



Township of Wellington North

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

Committee of Adjustment

Monday, May 25, 2015 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

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AGENDA ITEM	PAGE NO.
<p>Chairman</p> <ol style="list-style-type: none"> 1. Officially open the public meeting. 2. Declaration of Pecuniary Interest and General Nature Thereof. 3. Minutes, A04/15, A05/15, A06/15 and A07/15 (attached) 	1
<p><u>APPLICATION A08/15</u></p>	
<p>Owners/Applicant: Bradley and Judith Reist</p>	
<p>THE LOCATION OF THE SUBJECT PROPERTY is described as Lot A, Concession 10, geographic Township of Arthur, with a civic address of 7011 Sideroad 3 W. The subject land is approximately 2.2 ha (5.5 acres). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum floor area of section 6.14 d) and setback requirements of section 6.14 g) for a proposed home industry structure. The maximum floor area of a home industry structure shall not exceed 185 m² (2,000 ft²) and shall not be located within 22.8 m (74.8ft) of a lot line or within 121.9 m (400ft) of a residence on a separate lot. The applicant is requesting permission to construct a building with a total floor area of 222.9 m² (2400 ft²) for a farm repair home industry. Other variances may be considered where deemed appropriate.</p>	12
<ol style="list-style-type: none"> 4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on May 12, 2015 as well as posted on the property. 5. Application for a Minor Variance. 	13

AGENDA ITEM	PAGE NO.
6. Township Planner – Linda Redmond will review the County comments (attached).	23
7. Correspondence/Comments received: <ul style="list-style-type: none">- Jennifer Prenger, Environmental Planning Technician, SCVA No objection	25
8. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance? Are there any persons present who wish to make oral and/or written submissions against this application? Those wishing to be notified of decision please leave name and address with secretary-treasurer. Committee: <ul style="list-style-type: none">- Comments and questions	
9. Adjournment.	

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, APRIL 13, 2015
A04/15, A05/15, A06/15 and A07/15**

The public meeting was held to consider Minor Variance Application A04/15, A05/15, A06/15 and A07/15 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

APPLICATION A04/15

Owners/Applicant: Elwyn Rice

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Park Lots 1 and 2, Registered Plan 60R3016, Parts 7, 8, 13 and 14, geographic Town of Mount Forest, with civic addresses of 500 & 510 Sligo Rd W and 657 Queen St W.

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.

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property pursuant to the legislation.

Township Planner – Mark Van Patter reviewed the County Comments prepared by Linda Redmond dated April 7, 2015

The applicant has requested relief to construct single-detached residences on three separate lots, to be serviced by a private septic system. If granted, the variance would recognize the individual on-site servicing where municipal servicing is normally required. Provided the Committee is satisfied that future municipal servicing on this lot is not reasonably anticipated, the Planning Department felt the application meets the general intent of the Official Plan and Zoning By-law and is minor and desirable for the appropriate development of the land.

The subject lands are located on Part Park Lots 1 and 2, Registered Plan 60R3016, Parts 7, 8, 13 and 14, geographic Town of Mount Forest, with civic addresses of 500 & 510 Sligo Rd W and 657 Queen St W.

The purpose of this application is to allow the construction of single-detached residences that are to be serviced by a private individual septic system, whereas connection to municipal sewers would normally be required.

Section 1.6.6.2 of the Provincial Policy Statement states that municipal services are the preferred form of servicing for settlement areas. However, Section 1.6.6.4 gives consideration to individual on-site services where municipal services are not provided subject to the municipality ensuring that those services satisfy the criteria set out in policy 1.6.6.5.

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Under the Wellington County Official plan the subject lands are currently designated INDUSTRIAL and HIGHWAY COMMERCIAL in the Urban Centre of Mount Forest. 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.

Section 7.5.2 gives consideration to individual on-site servicing for new development in an urban centre, stating that “Individual on-site servicing is not allowed in urban centres which have central systems except:...b) to allow a small scale use on an existing lot in an area where central services are not reasonably anticipated”.

Under the Township of Wellington North Zoning By-law the subject property is zoned R2 Residential in the Township of Wellington North Zoning By-law. Section 6.8 requires that development of any kind within the urban area of Mount Forest be serviced by municipal sewage collection and municipal water supply, with exception given to existing lots in the R1A zone.

CORRESPONDENCE/COMMENTS RECEIVED

Valerie Lamont, Environmental Planning Technician, SVCA

QUESTIONS/COMMENTS

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

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.

No one was present to make oral and/or written submission 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

Committee did not have any comments or questions.

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A04/15, A05/15, A06/15 and A07/15**

RESOLUTION NUMBER CoA 2015-011

Moved by: Burke

Seconded by: Goetz

THAT the minor variance applied for in Application A04/15 to allow the construction of single-detached residences that are to be serviced by a private individual septic system, whereas connection to municipal sewers would normally be required for the property described as Part Park Lots 1 and 2, Registered Plan 60R3016, Parts 7, 8, 13 and 14, geographic Town of Mount Forest (500 and 510 Sligo Road West and 657 Queen Street West) be authorized.

CARRIED

APPLICATION A05/15

**Owners/Applicant: Mary Mainland, Kay Giles, Earl Hutchison,
Harvey Hutchison, Brian Hutchison and Stewart Hutchison**

THE LOCATION OF THE SUBJECT PROPERTY is described as South Part Lot 4, Concession 4, geographic Township of West Luther, with a civic address of 8681 Sideroad 3. The subject land is approximately 38.68 ha (95.60 acres).

THE PURPOSE AND EFFECT OF THE APPLICATION is to allow the construction of a shed on a parcel of land that does not have frontage or access on an open and maintained road (Section 6.10).

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property pursuant to the legislation.

Township Planner – Mark Van Patter reviewed the County Comments prepared by Linda Redmond dated April 7, 2015

The applicant has requested relief to construct a shed on a property that does not have access on a road that is maintained year round. Relief from section 6.10 is required in order to allow the shed. We have no concerns with this request as the building is not habitable.

The Planning Department had no concerns with the proposed structure 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. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for habitable purposes. A condition of this nature may be warranted.

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The subject lands are located on South Part Lot 4, Concession 4, geographic Township of West Luther, with a civic address of 8681 Sideroad 3. The subject land is approximately 38.68 ha (95.60 acres) in size.

The purpose of this application is to allow the construction of a shed on a parcel of land that does not have frontage or access on a maintained road (Section 6.10).

Under the Wellington County Official plan the subject property is designated PRIME AGRICULTURAL and CORE GREENLAND. 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 Agricultural and Natural Environment. The applicants would like to construct an 80.2 sq.m. (864 sq.ft.) shed on their property. The subject land has access on a portion of Sideroad 3 that is not maintained all year round. Section 6.10 requires that any building on a lot must abut a public street. The definition of a street requires the street is maintained. For the purposes of the zoning by-law “maintained” means year round maintenance. In this instance the road does not meet this requirement as it is not maintained year round.

CORRESPONDENCE/COMMENTS RECEIVED

Grand River Conservation Authority
– No objections

QUESTIONS/COMMENTS

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

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.

No one was present to make oral and/or written submission against this application.

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

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- Committee – Comments and Questions

Councillor Burke questioned if the applicants will expect the road to be open year round if the minor variance is granted. Mr. Van Patter indicated that the applicant is not expecting the road to be open year round. This is a storage building not a home. Mayor Lennox explained that this building is replacing a building on the property that was used for storage.

RESOLUTION NUMBER CoA 2015-012

Moved by: Yake

Seconded by: McCabe

THAT the minor variance applied for in Application A05/15 be

CARRIED

APPLICATION A06/15

Owners/Applicant: Steven and Marie Archibald

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 23, Concession B, geographic Township of Peel, with a civic address of 7987 Wellington Rd 12. The subject land is approximately 0.40 ha (1.01 acres).

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures shall not exceed 92.9 m² (1000 ft²) and shall not exceed 4.57 m. (15 ft.) in height. The applicant is requesting permission to construct a 111m² (1200 ft²) detached garage with a height of 5.18 m (17 ft.) for personal storage use.

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on February 13, 2015 as well as posted on the property pursuant to the legislation.

Township Planner – Mark Van Patter reviewed the County Comments prepared by Linda Redmond dated April 7, 2015

The variance requested would provide relief from the maximum floor area requirement for a detached accessory structure on a (rural) residential lot. The applicant is proposing to construct a 1200 ft² garage, whereas the by-law allows 1000 ft² maximum. In addition, the applicants are further requesting relief from the height restriction of 15 ft. to permit the proposed structure to have a height of approximately 17 ft.

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The Planning Department had no concerns with the size and scale of the proposed structure 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. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes. A condition of this nature may be warranted.

The subject lands are described as Part Lot 23, Concession B, geographic Township of Peel, with a civic address of 7987 Wellington Rd 12. The subject land is approximately 0.40 ha (1.01 acres)

The purpose of this application is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures shall not exceed 92.9 m² (1000 ft²) and shall not exceed 4.57 m. (15 ft.) in height. The applicant is requesting permission to construct a 111m² (1200 ft²) detached garage with a height of 5.18 m (17 ft.) for personal storage use.

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.

Under the Township of Wellington North Zoning By-law the subject property is zoned Agricultural (A). The applicants are proposing to construct a new garage with the following required variances:

1. A total ground floor area of 111m² (1200 ft²), whereas section 6.1.4 of the By-law permits a total maximum ground floor area of 92.9 m² (1000 ft²) for a lot this size.
2. A maximum height of 5.18 m (17 ft.), whereas the by-law allows a maximum height of 4.57 m. (15 ft.).

CORRESPONDENCE/COMMENTS RECEIVED

None

QUESTIONS/COMMENTS

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

No one was present to make oral and/or written submissions in support of the proposed minor variance.

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

No one was present to make oral and/or written submission 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

Committee did not have any comments or questions.

RESOLUTION NUMBER CoA 2015-013

Moved by: McCabe

Seconded by: Yake

THAT the minor variance applied for in Application A06/15 be
CARRIED

APPLICATION A07/15

Owners/Applicant: Home Hardware Stores Ltd.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 32, Concession 1, geographic Township of Normanby, with a civic address of 525 Main St N. The subject land is approximately 2.41 ha (5.97 acres).

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site. Other variances related to addition or parking may be considered further where deemed appropriate.

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property pursuant to the legislation.

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Township Planner – Mark Van Patter reviewed the County Comments prepared by Linda Redmond dated April 7, 2015

The variances requested would provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

Staff are pleased to see this proposal moving forward and have no concerns with the variances requested. 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.

The subject lands are described as Part Lot 32, Concession 1, geographic Township of Normanby, with a civic address of 525 Main St N. The subject land is approximately 2.41 ha (5.97 acres).

The purpose of this application is to provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

The subject property is designated HIGHWAY COMMERCIAL under 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 Wellington North Zoning By-law the subject property is zoned Commercial (C2). In order to facilitate the proposed addition and storage building the following variances are required:

1. Minimum parking spaces of 113, whereas 171 are required;
2. Minimum barrier free spaces of 6, whereas 10 are required;
3. Outdoor storage area to occupy 45% of the site, whereas the by-law permits 40%;
4. A minimum setback of 3 m (9.8 ft.) for outdoor storage area, whereas 7.6 m (24.9 ft.) is required.

The current use and addition will require parking of 171 vehicles, whereas 113 spaces are proposed. It should be noted that the parking area does not currently meet the required parking criteria, however there are additional spaces proposed as part of this development. The owner has done a parking study which included a vehicle count on

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various days at various times. The daily average number of cars in the parking lot ranged from 16 to 22. Based on this it would indicate that the need for 171 parking spaces would be excessive and the variance to reduce the parking area to 113 spaces is minor in nature.

Based on the parking study the results would indicate that the need for 10 barrier free parking spaces is not warranted. Therefore a reduction to 6 spaces is a minor adjustment to the requirements.

The property currently has a large outdoor storage area. The proposed 1021 sq.m (10,990 sq.ft.) storage building will add great value to the site and provide some opportunity for inside storage. The property is surrounded by industrial/commercial uses, in particular parking areas. As such the requirement for a 7.6 m (24.9 ft) setback is not warranted. A 3m (9.8 ft) setback would be adequate and allow the lumber area to continue in its current state. The applicant has indicated that they are prepared to provide some landscaping features along the perimeter of the site. This combined with a 3m setback would provide adequate buffering.

CORRESPONDENCE/COMMENTS RECEIVED

- Scott Patterson, Principal, Senior Planner, Labreche Patterson & Associates Inc.
(Applicant's Agent)
 - Addendum to application
- Valerie Lamont, Environmental Planning Technician, SVCA

QUESTIONS/COMMENTS

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

Scott Patterson, Applicant's Agent was present to answer questions regarding the application.

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

No one was present to make oral and/or written submission against this application.

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

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- Committee – Comments and Questions

The Committee commented that it is nice to see this business expansion.

RESOLUTION NUMBER CoA 2015-014

Moved by: Yake

Seconded by: McCabe

THAT the minor variance applied for in Application A07/15 regarding:

- 1. Minimum parking spaces of 113, whereas 171 are required;*
- 2. Minimum barrier free spaces of 6, whereas 10 are required;*
- 3. Outdoor storage area to occupy 45% of the site, whereas the by-law permits 40%;*
- 4. A minimum setback of 3 M (9.8 ft.) for outdoor storage area, whereas 7.6 m (24.9 ft.) is required*

for the property described as Part Lot 32, Concession 1, geographic Township of Normanby (525 Main Street North) be authorized.

CARRIED

ADJOURNMENT

RESOLUTION NUMBER CoA 2015-015

Moved by: Goetz

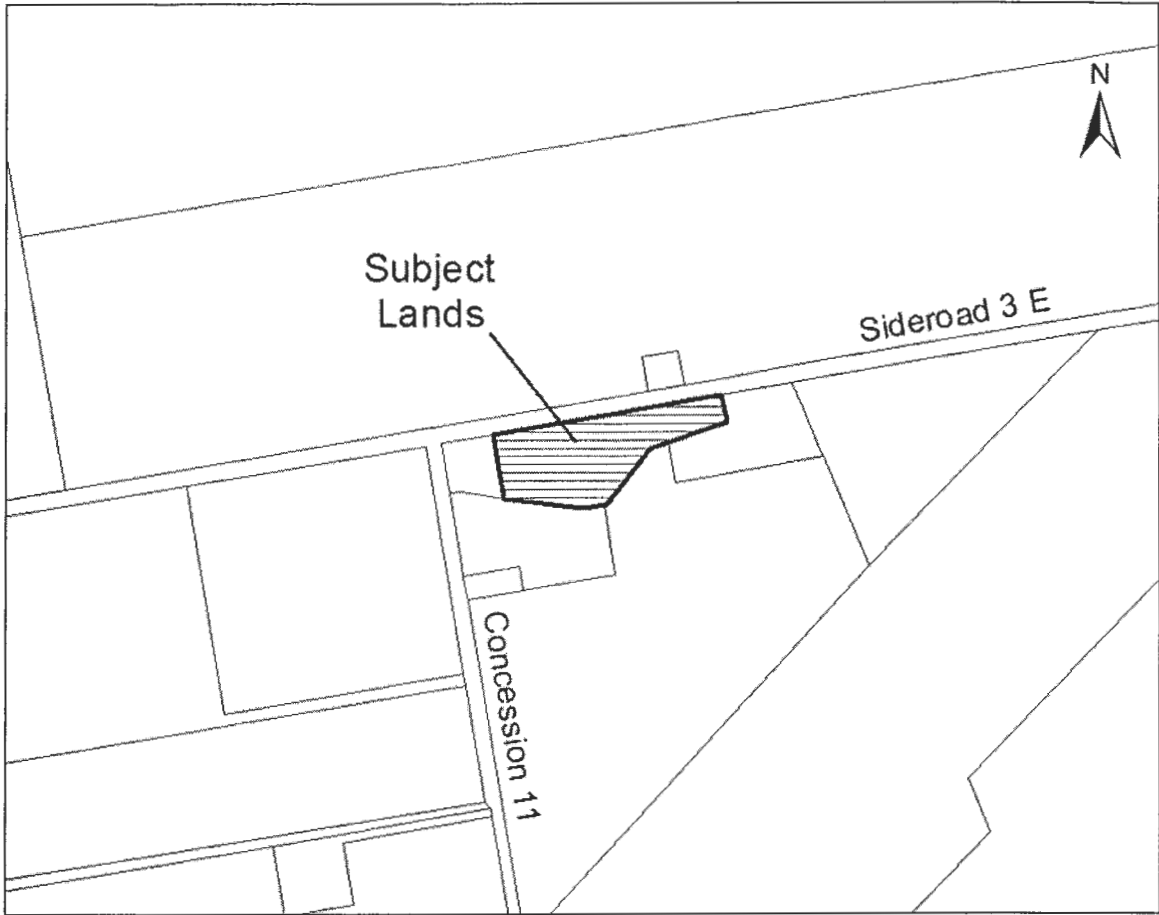
Seconded by: Yake

THAT the Committee of Adjustment meeting of April 13, 2015 be adjourned at 7:17 p.m.

CARRIED

Secretary Treasurer

Chairman



APPLICATION A08/15

Owners/Applicant: Bradley and Judith Reist

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: April 29, 2015

Roll No.: 23-49-000-009-14610

File Number: A 08/15

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

- a. *Registered Owner's Name(s): Bradley Reist
Address: 7011 Side Rd 3 W, RR#5 Mt Forest, ON N0G 2L0
Phone: Home (519) 509-5763 Work (519) 500-0282 Fax (519) 509-1519
Email: bjdiv@mwpol.ca
- b. *Applicant (Agent) Name(s): Bradley Reist
Address: 7011 Side Rd 3 W RR#5 Mt Forest, ON N0G 2L0
Phone: Home (519) 509-5763 Work (519) 500-0282 Fax (519) 509-1519
Email: bjdiv@mwpol.ca
- c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:
- i. _____
- ii. _____
- iii. _____
- d. Send Correspondence To: Owner Agent Other

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

- a. Measurements are in: Metric Imperial units
- b. Municipal Address: 7011 Side Rd 3 W
- c. Concession: 10 Lot: A Registered Plan No.: _____
- d. Area: 5.5 acres Depth: _____ Frontage (Width): 945'
- e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

4. *IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: Prime Agricultural

b. Zoning: Agricultural

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
b. Proposed	[]	[]	[]	[]	[]	[]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

8. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Side Rd 3 West

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

The applied for building will be closer than 75' to the lot lines, as well as the building will be 2400 sq ft which is over the current limit of 2000 sq ft.

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

1) A 2000 sq ft building is neither long enough or wide enough to be useful in most applications. The building is placed in the only practical spot on the property.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: Home Industry
- b. The abutting properties: 1 Farm land, remaining properties residential

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Storage / Farm Repair</u>	<u>Farm Repair</u>
b. Date of construction	<u>1989 / 2012</u>	<u>2015</u>
c. Building height	____ (m) <u>19.5'</u> (ft)	____ (m) <u>24</u> (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	____ (sq m) <u>1650</u> (sq ft)	____ (sq m) <u>2400</u> (sq ft)
f. Ground floor area	____ (sq m) <u>800</u> (sq ft)	____ (sq m) ____ (sq ft)
g. Percent lot coverage	____ (%)	____ (%)
h. Number of parking spaces	____	____
i. Number of loading spaces	____	____

13. *WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?

(Please specifically indicate on sketch)

	Existing	Proposed
a. Distance from building to the:		
i. Front lot line <i>west</i>	_____ (m) <i>465</i> (ft) <i>B</i>	_____ (m) <i>470</i> (ft) <i>A</i>
ii. Side lot line <i>north</i>	_____ (m) <i>159</i> (ft) <i>B</i>	_____ (m) <i>116</i> (ft) <i>A</i>
iii. Side lot line <i>south</i>	_____ (m) <i>20</i> (ft) <i>B</i>	_____ (m) <i>62</i> (ft) <i>A</i>
iv. Rear lot line <i>East</i>	_____ (m) <i>405</i> (ft) <i>B</i>	_____ (m) <i>415</i> (ft) <i>A</i>

14. *DATE OF ACQUISITION OF SUBJECT PROPERTY:

NOV 30 2009

15. DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

2012

16. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?

Since Fall of 2012 (sept)

17. *HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?

YES [] NO []

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

18. *PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|---|
| a. Official Plan Amendment | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| b. Zoning By-law Amendment | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| c. Plan of Subdivision | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| d. Consent (Severance) | Yes | [] | No | [<input checked="" type="checkbox"/>] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s) Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Brad Reist of the Township of Wellington North

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 29 day of April, 2015.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

April 28 2015
Date

[Signature]
Signature of Commissioner

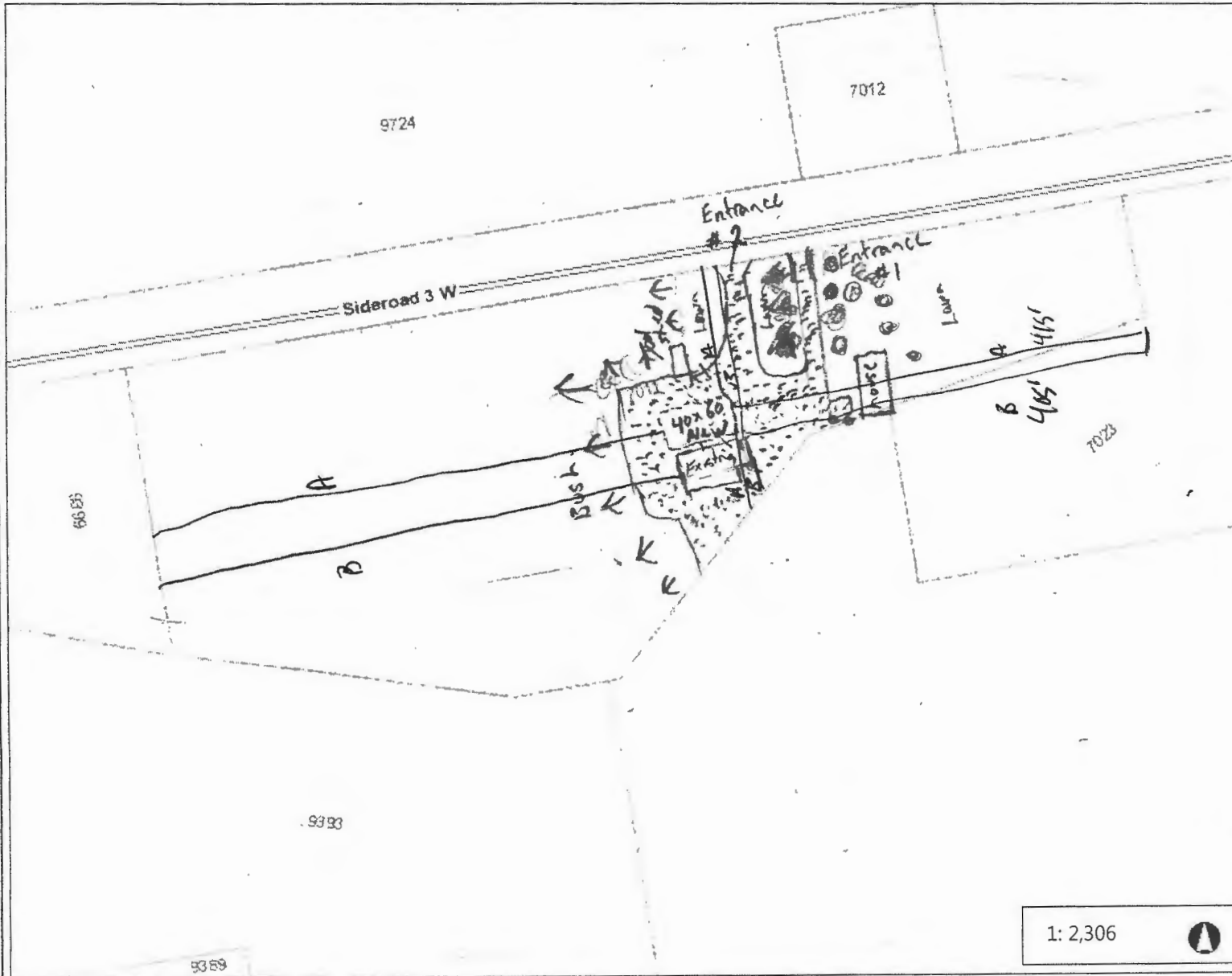
April 28 2015
Date

APPLICATION AND FEE OF \$ 750 - RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

April 29, 2015
Date

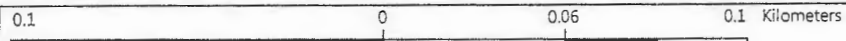
**MICHAEL J. GIVENS
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS**



Legend

- Propane Tank
- Propane Hazard Area
- Municipal Offices
- OPP Stations
- Hospitals
- Fire Stations
- Information Centres
- Schools
- Post Offices
- Arenas
- Community Centres
- Curling Rinks
- Libraries
- Museums
- Park Parking Lots
- County Garages
- Parcels
- Roads**
- Local Road
- County Road
- Highway
- Railways
- Trails
- Waterbodies
- Watercourses
- Parks

1: 2,306



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014

Notes



Legend

- Propane Tank
- Propane Hazard Area
- Municipal Offices
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Notes

0.1 0 0.06 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2014 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014

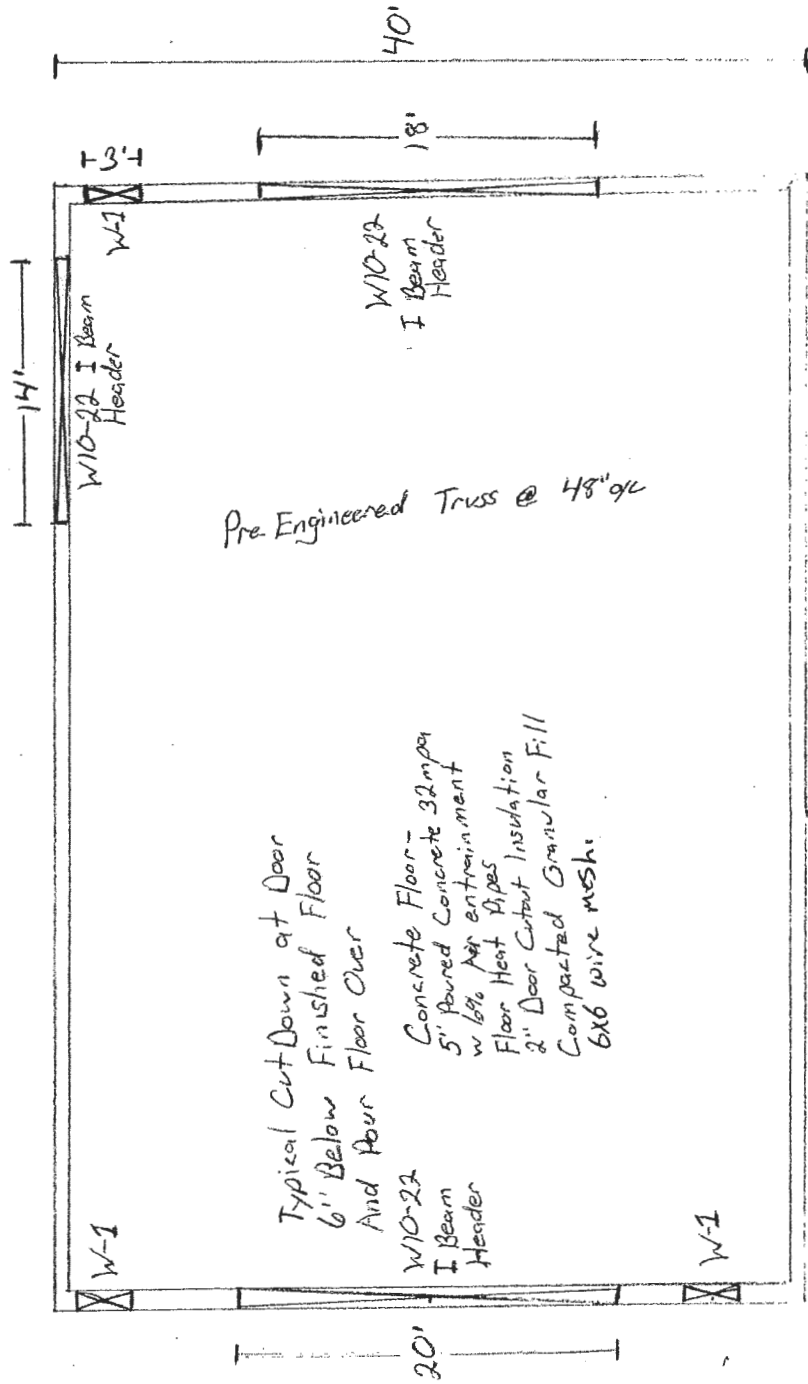
Typical 8" Concrete Sandwich Wall
 25mpa Poured Concrete
 3/8" Anchor Bolts @ 48" o/c

Typical Concrete Footing
 21" wide 8" Thick Footing
 Undisturbed Soil

Ext Wall -
 Diamond Rib Steel Siding
 Typar House Wrap
 2x6 Wind Bracing
 2x4 Strapping @ 24" o/c
 2x6 Studs @ 24" o/c
 Roxel Insulation R22
 6mil Ply Vapor Barrier
 Uynal Ag Tuff Liner

On Both End Walls Provide
 216 OSB Fastened with 2x8 Common
 Nails @ 4" o/c on Panel Edges
 and 6" o/c in field, provide Blocking
 All Panel Edges

W-1 - 2-2x8' Header





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

May 19th, 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 A8/15**
Lot A, Concession 10
7011 Sideroad 3 W
Reist

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

Planning Comments: The variance requested would provide relief from the maximum floor area and setback requirements for a home industry structure on a (rural) residential lot. The applicant is proposing to construct a 2400 ft² building to operate a machine shop, whereas the by-law allows 2000 ft² maximum. In addition, the applicants are further requesting relief from the setback to the rear yard and adjacent residences.

We have no concerns with the size and scale of the proposed structure 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 subject lands are described as Lot A, Concession 10, geographic Township of Arthur, with a civic address of 7011 Sideroad 3 W. The subject land is approximately 2.2 ha (5.5 acres).

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area and setback requirements for a proposed home industry structure.

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 applicants are proposing to construct 2400 ft² building for a farm repair (machine shop). The home industry regulations list a machine shop as a permitted use. The following variances are required:

1. A maximum square footage of 222.9 m² (2400 ft²), whereas section 6.14 d) of the By-law permits a total maximum square footage of 185 m² (2,000 ft²).
2. A minimum setback of 18.8 m (62 ft) to a lot line (rear), whereas section 6.14 g) requires a setback of 22.8m (74.8 ft.).
3. A minimum setback of 76.2 m (250 ft) to a residence on a separate lot, whereas the by-law requires 121.9 m (400ft) separation. This variance is required from the homes located at 7012 & 7023 Sideroad 3 W.



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

Yours truly,

Linda Redmond
Senior Planner



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (township@wellington-north.com)

May 21, 2015

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Minor Variance A8/15
Part Lot A, Concession 10
Municipally known as 7011 Side Road 3 W
Geographic Township of Arthur
Township of Wellington North (Reist)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. A recent site inspection has not been conducted by Authority staff. The purpose of this proposed minor variance is to provide relief from the maximum floor area permitted, and the minimum setback requirements in order to facilitate the construction of a new home industry building. The current business operates as a home industry in an existing building on the property. This proposed minor variance is acceptable to the SVCA. We offer the following comments.

SVCA Regulation

Please be advised that a small portion of the easterly area of the property may be subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27. This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

The proposed building does not appear to be in or near the SVCA's Regulated Area. As such a permit from this office is not required for the proposed building. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed on the easterly portion of the property in the future, the SVCA should be contacted as permission may be required.

Natural Heritage

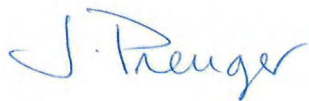
The significant natural heritage feature affecting the subject property is the habitat of threatened or endangered species that has been identified on or near the property.

It has come to the attention of the SVCA that habitat of threatened or endangered species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal, then Threatened or Endangered Species polices will have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.

Conclusion

The SVCA has reviewed this proposal in accordance with the SVCA's mandate and policies. This proposed minor variance is acceptable to the SVCA. We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Bradley Reist, Owner (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Director, SVCA (via email)