

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to both a Type A and Type B land use. The applicant is proposing to construct a new barn and cannot meet the minimum distance required of 474 m (1,555 ft) to the nearest Type A land uses (dwelling) and cannot meet the minimum distance required of 948 m (3110 ft) to the nearest Type B land use (rural settlement area). 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 July 26, 2024.

PRESENTATIONS

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

- Planning Report dated August 1, 2024

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Marvin Martin, Property Owner at 7488 Highway 89

- Letter dated March 25, 2024 (In Support)

Dwayne Bowman, Property Owner at 7518 Highway 89

- Letter dated March 25, 2024 (In Support)

Allan Hodgins, Corridor Management Planner, Ministry of Transportation

- Memo dated July 26, 2024 (No Objection)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated July 30, 2024 (No Objection)

Barclay Nap, Wellington Federation of Agriculture, President

- Letter dated August 9, 2024 (Concerns regarding reduced MDS II)

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

Cleon Martin, Applicant's Agent, was present to review the application and to answer any questions regarding the application.

Cleon Martin, Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken asked if there were any concerns with the MTO regarding the Wellington Federation of Agriculture objection related to odours. Mr. Martin, Agent, explained that the MTO has requested an application be submitted to file the current status of the operation, and there was some signage that was out of compliance.

Member Lennox commented that regarding the Wellington Federation of Agriculture's objection, this is the standard type of thing they would be concerned with. The context in this case is important in terms of the opportunities to put this barn in other locations being very limited by water course and the woodlands. Member Lennox stated that he is supportive of the application given the circumstances.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A06/24, for the property described as Concession 5 Part Lot 1 and Concession 6 Part Lot 1 with a civic address of 7489 Highway 89, to provide the following relief;

1. **THAT a reduced MDS II to Type A Land Use (dwelling) distance for a proposed barn of 310 m (1017 ft) be permitted, whereas section 6.17.2 & 8.8 of the By-law requires a distance of 406 m (1332 ft); and**
2. **THAT a reduced MDS II to Type B Land Use (rural settlement area) distance for a proposed barn of 503 m (1650 ft) be permitted, whereas section 6.17.2 & 8.8 of the By-law requires a distance of 812 m (2664 ft).**

APPROVED

ADJOURNMENT


RESOLUTION: COA 014-2024

Moved: McCabe

Seconded: Renken

THAT the Committee of Adjustment meeting of August 12, 2024 be adjourned at 2:14 p.m.

CARRIED

Signed by:

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CHAIRPERSON

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Karren Wallace
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SECRETARY TREASURER