

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A4/11

The Committee of Adjustment met on Monday, August 29, 2011 at the Kenilworth Municipal Office, at 7:00 p.m.

**Members Present: Chairman: Raymond Tout
Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake**

**Also Present: Alternate Secretary-Treasurer, Lorraine Heinbuch
Executive Assistant, Cathy Conrad
Township Planner, Linda Redmond**

1. The Chairman called the meeting to order.
2. Disclosure of Pecuniary Interest and General Nature Thereof

None Reported
3. Minutes

**Moved by: Councillor Lennox
Seconded by: Councillor Goetz**

THAT the Committee of Adjustment meeting minutes of July 25, 2011 – A3/11 be adopted as presented.

Resolution No. 1

Carried

The public meeting was held to consider Minor Variance Applications A4/11 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

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APPLICATION A4/11

Applicant: Arlene Pronk

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 8, Concession 2, with a civic address of 8355 Line 2, West Luther. The property is approximately 42 ha (104 ac.) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required interior side yard setback for an existing farm building. This Minor Variance is a condition of severance application B50/11, that was granted provisional approval by the Wellington County Land Division Committee in May 2011. The consent will split an 82.1 ha (203 ac) farm in a Prime Agricultural Area into two agricultural lots. The property is currently zoned Agricultural. Other variances may be considered where deemed appropriate.

4. The Secretary Treasurer confirmed that the original notice was mailed to surrounding property owners within 120 metres and required agencies on August 18, 2011 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated August 18, 2011.

The application would provide relief from the minimum side yard setback for an existing farm building. The variance is required as a result of the subject lands being severed.

The Planning Department had no concerns with this application. The relief requested is minor in nature. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

The subject property is designated Prime Agricultural in the Wellington County Official Plan. 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.

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The subject lands are zoned Agricultural (A) in the Wellington North Zoning By-law. The property was recently severed to create a vacant farm parcel. The severance has created a deficiency in the interior side yard for an existing farm building and the proposed vacant parcel and the following relief is requested:

1. A 3.9m (12.8 ft) interior side yard setback to a drive shed, whereas the by-law requires 18.3 m (60 ft) under section 8.2.4 d).

This variance is a condition of severance application B50/11, that was granted provisional approval by the Wellington County Land Division Committee in May 2011. The consent will split an 82.1 ha (203 ac) farm in a Prime Agricultural Area into two agricultural lots.

6. Correspondence/Comments received:

- Grand River Conservation Authority
- no objection

7. Questions/Comments

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

The Applicant's Agent, Vince Starratt was present to answer any questions regarding the application.

Persons present who wish to make oral and/or written submissions against this application.

None

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

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Committee – Comments and Questions

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT the minor variance applied for in Application A4/11 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:08 p.m.)

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

That the Committee of Adjustment meeting of August 29, 2011 be adjourned.

Resolution No. 3

Carried

Secretary Treasurer

Chairman