

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JANUARY 25, 2021 @ 7:00 P.M.
VIA WEB CONFERENCING - <https://www.youtube.com/watch?v=DxtKBSegnyM>**

Members Present:

Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Chief Building Official:	Darren Jones
Manager of Recreation Services:	Tom Bowden
Senior Planner:	Michelle Innocente

CALLING TO ORDER – Chair Lennox

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, December 14, 2020 (A09/20)

RESOLUTION: CoA 2021-001

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of December 14, 2020 – A09/20 be adopted as presented.

CARRIED

APPLICATION

A01/21 – Keith Brubacher

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 12, Concession 5 South; RP 60R1193; Part 1 and is Municipally known as 7508 Sideroad 6 E. The property is approximately 4 ha (9.88 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from Section 6.1.5a of the Zoning By-law, which states no accessory building or accessory use shall be established on any lot or site until the main building has commenced construction. The applicants are proposing to construct a new accessory structure prior to the construction of a single detached dwelling. The applications have indicated the accessory structure will be used for personal and produce-related growing equipment storage. 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 January 12, 2021.

PRESENTATIONS

Michelle Innocente, Senior Planner, County of Wellington, presented comments prepared by Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated January 15, 2021

Planning Opinion: The variance requested would provide relief from Section 6.1.5a of the Zoning By-law, which states no accessory structure building or accessory use shall be established on any lot or site until the main building has commenced construction. The applicant is proposing to construct a new 124.8m² (1,344 ft²) storage garage prior to the construction of a single detached dwelling.

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 Part Lot 12, Concession 5 S; RP 60R1193; Part 1 and is Municipally known as 7508 Sideroad 6 E. The property is approximately 4 ha (9.88 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from Section 6.1.5a of the Zoning By-law, which states no accessory structure building or accessory use shall be established on any lot or site until the main building has commenced construction. The applicant is proposing to construct a new 124.8m² (1,344 ft²) storage garage prior to the construction of a single detached dwelling.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL. 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 (A). The applicant is proposing to construct a new accessory structure ahead of the construction of the main use (i.e. residential dwelling) with the following required variance:

Establishment of an Accessory Building or Use Regulations	Permitted	Proposed	Difference
Accessory Building (Section 6.1.5a)	Construction of main use ahead of construction of accessory structure	Construction of accessory structure ahead of construction of main use	N/A

The variance requested is minor and appropriate for the use of the lot. The applicant currently resides at 7498 Sideroad 6 E, the property directly abutting the subject lands. The applicant has indicated the new garage would not house any livestock and that it would be used for personal and produce-related growing equipment storage. Furthermore, the applicant has

indicated there is a long term plan to build a detached dwelling on the subject lands. The variances meet the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Warner, Grand River Conservation Authority

- Email dated January 12, 2021 (No Objection)

Samuel Martin

- Letter dated January 14, 2021 (No Objection)

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

Keith Brubacher, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Chair Lennox clarified that Mr. Brubacher owns two lots side by side and wants to build a storage garage on the 4 ha farm parcel. Michelle Innocente, Senior Planner confirmed that the 4 ha parcel is vacant and the intent is to construct a storage structure prior to a future dwelling.

DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required)

THAT the minor variance applied for in Application A01/21, for the property described as Part Lot 12, Concession 5 South; RP 60R1193; Part 1 and is Municipally known as 7508 Sideroad 6 E., to provide the following relief;

1. ***THAT the construction of an accessory structure ahead of construction of main use be permitted; whereas the By-Law requires construction of main use ahead of construction of accessory structure.***

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-002

Moved: Hern

Seconded: Yake

THAT the Committee of Adjustment meeting of January 25, 2021 be adjourned at 7.19 p.m.

Secretary Treasurer

Acting Chair