

**Township of Woolwich  
Committee of Adjustment Minutes  
January 18, 2022**

The Committee of Adjustment held a virtual zoom meeting on the above date commencing at 4:30 p.m. Present: Jim Brearley, Tim Cronin, Linda Dickson, Hans Pottkamper and Charles Zeidler. Linda Dickson chaired the meeting. Present from Township staff: David Gundrum, Planner and Nancy Thompson, Secretary-Treasurer.

Disclosure of Pecuniary Interest – None.

**MINOR VARIANCE APPLICATION A 1/2022 – Walter Martin**

PROPERTY: 381 Hill Street, Drive, West Montrose, German Company Tract Part Lot 69

ZONE / USE: Agricultural (A) / single detached dwelling, livestock barn, turkey barn and fabricating/welding shop

PROPOSAL: The applicant is proposing a 513 square metre shop addition and a 96 square metre office addition to the existing metal fabricating/welding operation and is requesting relief from the On-Farm Diversified Use regulations as follows:

1. Section 6.22.5 to reduce the required setback between the adjacent residence at 388 Hill Street from 150 metres to approximately 120 metres to the proposed office addition;
2. Section 6.22.5 to reduce the required setback between the adjacent residence at 388 Hill Street from 150 metres to approximately 108 metres to the area of operation; and
3. Section 6.13 to reduce the required parking from 18 spaces to 10 spaces including two accessible parking spaces.

In support: Walter Martin and Bob Black of RBA Planning Consultants

In opposition: None

Mr. Black reviewed the application with the Committee advising they have submitted this application in order to bring the proposed operation into compliance with the On-Farm Diversified Use regulations. Mr. Black advised the property is 32 acres in size and the applicant raises approximately 6,000 turkeys and cash crops the fields. The on-farm shop is a metal fabricating shop that manufactures steel trusses for quonset huts for the agricultural industry and repairs farm machinery. However, the majority of the work in this shop is the manufacture, welding and assembly of aluminum utility trailers which is the reason for the expansion of the shop. The existing outdoor storage area was identified as a concern by the Township, and the expansion will allow the applicant to store a number of the trailers that are being assembled inside. The proposal also includes a new office at the front of the building.

Mr. Martin currently employs five people and expects to hire two additional employees from the Mennonite community who either drive a horse and buggy and utilize the barn on the property, bike or walk to work. There is one employee who drives a vehicle and will pick up some of the other employees. As a result there should be sufficient parking for employees and visitors. Mr. Black noted if they increased the parking area it would have the implication of increasing the area of operation to above 2%.

Mr. Black reviewed the provisions of the On-Farm Diversified regulations for the operation noting they are able to meet these regulations. Mr. Black advised the proposed addition has no windows facing Hill street, the roll up door that faces the road will only be open when product is being picked up and the doors for the welding shop are facing to the north. As such they feel through their justification there is little impact to the residence across the road and their review of the planning policies

concluded that the proposed use meets the intent and implements the policy directive of these documents.

Mr. Black addressed the comments made by Ms. Bray noting the operation is currently heated with propane which is a secondary source of heat. There is an electric boiler that heats most of the shop at this time. The applicant is considering alternative methods such as a geothermal system or heat pump which could be used for both air conditioning and heating. The applicant is unsure of the estimated greenhouse gas emissions.

Mr. Martin advised he had nothing further to add to the application.

The Committee inquired of the applicant if the addition will reduce the number of trailers and other items parked in front of the current structure and will more of this be stored inside as opposed to tying up the majority of the lot. Mr. Black advised yes, once the new building is constructed there will be no items parked in front of the building.

Ms. Bray introduced herself to the Committee and thanked Mr. Black for addressing the questions. Ms. Bray commented she would suggest to the Committee to consider approving some of these applications as long as they are willing to step up to using other sources of heat that will reduce the environmental impact.

There were no further comments from the Committee or members of the public.

Moved by – Charles Zeidler

Seconded by – Hans Pottkamper

THAT Minor Variance Application A01/2022 (Walter Martin) concerning the subject property described as Part of Lot 69, GCT, municipally addressed as 381 Hill Street, requesting relief from:

- 1) Zoning By-law Section 6.22.5 to reduce the required setback of 150 metres to be approximately 120 metres between a proposed office addition to an existing On-Farm Diversified Use (metal fabricating/welding operation) and an existing residential use (single-detached dwelling) located at 388 Hill Street;
- 2) Zoning By-law Section 6.22.5 to reduce the required setback of 150 metres to be approximately 108 metres between the area of operation for an existing On-Farm Diversified Use (metal fabricating/welding operation) and an existing residential use (single-detached dwelling) located at 388 Hill Street; and
- 3) Zoning By-law Section 6.13.4 to require a total of 10 parking spaces for the On-Farm Diversified Use (metal fabricating/welding operation) whereas the Zoning By-law requires a total of 18 parking spaces,

**be approved subject to:**

- a) That the location and design of the On-Farm Diversified Use and the office addition be developed in accordance to and consistent with the application site plan drawings dated November 2, 2021.

CARRIED

**MINOR VARIANCE APPLICATION A 2/2022 – Empire Communities (Riverland) Ltd.**

PROPERTY: 23 Santo Court and 27 Santo Court, Breslau, Plan 58M675 Lots 50 and 49

ZONE / USE: Residential Mixed High Density with Design Guidelines (R-5A) with site specific provisions (Section 26.1.345) / vacant lands

PROPOSAL: The applicant is proposing construction of a new dwelling on each lot where the porch width will be less than 40% of the house width (including the garage) and is requesting relief from Section 11B.3.5 b) i) to reduce the required lot frontage as follows:

- 27 Santo Court (Lot 49) from 10 metres to approximately 9.7 metres; and
- 23 Santo Court (Lot 50) from 10 metres to approximately 9.7 metres.

In support: Ali Balarlou and Amanda Kosloski of Armstrong Planning representing the applicant

In opposition: None

Mr. Balarlou reviewed the application with the Committee noting these lands are part of Phase 2 of the Riverland subdivision in Breslau. These lots front onto Santo Court and are both pie shaped and will be developed with a single detached dwelling. The proposed dwellings will be consistent with neighbourhood patterns and streetscape. It is their professional opinion that the variance as proposed meets the four tests of a minor variance.

Mr. Balarlou addressed the questions raised by Ms. Bray noting that fossil fuels will be used in the development of the proposed dwellings and the variance will not increase the greenhouse gas emissions.

Ms. Bray advised she had no comments on the application.

There were no further comments from the Committee or members of the public.

Moved by – Tim Cronin

Seconded by – Charles Zeidler

THAT Minor Variance Application A02/2022 (Empire Communities (Riverland) Ltd.) concerning subject properties described as:

1. Lot 49, Plan 58M-675, Part of Lot 115, GCT, municipally addressed as 27 Santo Court; and
2. Lot 50, Plan 58M-675, Part of Lot 115, GCT, municipally addressed as 23 Santo Court,

to reduce the required lot frontage as per Zoning By-law Section 11B.3.5 b) from 10 metres to 9.7 metres to permit the subject lots to develop in accordance with the provisions of Section 11B.3.5, **be approved.**

CARRIED

**MINOR VARIANCE APPLICATION A 3/2022 – Janette Lareau**

PROPERTY: 76 Falcon Drive, Elmira, Plan 1535 Lot 1

ZONE / USE: Residential Medium Density (R-3) / single detached dwelling

PROPOSAL: The applicant is proposing the construction of a 7.4 square metre addition to the front of the dwelling facing Eagle Drive and is requesting relief from Section 6.10.2 d) to reduce the building line setback adjacent to Eagle Drive from 6 metres to approximately 4 metres. The property is bounded by Falcon Drive, Eagle Drive and Barnswallow Drive in Elmira.

In support: Sarah Lareau on behalf of the property owner

In opposition: None

Ms. Lareau advised they have purchased the property from her mother in law effective December 15<sup>th</sup> and are proposing the addition of a mudroom. Ms. Lareau advised the dwelling is a split bungalow which has minimal room at the front door before going upstairs or downstairs. For safety purposes and to provide more entry space for their family they are proposing the addition.

There were no further comments from the Committee or members of the public.

Moved by – Jim Brearley

Seconded by – Hans Pottkamper

THAT Minor Variance Application A03/2022 (Janette Lareau) concerning the subject property described as Lot 1, Plan 1535, municipally addressed as 76 Falcon Drive, Elmira, requesting relief from:

- 1) Zoning By-law Section 6.10.2.d) to permit a building addition to an existing residential building – one unit (single-detached dwelling) with a reduced building line setback of no less than 4 metres from Eagle Drive whereas the Zoning By-law requires that the building line shall be a minimum of 6 metres from any lot line abutting a street or road in the R-3 zone,

**be approved subject to:**

- a) That the reduced building line setback of 4 metres with respect to Eagle Drive only apply to the location of the proposed 7.40 square metre (80 square foot) building addition (enclosed porch/mudroom) as shown in the provided application site plan drawing dated November 22, 2021.

CARRIED

**MINOR VARIANCE APPLICATION A 4/2022 – Michael Lanteigne and Lydia Bay**

PROPERTY: 57 Memorial Avenue, Elmira, Plan 5 Lot 4

ZONE / USE: Residential Mixed Medium Density (R-4) / single detached dwelling and detached garage

PROPOSAL: The applicant is proposing the construction of a 7.3 square metre second storey addition to the front of the dwelling, in conjunction with the reconstruction of the front porch, and is requesting relief from Section 6.10.2 d) to reduce the building line setback adjacent to Memorial Avenue from 6 metres to approximately 3.5 metres.

In support: Michael Lanteigne and Lydia Bay

In opposition: None

Mr. Lanteigne reviewed the application with the Committee noting they have completed a number of upgrades and renovations to the dwelling. The proposal is to replace the front porch with a covered porch and redevelop the current second floor upper balcony with an enclosed space to be used as a washroom. Mr. Lanteigne advised the house is fueled by natural gas and they will be incorporating in floor heating for the smaller space. They have no answer on the green house gas emissions or reduction to the carbon footprint.

The Committee inquired of the applicant if they feel the reduced setback will stand out in comparison to the neighbouring dwellings and if there would be objection from the neighbours to their proposed addition. Mr. Lanteigne advised they have talked with the neighbours and no concerns have been raised. The dwelling currently has an upper balcony, and they feel the proposal to enclose this area will have no impact to sight lights. Ms. Bay added they will be removing some of the larger shrubs during the renovations which will improve some visual components for the dwelling.

Ms. Bray advised she had no further comments to add to the application.

There were no further comments from the Committee or members of the public.

Moved by – Charles Zeidler

Seconded by – Tim Cronin

THAT Minor Variance Application A04/2022 (Michael Lanteigne and Lydia Bay) concerning the subject property described as Lot 4, Plan 5, municipally addressed as 57 Memorial Avenue, Elmira, requesting relief from:

- 1) Zoning By-law Section 6.10.2.d) to permit a building addition to an existing residential building – one unit (single-detached dwelling) that would have a reduced building line setback of no less than 3.5 metres from Memorial Avenue for the proposed main level porch and second floor washroom whereas the Zoning By-law requires that the building line shall be a minimum of 6 metres from any lot line abutting a street or road in the R-4 zone. The reduced building line setback shall only apply to the proposed main level porch and second floor washroom.
- a) **be approved subject to** That the reduced building line setback of 3.5 metres with respect to Memorial Avenue only apply to the location of the proposed first-storey 22.44 square metre (241 square foot) building addition (enclosed porch/mudroom) and proposed second-storey 7.33 square metre (79 square foot) building addition (washroom) as shown in the provided application site plan drawing dated November 2021.

CARRIED

## APPROVAL OF PREVIOUS MINUTES

Moved by – Hans Pottkamper

Seconded by – Jim Brearley

THAT the minutes of the Committee of Adjustment meeting held December 13, 2021, be approved as circulated.

CARRIED

**OTHER BUSINESS**

Mrs. Thompson advised that the 2021 honorarium payments have been processed.

Mrs. Thompson advised the Committee that a report is proceeding to Committee of the Whole on January 24<sup>th</sup> wherein it will be recommended that starting in February 2022, at the beginning of all Council meetings and Committees of Council meetings, there will be a land acknowledgment statement. Clerks department staff will follow up with any required training. The wording for the acknowledgement is below:

*"The land on which we meet has been here from time immemorial. People have inhabited southern Ontario for about 10,000 years and we acknowledge the Attawandaron, Anishinabeg, and Haudenosaunee peoples who lived here when settlers arrived and who share this land with us. May we together learn to care for and respect each other, our flora and fauna, and the land we inhabit together."*

Mr. Gundrum updated the Committee on the outstanding appeal concerning Consent Application B13/2021, advising staff will meet with the Township solicitor to discuss this application.

Meeting adjourned.

Submitted by,  
Nancy Thompson  
Secretary Treasurer