



# Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

## Committee of Adjustment

Monday, October 19, 2015 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

### A G E N D A

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AGENDA ITEM	PAGE NO.
<p><b>Chairman</b></p> <ul style="list-style-type: none"> <li>1. Officially open the public meeting.</li> <li>2. Declaration of Pecuniary Interest and General Nature Thereof.</li> <li>3. Minutes, A10/15 (attached)</li> </ul>	1
<p><b><u>APPLICATION A11/15</u></b></p> <p><b>Owners/Applicant: 1438352 Ontario Inc.</b></p> <p><b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as Lot 1, Concession 2, Registered Plan 60R-3126, geographic Township of West Luther, with a civic address of 8035 Line 2. The subject land is approximately 4 ha (10 acres). The location of the property is shown on the map attached.</p> <p><b>THE PURPOSE AND EFFECT</b> of the application is to provide relief from the minimum interior side yard setback for a proposed minor addition. The By-law requires a 6 m (19.7 ft) set back from the interior side lot line whereas the addition is proposed to be 1.48 m (4.8 ft) from the interior lot line. The proposed addition will serve as a connection to move between warehouses. Other variances may be considered where deemed appropriate.</p>	4
<ul style="list-style-type: none"> <li>4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on October 2, 2015 as well as posted on the property.</li> <li>5. Township Planner – Linda Redmond will review the planning comments (attached).</li> </ul>	5

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p>6. Correspondence/Comments received:</p> <ul style="list-style-type: none"><li>- Andrew Herreman, Grand River Conservation Authority</li><li>- No comment or concerns.</li></ul> <p>7. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <ul style="list-style-type: none"><li>- Comments and questions</li></ul> <p>8. Adjournment.</p>	<p>7</p>

**TOWNSHIP OF WELLINGTON NORTH  
COMMITTEE OF ADJUSTMENT  
MONDAY, SEPTEMBER 14, 2015 – 7:00 P.M.  
A10/15**

The Committee of Adjustment met at the Kenilworth Municipal Office Council Chambers.

**Members Present:**    **Chairman:**    **Andy Lennox**  
  **Sherry Burke**  
  **Steve McCabe**

**Absent:**   **Dan Yake**

**Also Present:**            **Secretary-Treasurer/Clerk:** **Karren Wallace**  
  **CAO:** **Michael Givens**  
  **Treasurer:** **Paul Dowber**  
  **Executive Assistant:** **Cathy Conrad**  
  **Chief Building Official:** **Darren Jones**  
  **Director of Public Works:** **Matthew Aston**  
  **Fire Chief:** **Dave Guilbault**  
  **Economic Development Officer:** **Dale Small**  
  **Senior Planner:** **Linda Redmond**

**THE CHAIRMAN CALLED THE MEETING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

No pecuniary interest reported.

**RESOLUTION NUMBER CoA 2015-038**

**Moved by:**    **Member Burke**

**Seconded by:** **Member McCabe**

*THAT the agenda for the September 14, 2015 Committee of Adjustment meeting be accepted and passed.*

**CARRIED**

**MINUTES**

**RESOLUTION NUMBER CoA 2015-039**

**Moved by:**    **Member Burke**

**Seconded by:** **Member McCabe**

*THAT the Committee of Adjustment meeting minutes of August 10, 2015 be adopted as presented.*

**CARRIED**

**TOWNSHIP OF WELLINGTON NORTH  
COMMITTEE OF ADJUSTMENT  
MONDAY, SEPTEMBER 14, 2015 – 7:00 P.M.  
A10/15**

The public meeting is held to consider Minor Variance Application A10/15 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

**APPLICATION A10/15**

**Owners/Applicant: Edward and Margaret-Anne Baratto**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Park Lot 2, Crown Survey, geographic Village of Arthur, with a civic address of 178 Fredrick St W. The subject land is approximately 2.88 ha (7.11 acres).

**THE PURPOSE AND EFFECT** of the application is to permit the construction of a new single-detached residential dwelling to be serviced by a private septic system whereas connection to municipal sewers would normally be required.

Notice of this meeting was mailed to surrounding property owners and required agencies on July 29, 2015, as well as posted on the property, pursuant to the legislation.

**PRESENTATION:**

Linda Redmond, Senior Planner for the Township of Wellington North had reviewed her comments dated July 28, 2015 at the August 10, 2015 Committee of Adjustment meeting.

**CORRESPONDENCE/COMMENTS RECEIVED PRIOR TO AUGUST 10, 2015**

- Matthew Aston, Director of Public Works
  - Does not support.
  
- Andrew Herreman, Grand River Conservation Authority
  - No objection.

**CORRESPONDENCE/COMMENTS RECEIVED**

Report from Michael Givens, CAO

- CAO 2015-25 Wastewater Allocation – Baratto
  - Does not support

**QUESTIONS/COMMENTS**

- Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The Applicants were present to answer any questions pertaining to the application.

**TOWNSHIP OF WELLINGTON NORTH  
COMMITTEE OF ADJUSTMENT  
MONDAY, SEPTEMBER 14, 2015 – 7:00 P.M.  
A10/15**

- No one was present to make oral and/or written submissions in support of the proposed minor variance.
- Persons present who wish to make oral and/or written submissions against this application.
- Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.
- Committee – Comments and Questions

**RESOLUTION NUMBER CoA 2015-040**

**Moved by: Member Burke**

**Seconded by: Member McCabe**

*THAT the minor variance applied for in Application A10/15 to provide relief to permit the construction of a new single-detached residential dwelling to be serviced by a private septic system whereas connection to municipal sewers would normally be required for the property described as Part Park Lots 2, Crown Survey, Frederick Street West, geographic Village of Arthur, with a civic address of 178 Frederick Street West be denied with the following recommendation to Council:*

*THAT the Committee recommends to Council that they grant a single sewage unit to Edward and Margaret Baratto, the owners of 178 Frederick St. W. in Arthur;*

*AND FURTHER THAT the Committee recommends that the sewage unit shall expire in three (3) months if a building permit has not been issued.*

**CARRIED**

**ADJOURNMENT**

**RESOLUTION NUMBER CoA 2015-041**

**Moved by: Member Burke**

**Seconded by: Member McCabe**

*THAT the Committee of Adjustment meeting of September 14, 2015 be adjourned at 7:04 p.m.*

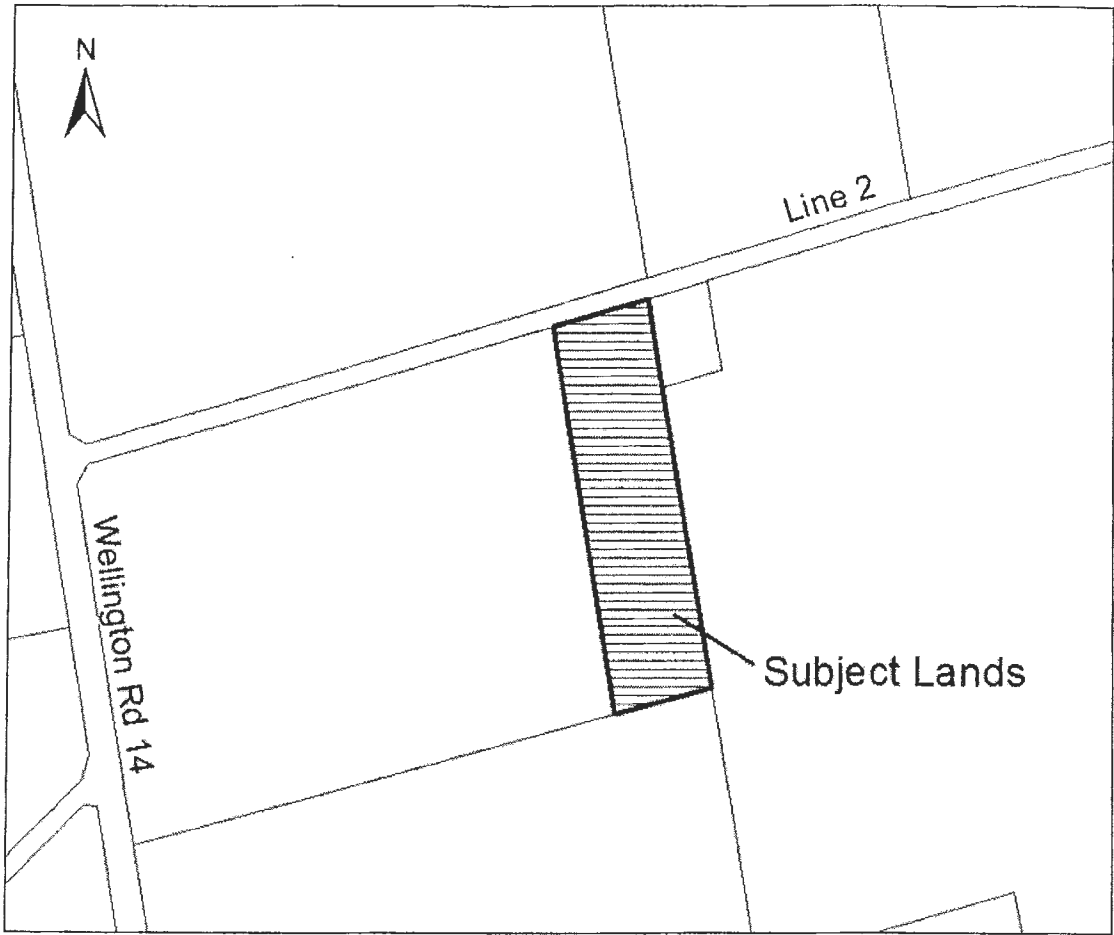
**CARRIED**

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Secretary Treasurer

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Chairman



**APPLICATION A11/15**

**Owners/Applicant: 1438352 Ontario Inc.**



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
TEL: (519) 837-2600  
FAX (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

October 14, 2015

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 A11/15**  
**8035 Line 2**  
**1438352 Ontario Inc.**

We have reviewed the application for minor variance and provide the following comments.

**Planning Opinion:** The variance requested is to permit a reduction in the interior side yard setback for a minor addition.

We have no concerns with the relief requested at this time provided the variance only applies to the minor addition. This application is considered minor and would maintain the general intent and purpose of the Official Plan and Zoning By-law. It is desirable and appropriate for the development of the subject property.

### **SUBJECT PROPERTY AND LOCATION**

The property is described as Lot 1, Concession 2, Registered Plan 60R-3126, geographic Township of West Luther, with a civic address of 8035 Line 2. The subject land is approximately 4 ha (10 ac.).

### **PURPOSAL**

The purpose of this application is to provide relief from the minimum interior side yard regulations of Section 23.2.4 for a proposed minor addition. The By-law requires a 6 m (19.7 ft) set back from the interior side lot line whereas the addition is proposed to be 1.48 m (4.8 ft) from the interior lot line. The proposed addition will serve as a connection to move between warehouses. No other variances are required.

### **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.

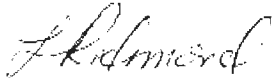
**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned site specific Agricultural Commercial (AC-53) to permit a trucking and warehousing facility (Ivan Armstrong Trucking). The property has recently completed a major addition to the building. The applicants would like to construct a small addition to provide a connection to move between warehouses. In order to facilitate this addition the following variance is required:

1. A minimum interior side yard of 1.48m (4.8ft) for a proposed minor addition, whereas the by-law requires a 6m (19.7ft) set back from the interior side lot line.

I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Linda Redmond  
Senior Planner



**Darren Jones**

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**From:** Andrew Herreman [aherreman@grandriver.ca]  
**Sent:** Monday, October 05, 2015 4:19 PM  
**To:** Darren Jones  
**Subject:** A11/15 - Part Lot 1, Concession 2, geographic Township of West Luther, Township of Wellington North

Hi Darren,

The Grand River Conservation Authority has no comments/concerns regarding A11/15.

Let me know if you have any questions.

Sincerely,

**Andrew Herreman**  
Resource Planner  
Grand River Conservation Authority  
400 Clyde Road  
PO Box 729  
Cambridge ON N1R 5W6  
(519) 621-2763 x 2236