

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2017 – 7:00 P.M.
A05/17**

The Committee of Adjustment met in the Plume Room at the Mount Forest & District Sports Complex.

Members Present: Chairman: Andy Lennox
Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Also Present:

Secretary-Treasurer, Clerk:	Karren Wallace
CAO/Deputy Clerk:	Michael Givens
Executive Assistant:	Cathy Conrad
Treasurer:	Kimberly Henderson
Interim Director of Public Works:	Derek McCaughan
Economic Development Officer:	Dale Small
Fire Chief:	Dave Guilbault
Chief Building Official:	Darren Jones
Senior Planner:	Linda Redmond

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 2017-09

Moved by: Member Burke

Seconded by: Member McCabe

THAT the Committee of Adjustment meeting minutes of April 24, 2017 – A04/17 be adopted as presented.

CARRIED

APPLICATION A04/17

Owners/Applicant: Kenneth Smith

The location of the subject property is described as Part Lot 5, Concession 9, Registered Plan 61R-8761, geographic township of West Luther and has a civic address of 8220 Line 8. The subject land is approximately 6.27 ha (15.5 acres).

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The purpose and effect of the application is to provide relief from the maximum floor area requirements for accessory structures. The applicant is requesting permission to construct a 464 m² (5000 ft²) agricultural shed. Other variances may be considered where deemed necessary.

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 May 11, 2017 pursuant to the provisions of the Planning Act.

PRESENTATION

Linda Redmond reviewed comments provided by Elizabeth Martelluzzi, Junior Planner, dated May 15, 2017.

Planning Comments: The variances requested would provide relief from the maximum floor area and height requirements for an accessory structure on an agricultural lot. The applicant is proposing to construct a new accessory building with a floor area of 464 m² (5000 sq ft) and a height of 6.7 m (22 ft)

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 subject lands are described as Lot 5, Concession 9, Registered Plan 61R-8761, with a civic address of 8220 Line 8. The subject land is approximately 6.27 ha (15.5 acres).

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures on a lot of this size shall not exceed 222.9 m² (2399 sq ft). The applicant is requesting permission to construct a 464.5 m² (5000 sq ft) accessory building with a height of 6.7m (22ft.) for agricultural purposes.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS AND GREENLANDS. 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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TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural (A). The applicants are proposing to construct a new riding arena with the following required variance:

1. A total ground floor area of 464m² (5000 sq ft), whereas section 6.1.4 b) of the By-law permits a total maximum ground floor area of 222 m² (2399 sq ft) for a lot this size.
2. A total height of 6.7 meters (22 feet), whereas section 6.1.3 of the By-law permits a maximum height of 4.5 meters (14.8 feet)

The applicant has indicated that the building will be used for agricultural storage with a workshop and that the current building will be removed. In terms of impact, the building is located towards the rear of the property and is not in close proximity to a neighbour's dwelling or the road. The variances requested are minor and appropriate for the use of the lot. The variances meet the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE/COMMENTS RECEIVED

None

REQUEST FOR NOTICE OF DECISION

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

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 questions regarding the 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

None

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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 2017-10

Moved by: Member Burke

Seconded by: Member McCabe

THAT the minor variance applied for in Application A05/17 to provide the following relief :

1. **THAT a total ground floor area of 464m² (5000 sq ft) be permitted, whereas section 6.1.4 b) of the By-law permits a total maximum ground floor area of 222 m² (2399 sq ft) for a lot this size.**
2. **THAT a total height of 6.7 meters (22 feet) be permitted, whereas section 6.1.3 of the By-law permits a maximum height of 4.5 meters (14.8 feet)**

be authorized with the following condition(s):

- **That the existing shed be demolished as set out in the application.**

CARRIED

ADJOURNMENT

RESOLUTION NUMBER CoA 2017-11

Moved by: Member Burke

Seconded by: Member McCabe

THAT the Committee of Adjustment meeting of May 23, 2017 be adjourned at 7:22 p.m.

CARRIED

Secretary Treasurer

Chairman