

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JUNE 19, 2023 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=Prkb6FefuVA>**

Members Present:	Chair: Andrew Lennox
	Councillors: Lisa Hern (via Zoom) Steve McCabe Penny Renken
Member Absent:	Member: Sherry Burke
Staff Present:	
	Chief Administrative Officer: Brooke Lambert
	Director of Legislative Services/Clerk: Karren Wallace
	Deputy Clerk: Catherine Conrad
	Chief Building Official: Darren Jones
	Human Resources Manager: Amy Tollefson
	Acting Treasurer: Mary Jo Marshall
	Manager, Community and Economic Development: Dale Small
	Recreation Community Coordinator: Tasha Grafos
	Recreation Services Manager: Tom Bowden
	Manager of Development Planning: Curtis Marshall

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order at 7:44 p.m.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, June 5, 2023 (A04/23, A05/23)

RESOLUTION: 010-2023

Moved: McCabe

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of June 5, 2023 – A04/23 & A05/23 be adopted as presented.

CARRIED

APPLICATION

A06/23 – John & Mary Weber

THE LOCATION OF THE SUBJECT PROPERTY is described as Con 10 N Pt Lot 15 and is Municipally known as 9089 Concession 11. The property is approximately 61.16 ha (151.13 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum permitted size and to recognize the existing home business (fabric store, baked goods and dry goods). The applicant is proposing a 195.09 m² (2,100 ft²) addition to an existing 260.12 m² (2,800 ft²) business, resulting in a total size of 455.21 m² (4,900 ft²). 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 5, 2023.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 19, 2023

Planning Opinion The variance requested would provide relief from the maximum floor area requirements for an existing home business (fabric store, baked goods, and dry goods). The applicants are proposing to construct a 195.09 m² (2,100 ft²) addition to an existing 260.12 m² (2,800 ft²) business, resulting in a total size of 455.21 m² (4,900 ft²).

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 10 N Part Lot 15 and is municipally known as 9089 Concession 11. The property is approximately 40 ha (98.85 ac) in size with an existing dwelling, two barn, two sheds and home business (fabric store, baked goods, and dry goods).

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area requirements for an existing home business (fabric store, baked goods, and dry goods). The proposed variance will permit an increased floor area of 195.09 m² (2,100 ft²) addition to an existing 260.12 m² (2,800 ft²) business, resulting in a total size of 455.21 m² (4,900 ft²). The current site-specific zoning by-law permits a maximum floor area of 260.12 m² (2,800 ft²)

WELLINGTON COUNTY OFFICAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The identified features include Maitland Valley Conservation Authority regulated Hazard Lands. The proposed home industry is located outside the Core Greenland features on the property.

Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which “are small in scale with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding”.

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 Site Specific (A-90) and Natural Environment (NE) Zone. The applicants are proposing to construct a 195.09 m² (2,100 ft²) addition to an existing 260.12 m² (2,800 ft²) business, resulting in a total size of 455.21 m² (4,900 ft²). The home industry is to remain small scale and secondary to the main use on the property. The property appears to be large enough to accommodate the addition to the home industry.

The variance requested would provide relief from Section 33.90 site specific of Zoning By-law 66-01 to expand the existing home business (fabric store, baked goods, and dry goods) with an increased floor area of 195.09 m² (2,100 ft²).

Home Business	Required	Proposed	Difference
Site Specific Regulations Section 33.90 c)	260.12 m ² (2,800 ft ²)	455.21 m ² (4,900 ft ²).	195.09 m ² (2,100 ft ²)

CORRESPONDENCE FOR COMMITTEE'S REVIEW

No correspondence tabled.

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

Mr. Weber 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 A06/23, for the property described as Con 10 N Pt Lot 15, geographic Township of Arthur, with a civic address of 9089 Concession 11, to provide the following relief;

- 1. THAT an increased maximum floor area of 455.21 square meters (4,900 sq. ft.) be permitted, for an existing home business (fabric store, baked goods and dry goods), whereas the By-law allows a maximum floor area of 260.12 square meters (2,800 sq. ft.).**

APPROVED

ADJOURNMENT

RESOLUTION: 011-2023

Moved: McCabe

Seconded: Renken

THAT the committee of adjustment meeting of June 19, 2023 be adjourned at 7:48 p.m.

CARRIED

DocuSigned by:



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MAYOR

DocuSigned by:

Karren Wallace

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CLERK