

The purpose and effect of the application The purpose and effect of the application is to provide relief from the minimum setback requirements to a drainage ditch for a proposed addition to an existing structure. The proposed variance is being requested in order to allow the auto parts manufacturing plant to expand its operations. Other variances may be considered where deemed appropriate.

NOTICE OF THIS MEETING Notices were mailed to property owners within 60 m of the subject property as well as the applicable agencies and posted on the subject property on October 25, 2018.

PRESENTATION

Curtis Marshall, Senior Planner for the County of Wellington reviewed the Planning report prepared by Jessica Rahim, Junior Planner, dated October 29, 2018. The comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested would provide relief from the minimum setback requirements to the drainage ditch that is not situated within the Natural Environment Zone. The applicant is proposing an addition to the existing auto parts manufacturing plant with a reduced setback of 7.5 m (24.6 ft) to the drainage ditch, where the required setback is 15 m (49.2 ft).

We have no concerns with the relief requested, and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law provided that Grand River Conservation Authority has no concerns with the request. The proposed addition 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 Part Park Lots 5 & 6, S/S Domville St being Arthur Crown Survey, Part 1, Plan 60R-3036, and Parts 1 & 2, Plan 60R-1199 except Part 1 Plan 61R-6456, geographic Township of Arthur, with a civic address of 333 Domville Street, Arthur. The subject land is approximately 7.74 ha (19.14 ac).

PROPOSAL

The purpose of this application is to provide relief from the minimum setback requirements to the drainage ditch that is not situated within the natural environment zone. The applicant is proposing an addition to the existing auto parts manufacturing plant with a reduced setback of 7.5 m (24.6 ft) to the drainage ditch, where the required setback is 15 m (49.2 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated INDUSTRIAL and CORE GREENLANDS. Identified features include Slope Valley and Flood Plain. 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 Industrial (M1) and M1(H) holding zone, which permits automotive manufacturing and assembly plants. The applicant is proposing to construct an addition to the existing structure, with a reduced setback to the drainage ditch. The 7.5 m should provide an adequate setback from the drainage ditch. The committee should consider any applicable comment of the Grand River Conservation Authority.

The variance requested would provide relief from Section 6.20.2 c) of Zoning By-law 66-01 to construct an addition to the existing auto parts manufacturing plant with a reduce setback of 7.5 m (24.6 ft) to the drainage ditch not situated within the Natural Environment Zone where the by-law requires 15 m (49.2 ft).

Semi-Detached Dwelling	Required	Proposed	Difference
Municipal Drain and Watercourse Setbacks (Section 6.20.2 c)	15 m (49.2 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

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 applicants were not present.

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

None.

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 2018-31

Moved by: Member Burke

Seconded by: Member McCabe

THAT the minor variance applied for in Application A16/18, for the property described as Part Park Lots 5 & 6, S/S Domville St being Arthur Crown Survey, Part 1, Plan 60R-3036, and Parts 1 & 2, Plan 60R-1199 except Part 1 Plan 61R-6456, geographic Township of Arthur, with a civic address of 333 Domville Street, Arthur, to provide the following relief:

- 1. THAT a minimum setback to the top of bank of a watercourse of 7.5 m (24.6 ft) be permitted, whereas section 6.20.2.(c) of the by-law requires 15 m (49.2 ft) be authorized.*

CARRIED

ADJOURNMENT

RESOLUTION NUMBER CoA 2018-32

Moved by: Member McCabe

Seconded by: Member Burke

THAT the Committee of Adjustment meeting of November 5, 2018 be adjourned at 2.09 p.m.

CARRIED

Secretary Treasurer

Chair