

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, JANUARY 8, 2018 – 2:00 P.M.
A12/17**

The Committee of Adjustment met in the Municipal Office Council Chambers, Kenilworth.

Members Present:

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

Staff Present:

**CAO: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Director of Finance and Treasury: Adam McNabb
Economic Development Officer: Dale Small
Human Resources Manager: Chanda Riggi
Roads Superintendent: Dale Clark
Senior Planner: Curtis Marshall**

THE CHAIRMAN CALLED THE MEETING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

No pecuniary interest reported.

MINUTES OF PREVIOUS MEETING(S)

RESOLUTION NUMBER CoA 2018-01

Moved by: Member McCabe

Seconded by: Member Yake

THAT the Committee of Adjustment meeting minutes of December 4, 2017 – A11/17 be adopted as presented.

CARRIED

APPLICATION A11/17

Owners/Applicant: Reginald Small

The location of the subject property is described as Lot 3, Concession 12 (geographic Township of Arthur), with a civic address of 9535 Wellington Rd 6. The subject land is approximately 3.77 ha (9.33 acres).

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The purpose and effect of the application is to provide relief from the maximum floor area and height requirements for an accessory building on the subject property. The applicants are proposing to construct a new agricultural storage building that exceeds the permitted size (area) and height. Other variances may be considered where deemed appropriate.

NOTICE OF THIS MEETING was mailed to property owners within 60 m of the subject property as well as the applicable agencies and posted on the subject property on December 21, 2017 pursuant to the provisions of the Planning Act.

PRESENTATION

Curtis Marshall, Senior Planner, reviewed his comments dated January 2, 2018.

Planning Comments: The variances requested provide relief from the maximum floor area and height requirements for an accessory building on the subject property. The applicants are proposing to construct a new 445.9 m² (4800 ft²) agricultural storage building that exceeds the permitted size (area) and height. The new building (coverall) will be used to store farm equipment and loads of hay and straw. The applicant owns additional agricultural properties, however wishes to construct the building on the subject property where they reside.

They have no concerns with the relief requested for the new structure which is to be used for storing hay/straw and farm equipment as part of a larger farm operation. The reduced side yard setback of the building should not impact adjacent property owners as the proposed 6.0 m provides sufficient room for drainage, and there are no neighbouring residential dwellings in close proximity. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the property is described as Lot 3, Concession 12 (Arthur), with a municipal address of 9535 Wellington Road 6. The subject land is approximately 3.8 ha (9.33 acres) and is occupied by a dwelling and a hobby barn (153.0 m²/1646.8 ft²). The location of the property is shown on Figure 1 below.

PROPOSAL

The variances requested provide relief from the maximum floor area and height requirements for an accessory building on the subject property. The applicants are proposing to construct a new 445.9 m² (4800 ft²) agricultural storage building that exceeds the permitted size (area) and height.

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WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The CORE GREENLAND area is further identified as being hazard lands. Permitted uses include agricultural uses, single detached dwellings, and accessory buildings. The proposed storage building is located outside of the hazard lands identified on the property.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural (A) and Natural Environment (NE). Section 6.1 (Accessory Uses) applies to new accessory buildings on lots which are less than 10.1 ha (25.0 acres) in size. The maximum lot coverage permitted is dependent on the size of the property.

According to the By-law, the existing hobby barn is not included in the ground floor area calculation.

The following relief is requested:

	Zoning By-Law (66-01)		
	Required	Requested	Difference
Maximum Ground Floor Area of all Accessory Buildings (Section 6.1.4 b)	167.2 m ² (1800.0 ft ²) (based on a lot size of 3.8 ha/9.33 acres)	445.9 m ² (4800.0 ft ²)	278.7 m ² (3000.0 ft ²)
Maximum Height for an Accessory Building (Section 6.1.3)	4.5 m (14.8 ft)	5.0 m (16.45 ft)	0.5 m (1.65 ft)

CORRESPONDENCE/COMMENTS RECEIVED

Michael Oberle, Environmental Planning Technician, SVCA

- Acceptable to SVCA staff.

Pasquale Costanzo, CET, Engineering Technologist, County of Wellington

- No objection.

REQUEST FOR NOTICE OF DECISION

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

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CHAIRMAN OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

- Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The applicant was present to answer any questions regarding their application.

- Persons present to make oral and/or written submissions against the proposed minor variance.

No persons were present to make oral and/or written submissions against the proposed minor variance.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

The Committee of Adjustment of the Corporation of the Township of Wellington North considered all written and oral submissions received on this application, the effect of which has assisted the Committee to make an informed decision on this planning matter.

RESOLUTION NUMBER CoA 2018-02

Moved by: Member McCabe

Seconded by: Member Burke

THAT the minor variance applied for in Application A12/17, for the property described as Part. Lot 3, Concession 12, geographic Arthur Township (9535 Wellington Road 6), to provide the following relief:

1. *THAT a total ground floor area of 445.9 m² (4,800 ft²) be permitted, whereas section 6.1.4 b) of the By-law permits a total maximum ground floor area of 167.2 m² (1,800 ft²) for a lot this size; and*
2. *THAT a maximum Accessory Building Height of 5.0 m (16.45 ft.) be permitted, whereas section 6.1.3 of the By-law requires 4.5 m (14.8 ft.).*
be authorized.

CARRIED

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ADJOURNMENT

RESOLUTION NUMBER CoA 2018-03

Moved by: Member Yake

Seconded by: Member McCabe

THAT the Committee of Adjustment meeting of January 8, 2018 be adjourned at 2:47 p.m.

CARRIED

Secretary Treasurer

Chair