

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JUNE 6, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING <https://youtu.be/N4gSYoRd5Kc>**

Members Present:	Chairperson:	Andrew Lennox
	Members:	Sherry Burke
		Lisa Hern
		Steve McCabe
		Dan Yake
Staff Present:		
Interim Chief Administrative Officer/Chief Building Official:	Development Clerk:	Darren Jones
	Deputy Clerk:	Tammy Pringle
	Director of Finance/Treasurer:	Catherine Conrad
Community Recreation Coordinator:	Director of Finance/Treasurer:	Farhad Hossain
Human Resources Manager:	Community Recreation Coordinator:	Mandy Jones
Economic Development Officer:	Human Resources Manager:	Amy Tollefson
Director of Fire Services:	Economic Development Officer:	Dale Small
Manager of Development Planning:	Director of Fire Services:	Chris Harrow
	Manager of Development Planning:	Curtis Marshall
	Senior Planner:	Jessica Rahim

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

A15/22 Marvin & Lorna Gingrich – No pecuniary interest declared

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, May 24, 2022 (A11/22, A12/22, A13/22, A14/22)

RESOLUTION: CoA 2022-015

Moved: Hern

Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of May 24, 2022 – A11/22, A12/22, A13/22 & A14/22 be adopted as presented.

CARRIED

APPLICATION

A15/22 – Marvin & Lorna Gingrich

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 8 North Part Lot 6 and is municipally known as 9439 Concession 8, Wellington North. The subject lands are approximately 40 ha (98.8 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum interior side yard setback requirements for a proposed bunker silo. The proposed variances will permit a reduced side yard setback of 6.09 m (20.0 ft) whereas the by-law requires 18.3 m (60 ft) for buildings accessory to an agricultural use. 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 May 13, 2022.

PRESENTATIONS

Jessica Rahim reviewed the Planning Report, dated May 24, 2022 that was prepared by Jessica Rahim, Senior Planner & Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North.

PLANNING OPINION

The variance requested is to provide relief from the minimum interior side yard setback requirements for a proposed bunker silo. The proposed variances will permit a reduced interior side yard setback of 6.09 m (20.0 ft) whereas the by-law requires 18.3 m (60 ft) for buildings accessory to an agricultural use.

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 Concession 8 North Part Lot 6 and is Municipally known as 9439 Concession 8, Wellington North. The subject property is approximately 40 ha (98.8 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum interior side yard setback requirements for a proposed bunker silo. The proposed variance will permit a reduced interior side yard setback of 6.09 m (20.0 ft) whereas the by-law requires 18.3 m (60 ft) for buildings accessory to an agricultural use.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The proposed bunker silo is well removed from the Greenlands area regulated by the Saugeen Valley Conservation Authority (SVCA). 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) and Natural Environment (NE). The proposed bunker silo is well removed from the NE zone on the property. The applicants are proposing to construct a bunker silo that will store feed for the existing livestock barns on the property, which is considered an accessory building to the existing agricultural use.

The applicants have requested for a reduced interior side yard setback of 6.09 m (20.0 ft) in order to allow access to the bunker from the existing laneway. This location will provide operational efficiency within the existing farm building cluster on the subject property.

Therefore, the variance requested would provide relief from Section 8.2.4 d) of Zoning By-law 66-01 to allow for a reduced interior side yard setback of 6.09 m (20 ft) for a bunker silo to be constructed within the farm building cluster.

Accessory Bunker Silo	Permitted	Proposed	Difference
Interior Side Yard Setback (Section 8.2.4. d)	18.3m (60.0 ft)	6.09 m (20 ft)	12.21 m (40 ft)

CORRESPONDENCE FOR COMMITTEE'S REVIEW

None received

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

Owner, Marvin Gingrich was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Committee Member, Steve McCabe, inquired why the proposed bunker silo needs to be so close to the neighboring property line. Mr. Gingrich explained that it will be in line with his existing building cluster.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A15/22, for the property described as Concession 8 North Part Lot 6, with a civic address of 9439 Concession 8, to provide the following relief;

1. THAT a reduced Interior Side Yard Setback of 6.09m (20 ft) be permitted, for a proposed bunker silo feed storage accessory building, whereas the By-Law requires 18.3m (60 ft).

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-016

Moved: McCabe

Seconded: Burke

THAT the committee of adjustment meeting of June 6, 2022 be adjourned at 2:31 pm.

CARRIED

Alternate Secretary Treasurer

Chair