

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – MARCH 8, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=G3G1b9vjNic>

Members Present:

Acting Chair: Dan Yake
Members: Sherry Burke
Lisa Hern
Steve McCabe

Absent:

Chair: Andrew Lennox

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 Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Manager of Planning and Environment:	Linda Redmond
Planner:	Matthieu Daoust

CALLING TO ORDER

Acting Chair Yake called the meeting to order at 2:02 p.m.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, January 25, 2021 (A01/21)

RESOLUTION: CoA 2021-003

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of January 25, 2021 – A01/21 be adopted as presented.

CARRIED

APPLICATION

A03/21 – Brian Black & Vicki Moore

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16. The property is approximately 0.36 ha (0.89 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a 66.9 m² (720 ft²) garage 9.14 m (30 ft) from the front lot line. 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 February 23, 2021.

PRESENTATIONS

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

- Planning Report dated March 1, 2021

PLANNING OPINION:

The variance requested would provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a new 66.9 m² (720 ft²) garage located 9.14 m (30 ft) from the front lot line.

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 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16. The property is approximately 0.36 ha (0.89 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a new 66.9 m² (720 ft²) garage located 9.14 m (30 ft) from the front lot line.

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 and required the following variance:

Reduced Lot Regulations	Permitted	Proposed	Difference
Front Yard Minimum (Section 8.5.2.3)	18.3 m (60 ft)	9.14 m (30 ft)	9.16 m (30 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the required 60 ft location would not be viable on the subject lands given the location of the house, lot line and drilled well. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Warner, Grand River Conservation Authority

- Email dated February 23, 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

Brian Black, Applicant, was present to answer any questions regarding the application

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A03/21, for the property described as Part Lot 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16 to provide the following relief;

- 1. THAT a reduced minimum front yard setback, for an accessory structure, of 9.14m (30 ft) be permitted; whereas the By-Law requires 18.3m (60 ft).***

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-004

Moved: Hern

Seconded: Burke

THAT the committee of adjustment meeting of March 8, 2021 be adjourned at 2:11 p.m.

CARRIED

Secretary Treasurer

Chair