

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
JANUARY 13, 2020 @ 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, October 7, 2019 (A06/19) 3

Recommendation:

THAT the Committee of Adjustment meeting minutes of October 7, 2019 – A06/19 be adopted as presented.

APPLICATION

A07/19 – Wayne & Doreen Gingrich

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 20, Concession 6, geographic Township of Arthur, with a civic address of 8891 Concession 7. The subject land is approximately 30.4 ha (75 ac) in size. The location of the property is shown on the map attached. 6

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot area requirements for establishing a second residential dwelling in an Agricultural zone. The applicants are proposing to construct a second dwelling on the subject lands and require a minimum lot area of 35ha (86 acres), whereas the lot is 30.4 ha (75 ac). 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 December 18th, 2019.

PRESENTATIONS

Matthieu Daoust, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated January 7th, 2020 7

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Warner, Resource Planner, Grand River Conservation Authority

- Letter dated December 24, 2019 (No Objections) 9

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

Recommendation:

THAT the minor variance applied for in Application A07/19, for the property describes as Part Lot 20, Concession 6, geographic Township of Arthur, with a civic address of 8891 Concession 7, to provide the following relief;

OPTION 1: Be authorized

OPTION 2: Be denied

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of January 13, 2020 be adjourned.

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 September 23, 2019.

PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 1st, 2019

Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion The variance requested would provide relief from the maximum height requirements for a proposed addition to the existing industrial building. The applicants are proposing an addition to the existing auto parts manufacturing plant with a height of 18.5 m (60.68 ft) in order to accommodate the equipment that requires the additional height, where the permitted height is 12 m (39.4 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. The proposed addition would be desirable and appropriate for the development of the subject property.

We would recommend that conditions be applied to address the following:

- That the increased height of 18.5 m (60.68 ft) is permitted for the proposed 1,580.00 m² (17,007 ft²) addition only.

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 7.43 ha (18.38 ac).

PROPOSAL

The purpose of this application is to provide relief from the maximum height requirements for a proposed addition to the existing industrial building. The applicant is proposing an addition to the existing auto parts manufacturing plant with a height of 18.5 m (60.68 ft) in order to accommodate the equipment that requires the additional height, where the permitted height is 12 m (39.4 ft).

WELLINGTON COUNTY OFFICAL 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), which permits an automotive manufacturing and assembly plants. The applicant is proposing to construct an addition to the existing structure, with an increased height of 18.5 m (60.68 ft).

The variance requested would provide relief from Section 24.2.8 of Zoning By-law 66-01 to construct an addition to the existing auto parts manufacturing plant with an increased height of 18.5 m (60.68 ft) where the by-law requires 12 m (39.4 ft).

Semi-Detached Dwelling	Required	Proposed	Difference
Maximum Building Height (Section 24.2.8)	12 m (39.4 ft)	18.5 m (60.68 ft)	6.5 m (21.28 ft)

CORRESPONDENCE FOR COMMITTEE'S REVIEW

- Laura Warner, Resource Planner, Grand River Conservation Authority
 - Letter & Map dated September 24, 2019 (No Objections)
- Emily Vandermeulen, Risk Management Inspector/Source Protection Coordinator, Wellington Source Water Protection
 - Email & Map dated September 25, 2019 (No Objections)

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

Tammy Bell, representative from Musashi Auto Parts Canada Inc., was present to answer questions regarding the application and supported the Minor Variance.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

RESOLUTION: CoA 2019-013

Moved: Burke

Seconded: Hern

THAT the minor variance applied for in Application A06/19, for the property described as Survey Crown, Part Park Lots 5 and 6, Registered Plan 60R1199, Parts 1 and 2, geographic Township of Arthur, with a civic address of 333 Domville Street, to provide the following relief;

1. *THAT the increased height of 18.5m (60.68 ft) is permitted for the proposed 1,580.00 m² (17,007 ft²) addition only.*

Be authorized.

CARRIED

ADJOURNMENT

RESOLUTION: CoA 2019-014

Moved: Councillor Burke

Seconded: Councillor Yake

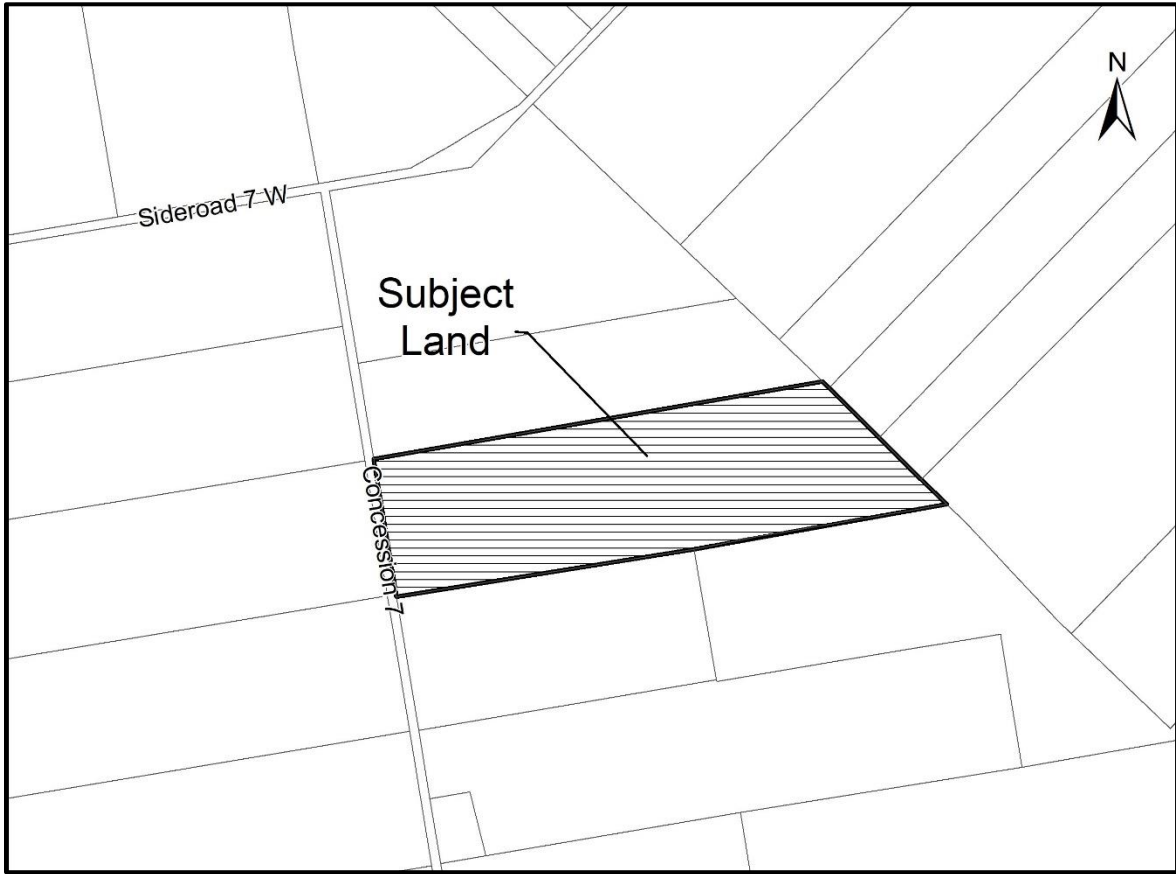
THAT the Committee of Adjustment meeting of October 7, 2019 be adjourned at 3 :20 p.m.

CARRIED

Secretary Treasurer

Chair

WAYNE & DOREEN GINGRICH





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

January 7th, 2020

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A07/19**
Lot 20, Concession 6
8891 Concession 7, Arthur
Wayne & Doreen Gingrich

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion:

The variances being requested would provide relief from the minimum lot area requirements for establishment of a second residential dwelling. The applicants are proposing to build a second new residential dwelling within the existing farm building cluster. The Chief Building Official has indicated that the applicant will be building a detached residential dwelling within the required 61m (200 ft) radius of the main farm residence.

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, 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 Lot 20, Concession 6 geographic Township of Arthur, with a civic address of 8891 Concession 7. The subject land is approximately 30.4 ha (75 ac).

PROPOSAL

This proposal is to provide relief for the minimum lot area requirements for establishing a second residential dwelling in an Agricultural zone. The applicants are proposing to construct a second dwelling on the subject lands and require a minimum lot area of 35ha (86 acres), whereas the lot is 30.4 ha (75 ac).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated Prime Agricultural within the County Official Plan. In addition, a small portion of the property is designated Flood Plain and a separate small portion designated Significant Wooded Area. The proposed development is located outside of these features. 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

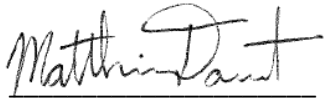
The subject property is primarily zoned Agricultural (A) Zone. A small portion of the property is zoned Natural Environment (NE). A separate small portion of the property is zoned with site specific AC-24.

Section 8.4.1 of the by-law outlines minimum lot area requirements for the establishment of a second residential dwelling. The applicants are proposing to construct a second residential dwelling on the subject lands with a lot area of 30.4 ha (75 ac) where the required lot area is 35 ha (86 ac). The Chief Building Official has indicated that the new dwelling will be detached from the main residential dwelling, located within 61m (200 ft) radius of the main farm residence and have a minimum floor area of 74.3 m³ (800 ft²). Furthermore, the farm house cluster is significantly setback from Concession 7, located on a large agricultural lot surrounded by large agricultural parcels and both interior side yards have landscape buffers. Thus, Staff have no concerns with the proposed new residential dwelling and are satisfied that the general intent of the zoning by-law is maintained.

	Required	Proposed	Difference
Minimum Lot Area (Section 8.4.1)	35 ha (86 ac)	30.4 ha (75 ac)	1.2 ha (3 ac)

I trust that these comments will be of assistance to the Committee in their consideration of this matter.

Yours truly,



Matthieu Daoust, Junior Planner



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: Township of Wellington North
Tammy Pringle, Development Clerk**

DATE: December 24, 2019 **YOUR FILE:** A07/19

RE: **Application for Minor Variance**
8891 Concession 7, Arthur, Township of Wellington North
Wayne & Doreen Gingrich

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains floodplain and its regulated allowance.

2. Legislative/Policy Requirements and Implications:

A portion of the subject property contains natural hazard features as identified by the Provincial Policy Statement (PPS, 2014) and the Greenlands System in accordance to the County of Wellington Official Plan (2015).

It is our understanding the purpose of this application is to provide relief to allow for the construction of a secondary dwelling within the existing building cluster on the subject property. Since the proposed secondary dwelling will be located outside the natural hazard feature identified above, GRCA staff does not anticipate any negative impact on the feature as a result of this application.

Due to the features noted above, a portion of the subject property is regulated by the Grand River Conservation Authority (GRCA) under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Since the development is proposed to be located outside the regulated area, no permit from the GRCA will be required.

3. Additional Information/Suggestions provided in an advisory capacity:

A "minor" minor variance application review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced in the amount of \$270.00.

We trust the above information is of assistance. Should you have any further questions please contact the undersigned at 519-621-2763 extension 2231.

Sincerely,



Laura Warner
Resource Planner
Grand River Conservation Authority
LW

cc: Wayne & Doreen Gingrich, 8891 Concession 7, Arthur, ON N0G 2E0

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



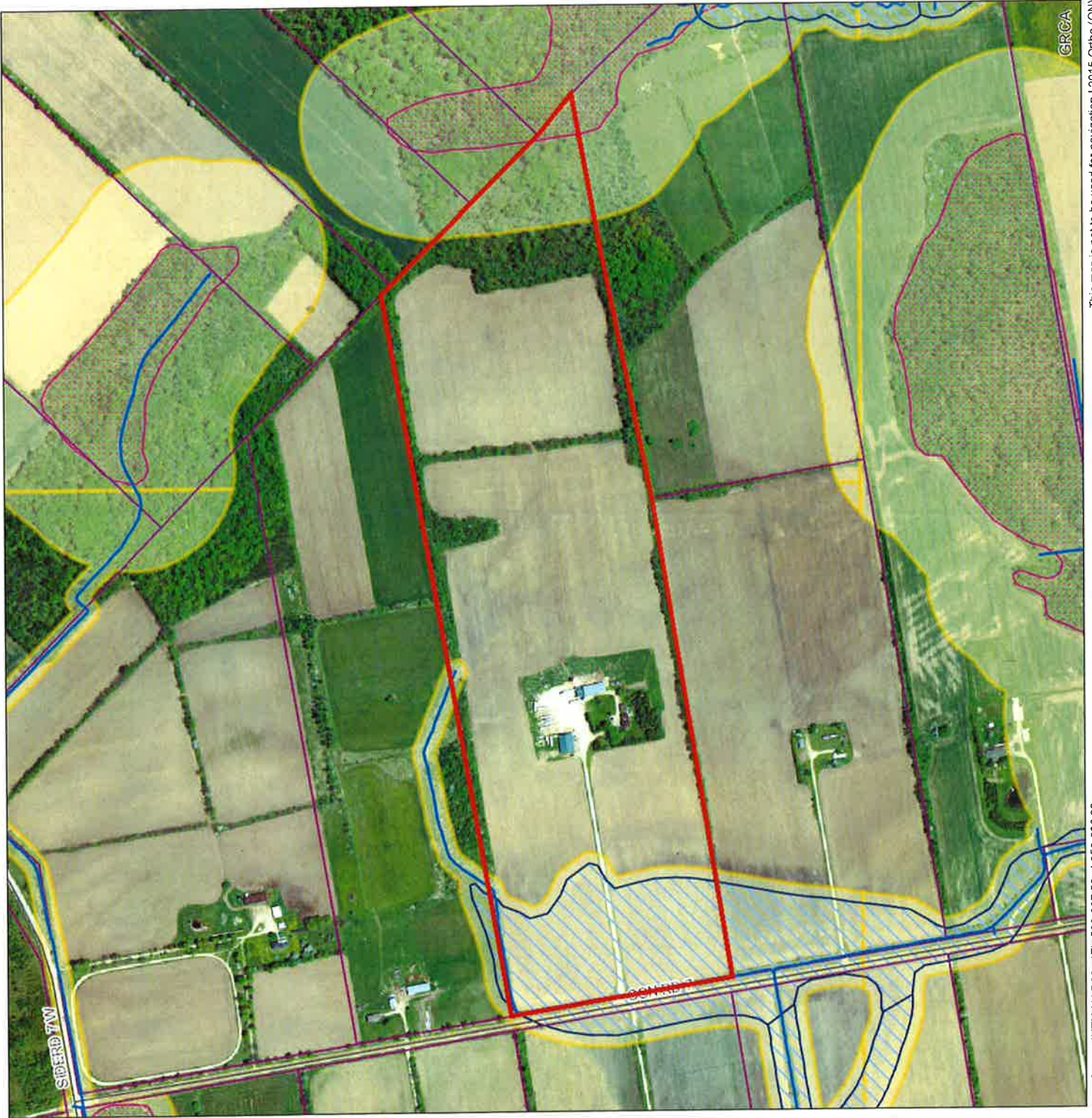
8891 Concession 7, Arthur



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these layers.



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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

