THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
HEARING MINUTES OF THE COMMITTEE OF ADJUSTMENT - JUNE 24, 2024
CLOSED SESSION AT 7:00 P.M., FOLLOWED BY OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
https://www.youtube.com/watch?v=XT3WRyPzcZE

Members Present: Chair: Andrew Lennox

Members: Sherry Burke

Lisa Hern Steve McCabe Penny Renken

Staff Present:

Chief Administrative Officer: Brooke Lambert
Alternate Secretary Treasurer: Catherine Conrad
Executive Assistant to CAO: Tasha Grafos
Chief Building Official: Darren Jones

Senior Project Manager: Tammy Stevenson

Manager Community & Economic Development: Mandy Jones

Recreation Service Manager: Tom Bowden

Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Chair Lennox called the hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, May 21, 2024 (A03/24)

RESOLUTION: COA 009-2024

Moved: Hern Seconded: Renken

THAT the Committee of Adjustment meeting minutes of May 21, 2024 – A03/24 be

adopted as presented.

CARRIED

APPLICATION

A04/24 - John Wheeler

THE LOCATION OF THE SUBJECT PROPERTY is described as WEST LUTHER Concession 7, Part Lot 10; RP 61R11923 PART 1 and is Municipally known as 8420 Line 6, Damascus, Wellington North. The property is approximately 3.15 ha (7.8 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit an accessory dwelling unit (ADU) to be a distance of 88 m (288.7 ft) from the main dwelling, which exceeds the maximum permitted setback of 60 m (278.9 ft). The applicants are proposing to

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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

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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

CHAIRPERSON

-DocuSigned by:

Catherine Consad

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SECRETARY TREASURER