

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
HEARING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JULY 8, 2024 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=d2ahbZjeo-s>**

Members Present:

**Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern (via Zoom)
Steve McCabe
Penny Renken**

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager of Transportation Services: Dale Clark
Manager Community & Economic Development: Mandy Jones
Economic Development Officer: Robyn Mulder
Community Development Coordinator: Mike Wilson
Recreation Service Manager: Tom Bowden
Director of Fire Services: Chris Harrow
Deputy Fire Chief: Callise Loos
Senior Planner: Jessica Rahim**

CALLING TO ORDER

Chair Lennox called the hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interested disclosed.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, June 24, 2024 (A04/24)

RESOLUTION: COA 011-2024

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of June 24, 2024 – A04/24 be adopted as presented.

CARRIED

APPLICATION

A05/24 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan 61M255 Lot 21 and is municipally known as 210 Schmidt Dr. The property is approximately 469 m² (0.12 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum width requirements for a proposed private garage. The proposed variance will permit a reduced width of 5.59 m (18.3 ft) whereas the By-law requires a minimum width of 6 m (19.6 ft) in order to park 2 vehicles. The applicants are proposing to add an additional dwelling unit and require one additional permanent parking space. 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 18, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 28, 2024

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated June 19, 2024 (No Objections)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated June 27, 2024 (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 COMMENTS/QUESTIONS

Shayne DeBoer, Pinestone Construction was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A05/24, for the property described as Plan 61M255 Lot 21 with a civic address of 210 Schmidt Drive, to provide the following relief;

1. **THAT a reduced width of 5.59 m (18.3 ft) be permitted, for a private garage to allow for an additional permanent parking space for an additional residential unit (attached), whereas the By-law requires 6.0 m (19.6 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: COA 012-2024

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting of July 8, 2024 be adjourned at 2:08 p.m.

CARRIED

Signed by:



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CHAIRPERSON

DocuSigned by:

Karren Wallace

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SECRETARY TREASURER