

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
MARCH 20, 2023 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=Rvhy9EFmSZY>**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken**

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Director of Finance: Farhad Hossain
Deputy Treasurer: Mary Jo Marshall
Chief Building Official: Darren Jones
Economic Development Officer: Dale Small
Director of Operations: Matthew Aston
Manager of Transportation Services: Dale Clark
Manager of Environment and Development Services: Corey Schmidt
Recreation Services Manager: Tom Bowden
Deputy Fire Chief: Marco Guidotti
Manager of Development Planning: Curtis Marshall**

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, March 6, 2023 (A24/22)

RESOLUTION: CoA 2023-006

Moved: McCabe

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of March 6, 2023 – A 24/22 be adopted as presented.

CARRIED

APPLICATION

A01/23 Marian Reynolds

THE LOCATION OF THE SUBJECT PROPERTY is described N Part Lot 24, Concession 6 and is municipally known as 8736 Concession 6 S. The property is approximately 4 ha (9.88 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be

located in an accessory structure. The applicant is proposing to construct a stand alone 1,668 ft² residential dwelling. The proposed dwelling is required to meet all other accessory structure provisions of Section 6.1. 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 March 2, 2023.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning, reviewed the report prepared by Matthieu Daoust, Senior Planner, and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated March 20, 2023

Planning Opinion: The variance requested would provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be located in an accessory structure. The applicant is proposing to build a stand alone 1,668 ft² (154.96 m²) residential dwelling on the subject lands.

We have no concerns with the application as it generally maintains the intent and purpose of the Official Plan and Zoning By-law as the lands are located within an agricultural area and zoned accordingly.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as N Part Lot 24, Concession 6 and is municipally known as 8736 Concession 6 S. The property is approximately 4 ha (9.88 ac) in size has an existing dwelling and a shed.

PROPOSAL

The purpose of this application is to provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be located in an accessory structure. The applicant is proposing to build a stand alone 1,668 ft² (154.96 m²) residential dwelling on the subject lands.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and GREENLANDS. 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). Section 6.29.2 of the Zoning By-law permits an additional dwelling unit to be constructed in any zone where a single detached, semi-detached or street townhouse dwelling is permitted. The applicant is proposing to build a standalone 1,668 ft² (154.96 m²) dwelling on the subject lands. Planning staff note the proposed ADU meets all other requirements of the Section 6.29.2 and 6.1. The following relief is requested:

Residential Additional Dwelling Unit (ADU)	Required	Proposed
Additional Dwelling Unit (Detached) Section 6.29.2c	Located in an accessory structure	Stand alone dwelling

The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated March 13, 2023 (No Objections)

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

Marian Reynolds, applicant and Nick Reynolds, agent, were present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe inquired what is minimum acreage this is allowed on. Mr. Marshall explained that there isn't a minimum size. In the agricultural zone an accessory residential unit is permitted either in the dwelling or in an accessory dwelling. There needs to be sufficient area to provide a well and septic.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A01/23, for the property described as Part Lot 24, Concession 6 S, geographic Township of Arthur, with a civic address of 8736 Concession 6 S, to provide the following relief;

- 1. THAT a standalone additional dwelling unit (detached) be permitted, whereas the By-law requires an additional dwelling unit (detached) to be located in an accessory structure.**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2023-007

Moved: Hern

Seconded: Renken

THAT the committee of adjustment meeting of March 20, 2023 be adjourned at 7:14 p.m.

CARRIED

DocuSigned by:

Karren Wallace

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Secretary Treasurer

DocuSigned by:



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Chair