

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A08/14**

The Committee of Adjustment met on Monday, November 10, 2014 at the Kenilworth Municipal Office, at 7:00 p.m.

**Members Present: Chairman: Raymond Tout  
Sherry Burke  
Mark Goetz  
Andy Lennox  
Dan Yake**

**Also Present: Secretary-Treasurer, Catherine More  
C.A.O./Clerk, Michael Givens  
Executive Assistant, Cathy Conrad  
Chief Building Official, Darren Jones  
Manager of Planning and Environment, Mark Van Patter  
Treasurer, Paul Dowber**

1. The Chairman called the meeting to order.
  
2. Disclosure of Pecuniary Interest and General Nature Thereof  
  
None Reported
  
3. Minutes

**Moved by: Goetz  
Seconded by: Burke**

***THAT the Committee of Adjustment meeting minutes of September 8, 2014 – A07/14 be adopted as presented.***

**Resolution No. 1**

**Carried**

The public meeting was held to consider Minor Variance Application A08/14 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

# TOWNSHIP OF WELLINGTON NORTH

## COMMITTEE OF ADJUSTMENT

**A08/14**

**Page Two**

### **APPLICATION A08/14**

**Owners/Applicant: Vicki Shaw**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 10, Concession 14 with a civic address of 8451 Highway 89. The subject land is approximately 0.27 ha (0.68 acres).

**THE PURPOSE AND EFFECT OF THE APPLICATION** is to provide relief from the setback and height requirements for an accessory structure. The applicants are proposing to construct a 49 sq.m (528 sq.ft.) detached garage on the subject lands. These variances will facilitate this proposal.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on October 29, 2014 as well as posted on the property.
5. Mr. Van Patter reviewed comments provided by Linda Redmond, dated November 4, 2014.

The variance requested would provide relief from the setback and height requirements for an accessory structure. The applicants are proposing to construct a 528 sq.ft. detached loft style garage. These variances will facilitate this proposal.

It would appear that the proposed location for the detached garage is appropriate given the current site configuration of the house and septic bed. Considering the surrounding land uses (farmland) there appears to be no impact. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. The Planning Department had no concerns with the relief requested.

Under the 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**

**COMMITTEE OF ADJUSTMENT**

**A08/14**

**Page Three**

Under the Wellington North Zoning By-law the subject property is currently zoned Agricultural (A). The applicants are proposing to construct a 49 sq.m (528 sq.ft.) detached garage and are requesting relief from the setback and height requirements for an accessory structure. As such, the following relief would be required:

1. A minimum front yard setback of 13.5 m (44.29 ft.), whereas 18 m (59 ft) is required.
2. A maximum height for an accessory structure of 5 m (17 ft.), whereas 4.5 m (14.8 ft.) is permitted.

6. Correspondence/Comments received:

- None

7. Questions/Comments

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

The Applicant was not present.

Persons present who wish to make oral and/or written submissions against this application.

None

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

None

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A08/14**

**Page Four**

**Moved by: Burke**

**Seconded by: Goetz**

*THAT the minor variance applied for in Application A08/14 be authorized.*

**Resolution No. 2**

**Carried**

8. Adjournment

**Moved by: Goetz**

**Seconded by: Burke**

*THAT the Committee of Adjustment meeting of November 10, 2014 be adjourned at 7:02 p.m.*

**Resolution No. 3**

**Carried**

---

Secretary Treasurer

---

Chairman