ul style="list-style-type: none"> A12/21 Carlotte Farms Inc. 	
MINUTES OF PREVIOUS MEETING(S)	
<ul style="list-style-type: none"> Committee of Adjustment, July 12, 2021 (A10/21 & A11/21) Recommendation: <i>THAT the Committee of Adjustment meeting minutes of July 12, 2021 – A10/21 & A11/21 be adopted as presented.</i> 	3
APPLICATION	
<p>A12/21 – Carlotte Farms Inc.</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as East Part Lot 34 Concession 1 and is municipally known as 7538 First Line. The property is approximately 32.37 ha (80 ac) in size. The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the application is to provide relief from the minimum interior side yard. The applicant is proposing to construct new 1913.80 m² (20,600 ft²) shed. Relief is requested to permit a new shed with interior side yard of 6.09 m (20 ft). Other variances may be considered where deemed appropriate.</p>	7
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 August 10th, 2021.	
PRESENTATIONS	
<p>Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington, Township of Wellington North</p> <ul style="list-style-type: none"> Planning Report dated August 16, 2021 	8

CORRESPONDENCE FOR COMMITTEE'S REVIEW	
Emily Vandermuelen, Wellington Source Water Protection Email received August 12, 2021 (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	
COMMENTS/QUESTIONS FROM THE COMMITTEE	
DECISION	
CALL FOR VOTE: SHOW OF HANDS (no mover/seconded required) <i>THAT</i> the minor variance applied for in Application A12/21, for the property described as East Part Lot 34 Concession 1 and is municipally known as 7538 First Line, to provide the following relief; <ol style="list-style-type: none"> THAT an Interior Side Yard Minimum of 6.09 m (20 ft) be permitted, for a proposed new accessory structure, whereas the By-Law requires 18.3 m (60 ft). 	
ADJOURNMENT	
Recommendation: <i>THAT</i> the committee of adjustment meeting of August 23, 2021 be adjourned.	

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – JULY 12, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING - <https://www.youtube.com/watch?v=RsQopFEM2SM>

Members Present:

Mayor: Andrew Lennox
Councillors: 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
Economic Development Officer:	Dale Small
Director of Finance:	Adam McNabb
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Administrative Support:	Morgan McCannell
Deputy Fire Chief:	Callise Loos
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order

DISCLOSURE OF PECUNIARY INTEREST

No disclosure of pecuniary interest.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, June 28, 2021 (A09/21)

RESOLUTION: CoA 2021-013

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of June 28, 2021 – A09/21 be adopted as presented.

CARRIED

APPLICATION

A10/21 – Craig Matta

THE LOCATION OF THE SUBJECT PROPERTY is described as Con 7 N, Pt Lot 4 and is Municipally known as 9508 Concession 6 N. The property is approximately 0.4 ha (1 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a shop with a floor area of 111.5 m² (1,200 ft²). The subject lands contain an existing 133.5 m² (1,437 ft²) accessory structure. 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 June 21st, 2021.

PRESENTATIONS

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

- Planning Report dated July 5, 2021

Planning Opinion: The variance requested would provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a new 111.5 m² (1,200 ft²) garage. The subject land also contains an existing 133.5m² (1,437 ft²) accessory structure and 8.91m² (96 ft²) shed which is used to store personal recreational vehicles and garden equipment.

We have no concerns with the requested relief 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 Concession 7, Part lot 4 and is Municipally known as 9508 Concession 6 N. The property is approximately 0.4 ha (1 ac) in size.

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 111.5 m² (1,200 ft²) garage. The subject land also contains an existing 133.5m² (1,437 ft²) accessory structure and 8.91m² (96 ft²) shed which is used to store personal recreational vehicles and garden equipment.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE. 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 Site Specific Agriculture (A-76) Residential. The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
Lot Coverage (Section 6.1.4 b)	185.8 m ² (2,000 ft ²)	257.91 m ² (2,733 ft ²)	72.11 m ² (733 ft ²)

The Agricultural Site Specific (A-76) Zone permits an accessory residential unit attached or within existing dwelling. The site specific zone also permits a hobby barn, which the applicant refers to as “barn”, which is used to store personal recreational vehicles.

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the additional floor area request is to park a camping trailer and personal vehicles. The subject land also contains an existing 133.5m² (1,437 ft²) accessory structure and 8.91m² (96 ft²) shed which is used to store personal recreational vehicles and garden equipment. 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.

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated July 6, 2021 (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

Craig Matta, 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 A10/21, for the property described as Con 7 N, Pt Lot 4, geographic Township of Arthur, with a civic address of 9508 Concession 6 N, to provide the following relief;

1. ***THAT a Lot Coverage of 257.91 m² (2,733 ft²) be permitted, for a proposed new accessory structure, whereas the By-Law allows 185.8 m² (2,000 ft²).***

APPROVED

APPLICATION

A11/21 – Sherri Bryan

THE LOCATION OF THE SUBJECT PROPERTY is described as V SVY Clarke, Lot 15 & PT Lot 14 and is Municipally known as 185 Tucker St. The property is approximately 0.09 ha (0.23 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the combined maximum total lot coverage for all accessory structures. The applicant is proposing to construct a 53.5 m² (576 ft²) addition on an existing 66.9 m² (720 ft²) garage. 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 June 28, 2021.

PRESENTATIONS

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

- Planning Report dated June 28, 2021

Planning Opinion: The variances requested would provide relief from the maximum lot coverage for all accessory structures. The applicant is proposing to construct a 53.5 m² (576 ft²) addition on an existing 66.9 m² (720 ft²) garage.

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 V SVY Clarke Lot 15 Pt Lot 14 and is Municipally known as 185 Tucker St. The property is approximately 0.09 ha (0.23 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the maximum lot coverage for all accessory structures. The applicants are proposing to build an addition on an existing garage.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the urban center of Arthur. 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 (R1B). The applicants are proposing to construct an addition on an existing garage and require the following variance:

General Provisions	Permitted	Proposed	Difference
Lot Coverage (Section 6.1.4)	10%	12.96%	2.96%

The variance requested is minor and appropriate for the use of the lot. The variances meet the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Warner, Grand River Conservation Authority, email dated June 30, 2021 (No Objections. No permit required.)

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

Sherri Bryan , 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 A11/21, for the property described as V SVY Clarke, Lot 15 & PT Lot 14 geographic Town of Arthur, with a civic address of 185 Tucker Street, to provide the following relief;

- 1. THAT a proposed Lot Coverage of 12.96% be permitted, for a proposed addition on an existing garage, whereas the By-Law allows 10%.***

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-014

Moved: Yake

Seconded: Hern

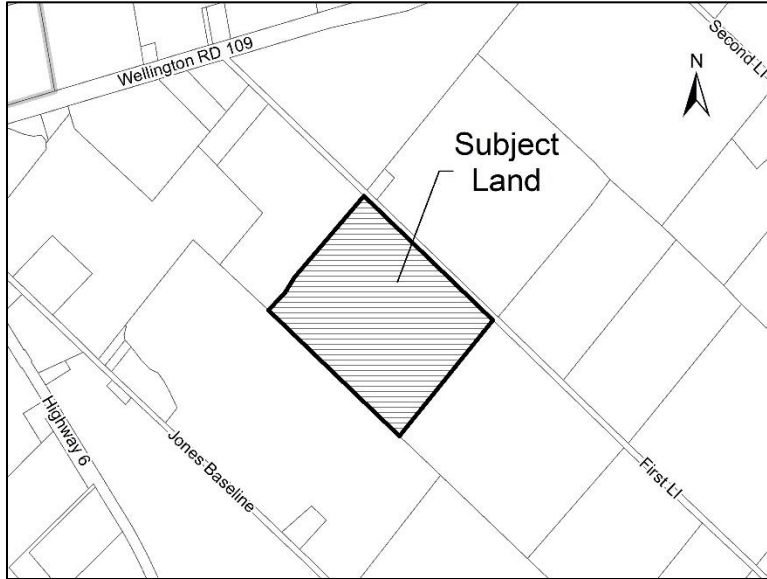
THAT the Committee of Adjustment meeting of July 12, 2021 be adjourned at 3:02 p.m.

CARRIED

Secretary Treasurer

Chair

CARLOTTE FARMS INC.





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

August 16th, 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 A12/21**
East Part lot 34 Concession 1
7538 First Line
Carl Brubacher

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

Planning Opinion: The variance requested would provide relief from the minimum interior side yard setback for an accessory structure. The applicant is proposing to construct a new 1,913.80m² (20,600 ft²) shed located 6.09m (20 ft) from the interior lot line.

We have no concerns with the requested relief 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 East Part lot 34 Concession 1 and is Municipally known as 7538 First Line. The property is approximately 32.37 ha (80 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum interior side yard setback for an accessory structure. The applicants are proposing to construct a new 1,913.80m² (20,600 ft²) shed located 6.09m (20 ft) from the interior lot line.



Figure 1. 2015 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL. 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). The applicant is proposing to construct a new accessory structure and required the following variance:

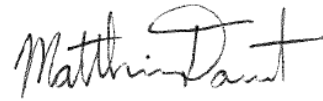
Lot Regulations	Permitted	Proposed	Difference
Interior Side Yard, Minimum (Section 8.2.4 (d))	18.3 m (60 ft)	6.09 m (20 ft)	12.19 m (40 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the proposed location provides operational efficiency on the subject lands. The variance meets 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



Matthieu Daoust, MCIP RPP
Planner