

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – AUGUST 23, 2021 @ 7:00 P.M.
VIA WEB CONFERENCING**

Members Present:

Chair: Andrew Lennox
Members: 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
Director of Operations:	Matthew Aston
Manager of Recreation Services:	Tom Bowden
Community Recreation Coordinator:	Mandy Jones
Chief Building Official:	Darren Jones
Risk Management Official:	Kyle Davis
Director of Fire Services/Fire Chief:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust
Senior Planner:	Jessica Rahim

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, July 12, 2021 (A10/21 & A11/21)

RESOLUTION: CoA 2021-015

Moved: McCabe

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of July 12, 2021 – A10/21 & A11/21 be adopted as presented.

CARRIED

APPLICATION

A12/21 – Carlote Farms Inc.

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 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.

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

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

- Planning Report dated August 16, 2021

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.

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.

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.

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

Carl Brubacher, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe questioned why they want to build that close to the lot line when they could build further to the south and not need a minor variance.

Matthieu Daoust, Planner, commented that the applicant indicated that it provide operational efficiency and to mitigate winds and noise. Mr. Brubacher stated that there will be a drive through on the south side so this is going to be best land use. If they move further from the fence area the back corner would become a dead area. This will allow for some yard at the southeast end Putting the building sideways would put the building out into the field rather than keeping it tidied up in the building area.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT 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;

1. **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).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-016

Moved: Yake

Seconded: Hern

THAT the committee of adjustment meeting of August 23, 2021 be adjourned at 7:12 p.m.

CARRIED

Secretary Treasurer

Chair