



construct an ADU in an existing detached garage on the subject lands. 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 June 6, 2024.

#### **PRESENTATIONS**

Curtis Marshall, Manager of Development Planning, presented the report prepared by Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 14, 2024

#### **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated June 17, 2024 (Deferral Requested)

#### **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 COMMENTS/QUESTIONS**

John Wheeler, Applicant, requested that the GRCA visit the property to assess the distance from the waterway to the building. There is a farm exit on the neighbouring property, that could be used to access Wellington Road 16. The waterway is for drainage of farm field and has a six-inch pipe that extends one mile past his property. The property is higher than others in Damascus and he thinks it is almost impossible that it would flood.

Mr. Jones clarified that the GRCA is requesting deferral; and that Township staff have recommended approval with a condition of approval by the GRCA. This would be the same as a deferral but would save the process of coming back to the Committee for approval. A building permit would not be issued without GRCA approval.

Steven Wheeler, son of the Applicant, inquired if the Township could support the site and request that the GRCA attend the site. Chair Lennox explained that the Township would be hesitant to interfere. The recommendation for this application is to approve it with a condition of GRCA approval.

#### **COMMENTS/QUESTIONS FROM THE COMMITTEE**

Chair Lennox inquired if the site-specific commercial zoning for the building that permits a propane tank refurbishing business would continue. Mr. Jones commented that the building for commercial use burnt down and was replaced with an accessory to residential building. It was not built as a commercial or industrial building, but it is in that zone. That use could continue under the zoning, but not under the building code. The two uses would not be permitted together in one building without major renovations and building permit approval. Staff have discussed the site-specific

zoning with the applicant, and the site-specific zone will be removed with a future housekeeping amendment.

Chair Lennox asked for clarification regarding other access to the property. It was explained that the access would be through the neighbouring farmland.

**DECISION**

**CALL FOR VOTE: SHOW OF HANDS**

THAT the minor variance applied for in Application A04/24, for the property described as WEST LUTHER Concession 7, Part Lot 10, RP 61R11923 PART 1, with a civic address of 8420 Line 6, to provide the following relief;

1. **THAT a increased distance from the main dwelling of 88 m (288.7 ft) be permitted, for an Additional Dwelling Unit (detached) accessory building, whereas the By-Law requires 60 m (196.8 ft).**
2. **THAT this approval is conditional upon Grand River Conservation Authority approval.**

APPROVED

**ADJOURNMENT**

RESOLUTION: COA 010-2024

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting of June 24, 2024 be adjourned at 8:10 p.m.

CARRIED

Signed by:  
  
80AF05F09D284A3...  
**CHAIRPERSON**

DocuSigned by:  
  
C4ABEC0B1174400...  
**SECRETARY TREASURER**