

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, OCTOBER 19, 2015 – 7:00 P.M.
A11/15**

APPLICATION A11/15

Owners/Applicant: 1438352 Ontario Inc.

THE LOCATION OF THE SUBJECT 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 acres).

THE PURPOSE AND EFFECT 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.

Notice of this meeting was mailed to surrounding property owners and required agencies on October 2, 2015, as well as posted on the property, pursuant to the legislation.

PRESENTATION:

Linda Redmond, Senior Planner for the Township of Wellington North reviewed her comments dated October 14, 2015.

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

The Planning Department had 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.

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.).

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.

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The subject property is designated PRIME AGRICULTURAL in the Wellington County Official Plan. 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.

Under the 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.

CORRESPONDENCE/COMMENTS RECEIVED

Andrew Herreman, Grand River Conservation Authority

- No comment or concerns.

QUESTIONS/COMMENTS

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

The Applicant was present to answer any questions pertaining to the application.

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

No comments or questions from Committee

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RESOLUTION NUMBER CoA 2015-044

Moved by: Member McCabe

Seconded by: Member Yake

THAT the minor variance applied for in Application A11/15 to provide relief from the minimum interior side yard setback for a proposed minor addition for the property described as Lot 1, Concession 2, Registered Plan 60R-3126, geographic Township of West Luther, with a civic address of 8035 Line 2 be authorized.

CARRIED

ADJOURNMENT

RESOLUTION NUMBER CoA 2015-045

Moved by: Member Yake

Seconded by: Member McCabe

THAT the Committee of Adjustment meeting of September 14, 2015 be adjourned at 7:06 p.m.

CARRIED

Secretary Treasurer

Chairman