

DATE: February 24th, 2021

REPORT NO: COA-003-21

SUBJECT: **Recommendation Report**
Application for Minor Variance by Jodi Reid-Wilhelm
File No. A04/2021WL

CONTACT: Madyson Etzl, Planner II
Brian Treble, Director of Planning and Building

OVERVIEW:

- A minor variance application has been submitted by Jodi Reid-Wilhelm for the property municipally known as 7441 South Chippawa Road.
- This application is requesting a minor variance to permit a pet grooming business to be located within the existing attached garage of the dwelling on the subject property at a distance of 6 metres (19.69 feet) to the east side yard lot line.
- Whereas Section 3.8.2. (c) of the Township Zoning By-law 2017-70, as amended, requires a pet care establishment to have a minimum setback of 75 metres (246.06 feet) measured to all lot lines where the adjoining lot is used or permitted to be used for a dwelling.
- The pet care establishment is believed to be an accessory use on this property, specifically it is believed to be a form of on-farm diversification as over half of the soil on this property is farmed.
- As no building is being purposed to be built the Niagara Peninsula Conservation Authority do not object to the accessory use taking place on this property.
- Planning Staff have received comments from two of Jodi's immediate neighbours both of who have indicated that they have no objection to her minor variance request, or would likely be impacted the most.
- Planning staff have reviewed this application against the four tests for a minor variance and indicate that the application meets all of the tests.
- Planning Staff can therefore recommend support for this application.
- To reduce any noise nuisances that this variance may have on the current and future neighbours to the immediate east this report outlines two conditions and onw recommendation.

RECOMMENDATION:

1. THAT, the application for the Minor Variance made by Jodi Reid-Wilhelm as outlined in Report COA-003-21, to permit the interior east side yard setback to 6 metres (19.69 feet) whereas Section 3.8.2 (c) of the Township Zoning By-law, as amended, requires a pet care establishment to have a minimum setback of 75 metres (246.06 feet) measured to all lot lines where the adjoining lot is used or is permitted to be used for a dwelling, BE APPROVED.

- a. Subject to the following conditions:
 - i. That the garage door(s) and window(s) remains shut to buffer any unexpected noise during the hours of operation for the pet care establishment.
 - ii. That the pets, related to the pet care establishment, are not to be kept overnight.
- b. Subject to the following recommendation:
 - i. That the applicant plants a tree buffer along their east lot line to reduce any unexpected noise that the pet care establishment may cause the current or future neighbours located at 7415 South Chippawa Road.

BACKGROUND:

The subject lands are legally described as Concession 2, Part of Lot 3, in the former Township of Caistor, now in the Township of West Lincoln. The property is located to the north of South Chippawa Road, west of Caistor Gainsborough Townline Road, south of Concession Road 2, and east of Church Road. The subject property is municipally known as 7441 South Chippawa Road.

The subject property is approximately 8.85 acres (3.58 hectares) in size. The property is located within both the Township's Natural Heritage System and Good General Agricultural designation. The adjacent west and east properties to 7441 South Chippawa Road also are located within the Township's Natural Heritage System and Good General Agricultural designation. While the property to the south only has a Good General Agricultural designation.

The applicant has submitted an application requesting a minor variance to permit a pet grooming business to be located within the existing attached garage of the dwelling on the subject property at a distance of 6 metres (19.69 feet) to the east side yard lot line. Whereas Section 3.8.2. (c) of the Township Zoning By-law 2017-70, as amended, requires a pet care establishment to have a minimum setback of 75 metres (246.06 feet) measured to all lot lines where the adjoining lot is used or permitted to be used for a dwelling. It is important to note that the applicant's existing attached garage, where the pet care establishment is proposed, is located on the west side of their dwelling. Therefore, the dwelling itself would act as a buffer for the proposed pet care establishment. The applicant's immediate neighbours to the east, 7415 Chippawa Road, are the only adjoining lot that permits a dwelling that is less than 75 metres away. The current owners of 7415 Chippawa Road and 7448 Chippawa Road (the applicant's immediate neighbours across the road to the south) both have reached out to Planning Staff to indicate that neither of them have any objections to this minor variance request.

CURRENT SITUATION:

Planning Staff have completed an analysis of the proposed Minor Variance application and can provide the following evaluation:

**Does the proposal maintain the general intent and purpose of the Official Plan?
Yes**

According to the Township's 2019 Official Plan the property in question has two land use designations: Natural Heritage System and Good General Agricultural. A substantial portion (roughly 75%) of this property is designated under the Natural Heritage System. The Natural Heritage System is found throughout the back three quarters of this property.

The specific elements of the Natural Heritage System that are found on this property include Environmental Conservation Area, Significant Woodlands, Fish Habitat, Environmental Protection Area, Provincially Significant Wetlands, Valley Shoreline, Floodplain, and the Core Natural Heritage Corridor. These elements of the Natural Heritage System are of special importance to the character of the Township and to its ecological health and integrity. Furthermore, these elements are significant in the context of the surrounding landscape because of their size, location, outstanding quality or ecological functions. They contribute to the health of the broader landscape, protecting water resources, providing wildlife habitat, reducing air pollution and combating climate change. Some contain features of provincial or even national significance, such as threatened or endangered species.

It is important to note that Section 10.7.2 (aa) identifies that agricultural uses existing as of the date of adoption of this Policy may continue within the Core Natural Heritage System. Over 50% of the soil on this property appears to be actively farmed and this farming is within the Core Natural Heritage Corridor of this property. The Township's aerial photography identifies that this property has been farmed since 2002, which predates the Township's current Official Plan.

The applicant has identified that the proposed pet care establishment is to be located within the property's existing attached garage of the dwelling. The existing attached garage and dwelling are situated at the south east portion of the Natural Heritage System on this property, which is adjacent to the property's Good General Agricultural lands. Only two elements of the Natural Heritage System that are present where the existing attached garage and dwelling are situated. These elements are the Environmental Conservation Area and Valley Shoreline.

Since a new structure is not proposed for the pet care establishment a variance is not required for it to be located within the Natural Heritage System. Further, planning staff believe that the pet care establishment will not impact the Township's Natural Heritage features or the Good General Agricultural lands that are located on this property. As such the pet care establishment will not have any negative impacts on the objectives of the Official Plan or the lands surrounding community. Township Planning Staff are of the opinion that the requested minor variance for the setback of the pet care establishment meets the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?
Yes

According to the Township's Zoning By-law 2017-70, as amended, the property in question has three zoning designations: Environmental Conservation 'EC', Environmental Protection 'EP', and Agricultural 'A'. A substantial portion (roughly 63%) of this property is zoned as Environmental Conservation. The Natural Heritage System is found throughout the middle width of this property, with Agricultural located along the south edge of this property and Environmental Protection located along the north edge of this property. The south edge is adjacent with a road and the north edge is adjacent with a river.

The applicant has identified that the proposed pet care establishment is to be located within the property's existing attached garage of the dwelling. The existing attached garage and dwelling are situated at the south east portion of the Environmental Conservation zone on this property, which is adjacent to the property's Good General Agricultural lands. The Township's Zoning By-law 2017-70, as amended, permits existing uses, buildings, and structures. Furthermore, the Township's Zoning By-law 2017-70, as amended, permits accessory uses to occur in Environmental Conservation zone. Section 3.1 (g) of the Township's Zoning By-law 2017-70, as amended, identifies that on-farm diversified uses is considered an accessory use. Further, Section 3.11 (j) of the Township's Zoning By-law 2017-70, as amended, identifies that pet care establishments fall under the classification of on-farm diversification.

According to the Township's 2018 aerial photography over half of the soil on this property appears to be actively farmed. Farming the soil in an Environmental Conservation zoned is considered a conservation use. As farming is the principle use on this property on-farm diversified uses are therefor acceptable for this property. A pet care establishment is therefore permit to occur within the Environmental Conservation zone of this property.

If the pet care establishment was to be placed in a new building Table 24 of the Township's Zoning By-law 2017-70, as amended, identifies the accessory use would need to be approved through a permit issued by the Niagara Peninsula Conservation Authority. However, since the applicant is proposing to have the pet care establishment located as an accessory use within an existing building this permit is not required. Planning staff believe that locating the pet care establishment within the existing attached garage of the dwelling is the optimal location for it on this property so that no environmental features are disturbed. As such Township Planning Staff are of the opinion that this application meets the general intent of the Township Zoning Bylaw.

Is the proposal desirable for the appropriate development or use of the land?
Yes

The applicant has submitted an application requesting a minor variance to permit a pet grooming business to be located within the existing attached garage of the dwelling on the subject property at a distance of 6 metres (19.69 feet) to the east side yard lot line.

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Whereas Section 3.8.2. (c) of the Township Zoning By-law 2017-70, as amended, requires a pet care establishment to have a minimum setback of 75 metres (246.06 feet) measured to all lot lines where the adjoining lot is used or permitted to be used for a dwelling.

It is in the interest of the Township's 2019 Official Plan and the Township's Zoning By-law 2017-70, as amended, to not have a new building constructed on this property. The reason that these plans do not support a new building is because of the potential for the building to impact the Natural Heritage System. Therefore, the optimal location for an accessory use/ on-farm diversification on this property is within the existing dwelling or attached garage.

The reason that the Township's Zoning By-law 2017-70, as amended, stipulates that a pet care establishment is to be located 75 metres away from an adjacent lot that permits a dwelling is to reduce any unexpected noise that the pet care establishment may cause current or future adjacent neighbours. The applicant only has two adjacent lots that permit dwellings. These lots are located to the west and east. Of the two lots lines the applicant is only unable to meet a 75 metres setback with their existing attached garage to the dwelling to the neighbor to the immediate east.

Other than the neighbor to the east the surrounding community would not be impacted by the unexpected noise that the pet care establishment may cause. The current immediate neighbor to the east, as well as, the neighbor across the street to the south have both indicated that they have no objection to her minor variance request. As such Planning Staff are in the opinion that the applicant's choice of location for the pet care establishment is desirable and appropriate use for the surrounding land.

Is the proposal minor in nature?

Yes

The applicant's minor variance application is requesting relief from Section 3.8.2 (c) of Township's Zoning Bylaw, as amended, which requires a pet care establishment to have a minimum setback of 75 metres measured to all lot lines where the adjoining lot is used or permitted to be used for a dwelling. However, the existing dwelling with an attached garage on the property, where the pet care establishment is proposed to occur, is only 6 metres away from the east side yard lot line. The applicant's existing attached garage is where the pet care establishment is proposed and is located on the west side of their dwelling. Therefore, the dwelling itself would act as a buffer for the proposed pet care establishment.

While this variance would result in a 92% reduction in the east side yard setback for a pet care establishment its impacts are minor compared to the applicant building a new structure on the property that would meet the setback requirements. Building a new structure could greatly impact the Natural Heritage Features that are found on this property. To reduce any noise nuisances that this variance may have on the current and future neighbours to the immediate east this report outlines several conditions and recommendations. The two conditions are: 1) that the garage door(s) and window(s)

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remains shut to buffer any unexpected noise during the hours of operation for the pet care establishment and 2) that the pets, related to the pet care establishment, are not to be kept overnight. Planning Staff also recommend that the applicant plants a tree buffer along their east lot line to reduce any unexpected noise that the pet care establishment may cause the current or future neighbours located at 7415 South Chippawa Road.

Planning Staff believe that with the mitigated impact on the surrounding Natural Heritage System from not building another building paired with the two conditions and the additional recommendation that the minor variance is minor in nature.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

Notification was mailed to all applicable agencies and departments on February 6rd, 2021.

Public Works has no comments to provide for this minor variance application.

The Niagara Peninsula Conservation has identified that since the existing structure does not fall within the NPCA's regulated area, and as such has no objection to the proposed Minor Variance.

PUBLIC COMMENTS:

Notification was mailed to all neighbouring properties within a 60m radius of the subject lands on February 3rd, 2021. A notice was posted to the Township's website and a Yellow sign was posted on the property a minimum of 10 days before the hearing.

Two public comments have been received as of February 19th 2021, during the preparation of this report. These comments came from the east and south neighbours of the applicant and both comments indicated that they had no objections to the applicant's minor variance request.

CONCLUSION:

A Minor Variance application has been submitted by Jodi Reid-Wilhelm requesting a variance for the property municipally known as 7441 South Chippawa Road. The Minor Variance application is proposing to grant relief from Section 3.8.2. (c) of the Township Zoning Bylaw 2017-70, as amended, which requires a pet care establishment to have a minimum setback of 75 metres (246.06 feet) measured to all lot lines where the adjoining lot is used or permitted to be used for a dwelling. The applicant is requesting a variance to allow the pet care establishment to be located within their existing attached garage to the dwelling that only has a setback of 6 metres (19.96 feet) from their east side yard lot line.

Planning staff are of the opinion that this request meets all four tests of a minor variance and as such, can recommend the approval.

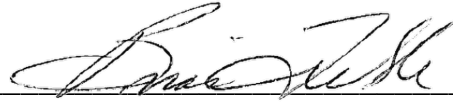
ATTACHMENTS:

1. Location Map
2. Site Drawing
3. Zoning Provisions
4. Agency comments
5. Public Comments

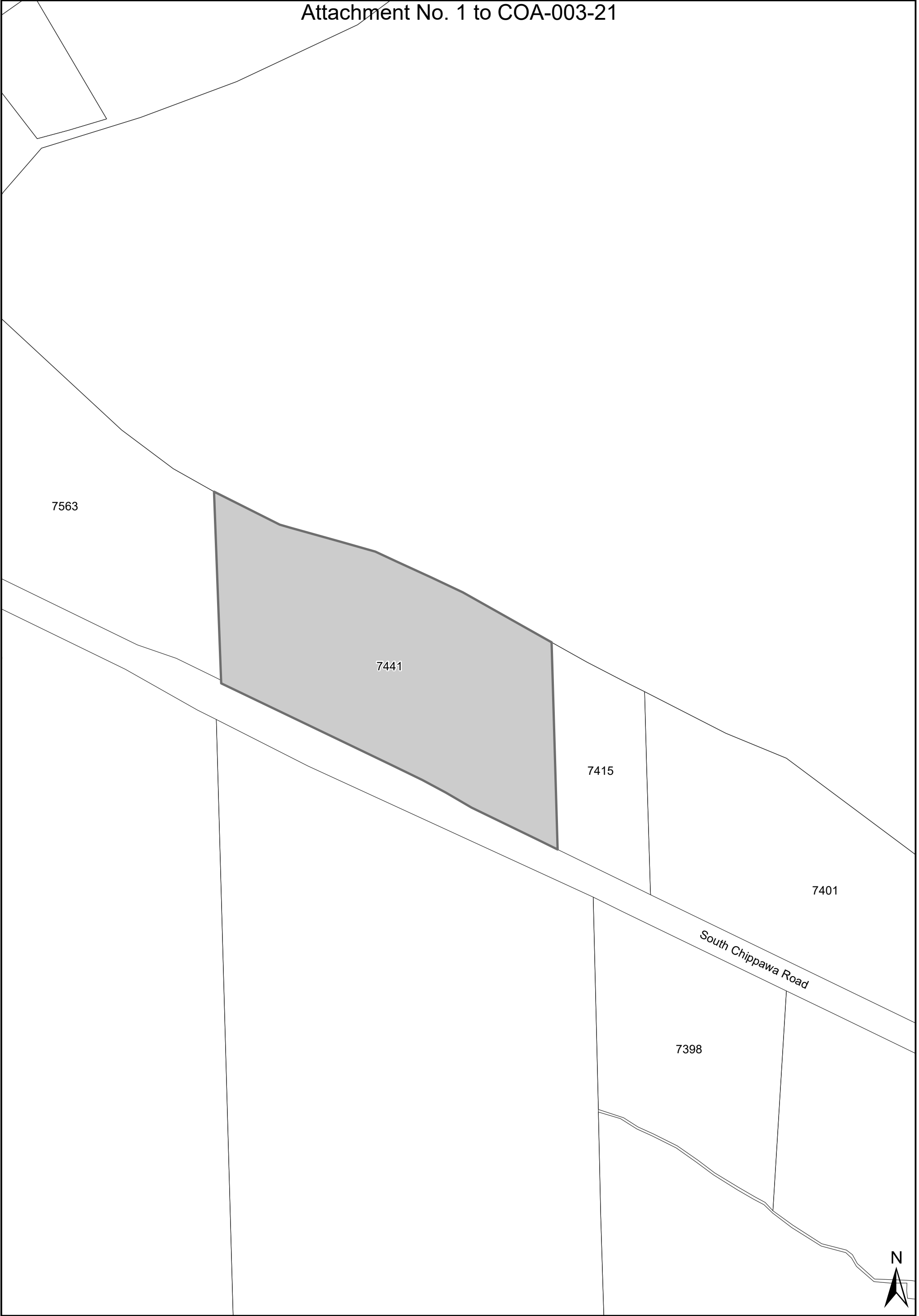
Prepared by:



Madyson Etzl
Planner II




Brian Treble, RPP, MCIP
Director of Planning and Building



Location Map
7441 South Chippawa Road



Legend

 Subject Property



PART 11. ENVIRONMENTAL ZONES

11.1 APPLICABLE ZONES

The permitted *uses* and regulations of Part 11 apply to land within the following *zones*:

Zone	Symbol
Environmental Protection	EP
Environmental Conservation	EC

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

11.2 PERMITTED USES

In the *zones* identified in Section 11.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the permitted *uses* in Table 24.

Table 24: Permitted Uses in Environmental Zones

Uses	Zones where Permitted	
<i>Principal Uses</i>		
<i>Conservation use</i>	EP	EC
<i>Existing uses, buildings and structures</i> ⁽²⁾		EC
<i>Public park for passive recreation</i> ⁽²⁾	EP	EC
<i>Accessory Uses</i> ⁽¹⁾		
<i>Accessory buildings or structures and accessory uses</i> ⁽²⁾ (see s. 3.1)		EC ⁽¹⁾

⁽¹⁾ Denotes *uses* that are only permitted accessory to or in conjunction with a permitted *principal use*.

⁽²⁾ For the purposes of this Section, the definitions of the denoted *uses* listed in Table 24 shall be deemed to include the words “approved under a permit issued by the Niagara Peninsula Conservation Authority where the land is subject to the Niagara Peninsula Conservation Authority permit requirements under Ontario Regulation 155/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, and/or on the basis of an Environmental Impact Study (EIS) approved by the *Township*, where an EIS is required as determined by the *Township* based on the Niagara Region Environmental Impact Study Guidelines.”

11.3 REGULATIONS

In the *zones* identified in Section 11.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the regulations in Table 25.

Table 25: Regulations for Permitted Uses in Environmental Zones

Regulation	Zone Requirements	
	EP	EC ^{(1), (2)}
Minimum <i>lot area</i>	-	-
Minimum <i>lot frontage</i>	-	-
Minimum <i>front yard</i>	10m	
Minimum <i>exterior side yard</i>	10m	
Minimum <i>interior side yard</i>	10m	
Minimum <i>rear yard</i>	10m	
Maximum <i>lot coverage</i>	5%	
Maximum <i>height</i>	5m	
Minimum <i>landscaped open space</i> (includes natural areas and <i>existing agricultural uses</i> excluding <i>buildings</i> and <i>structures</i>)	95%	

- ⁽¹⁾ For any *lot* that is zoned EC in its entirety, or that is zoned EC and EP but no part of the *lot* is within one or more non-Environmental *zone(s)*, the following additional regulations shall apply to the *lot*, or part thereof, that is within the EC Zone:
- a) The regulations of Section 3.1 of this By-law for *accessory buildings or structures* shall be applied according to the *existing use* of the *lot*, as follows:
 - i. For an *existing agricultural use*, the regulations of Section 3.1 applicable to *accessory buildings or structures* in an Agricultural Zone shall apply;
 - ii. For an *existing dwelling*, the regulations of Section 3.1 applicable to *accessory buildings or structures* in a Residential Zone shall apply;
 - iii. For an *existing commercial, institutional or open space use*, the regulations of Section 3.1 applicable to *accessory buildings or structures* in a Commercial, Institutional or Open Space Zone shall apply;
 - iv. For an *existing employment use*, the regulations of Section 3.1 applicable to *accessory buildings or structures* in an Employment Zone shall apply; and,
 - v. For any other *existing use*, *accessory buildings or structures* shall comply with the regulations of the EC Zone and the regulations of Section 3.1 applicable to all *accessory buildings or structures*.
- ⁽²⁾ For any *lot* that is zoned EC and that is also partially within one or more non-Environmental *zone(s)*, the following additional regulations shall apply:
- a) No new *buildings or structures* shall be permitted within the EC zoned portion of the *lot* where the *buildings or structures* can be located in the non-Environmental zoned portion of the *lot* in compliance with the regulations of the applicable non-Environmental *zone*; and,
 - b) For an enlargement, repair, renovation or replacement of an *existing building or structure* on the *lot*, the regulations of the non-Environmental zoned portion of the *lot* shall also apply to the EC zoned portion of the *lot*, and the regulations of Section 3.5(d) shall apply to the enlargement, repair, renovation or replacement of a *building or structure* that does not comply with the regulations of the applicable non-Environmental *zone*; and,
 - c) The regulations of Section 3.1 of this By-law for *accessory buildings and structures* for the applicable non-Environmental *zone* shall apply to both the EC zoned portion of the *lot* and the non-Environmental zoned portion of the *lot*.

PART 5. AGRICULTURAL ZONES

5.1 APPLICABLE ZONES

The permitted *uses* and regulations of Part 5 apply to land within the following *zones*:

Zone	Symbol
Agricultural Zone	A
Agricultural Purposes Only Zone	APO
Agriculture-Related Zone	AR

These *zones* apply to land identified with the corresponding *zone* symbol as shown in Schedule “A”.

5.2 PERMITTED USES

In the *zones* identified in Section 5.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the permitted *uses* in Table 11.

Table 11: Permitted Uses in Agricultural Zones

Uses	Zones where Permitted		
Principal Uses			
<i>Agricultural use</i>	A	APO	
<i>Agriculture-related use</i>			AR ⁽²⁾
<i>Agricultural service and supply establishment</i>			AR ⁽²⁾
<i>Commercial kennel</i> (see s. 3.8)			AR ⁽²⁾
<i>Contractors establishment</i>			AR ⁽²⁾
<i>Garden centre</i>			AR ⁽²⁾
<i>Pet care establishment</i> (see s. 3.8)			AR ⁽²⁾
<i>Private kennel</i> (see s. 3.8)			AR ⁽²⁾
<i>Service shop</i>			AR ⁽²⁾
<i>Single detached dwelling</i>	A		
<i>Veterinary clinic</i>			AR ⁽²⁾
<i>Wayside pit or quarry</i> (see s. 3.27)	A	APO	AR
Accessory Uses ⁽¹⁾			
<i>Accessory buildings or structures and accessory uses</i> (see s. 3.1)	A ⁽¹⁾	APO ⁽¹⁾	AR ⁽¹⁾
<i>Accessory dwelling unit</i> (see s. 3.2)	A ⁽¹⁾		
<i>Accessory farm dwelling</i> (see s. 3.2)	A ⁽¹⁾		
<i>Garden suite</i> (see s. 3.2)	A ⁽¹⁾		
<i>Group home</i> (see s. 3.6)	A ⁽¹⁾		
<i>Home occupation</i> (see s. 3.7)	A ⁽¹⁾		
<i>On-farm diversified uses</i> (see s. 3.11), including:	A ⁽¹⁾		
<i>Agriculture-related use</i> (see s. 3.11)	A ⁽¹⁾		

Uses	Zones where Permitted		
<i>Agricultural service and supply establishment</i> (see s. 3.11)	A ⁽¹⁾		
<i>Agri-tourism / value-added use</i> (see s. 3.11)	A ⁽¹⁾		
<i>Bed and breakfast establishment</i> (see s. 3.4)	A ⁽¹⁾		
<i>Home industry</i> (see s. 3.7)	A ⁽¹⁾		
<i>Home occupation</i> (see s. 3.7)	A ⁽¹⁾		
<i>Pet care establishment</i> (see s. 3.8)	A ⁽¹⁾		
<i>Private kennel</i> (see s. 3.8)	A ⁽¹⁾		
<i>Service Shop</i> (see s. 3.11)	A ⁽¹⁾		
<i>Veterinary Clinic</i> (see s. 3.11)	A ⁽¹⁾		
<i>Outside display and sales area</i>			AR ⁽¹⁾
<i>Outside storage</i>	A ⁽¹⁾	APO ⁽¹⁾	AR ⁽¹⁾
<i>Pet care establishment</i> (see s. 3.8)	A ⁽¹⁾		
<i>Private kennel</i> (see s. 3.8)	A ⁽¹⁾		
<i>Renewable energy system</i> (see s. 3.15)	A ⁽¹⁾	APO ⁽¹⁾	AR ⁽¹⁾

⁽¹⁾ Denotes uses that are only permitted accessory to or in conjunction with a permitted *principal use*.

⁽²⁾ These permitted *principal uses* in the AR Zone shall be directly related to *agricultural uses* in the area, require a location that is in close proximity to *agricultural uses*, and directly provide products and/or services to *agricultural uses* as the primary business.

5.3 REGULATIONS

In the *zones* identified in Section 5.1, no *person* shall *use* or permit the *use* of any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the regulations in Table 12.

Table 12: Regulations for Permitted Uses in Agricultural Zones

Regulation		Zone Requirements		
		A	APO	AR
Minimum <i>lot area</i>		40 ha	39 ha	0.4 ha
Minimum <i>lot frontage</i>		100m		50m
Minimum <i>front yard</i>	<i>Dwelling</i>	15m		-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm building</i>	150m ⁽¹⁾		-
	<i>Other main building</i>	20m		10m
Minimum <i>exterior side yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	30m		
	<i>Mushroom farm building</i>	150 m ⁽¹⁾		-
	<i>Other main building</i>	20m		10m
Minimum <i>interior side yard</i>	<i>Dwelling</i>	5m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	<i>Mushroom farm building</i>	75m ⁽¹⁾		-
	<i>Other main building</i>	15m		7.5m

Regulation		Zone Requirements		
		A	APO	AR
Minimum <i>rear yard</i>	<i>Dwelling</i>	15m	-	-
	<i>Greenhouse</i>	15m ⁽²⁾		
	Mushroom farm <i>building</i>	75m ⁽¹⁾		-
	Other <i>main building</i>	20m		7.5m
Maximum <i>lot coverage</i>	<i>Greenhouses</i>	70%		40%
	Other <i>buildings or structures</i>	10%		
Maximum <i>height</i>		15m		15m
Minimum <i>landscaped open space</i>		No minimum		10%
Maximum <i>outside storage</i>		5% of <i>lot</i> area ⁽³⁾		10% of <i>lot</i> area ⁽³⁾

⁽¹⁾No *building* or *structure* used for the growing of mushrooms shall be located closer than 150 metres to the nearest main wall of a *dwelling* on a separate *lot* or any *street line*, and 300 metres to the nearest boundary of an Institutional *Zone* or a Residential *Zone* other than the Rural Residential *Zone*.

⁽²⁾The minimum *interior side yard* and *rear yard* for a *greenhouse* shall be 25 metres where one or more ventilating fans exhaust into the respective *yard*.

⁽³⁾*Outside storage* for purposes other than *outside display and sales areas* on the *lot* shall be located in a *rear yard* or *side yard* and screened from view from *public streets* and adjacent *lots*. No manure, compost or equipment storage area shall be permitted within 30 metres of a *street line* or a *lot line* of a separate *lot* that contains a *residential use* or the top of bank of a *municipal drain* or watercourse.

Memo

To: Meghan Birbeck, Planner I
From: Jennifer Bernard, Coordinator of Engineering Services
Date: February 10, 2021
Re: File A04/2021WL – 7441 South Chippawa Rd

A review has been completed of this minor variance application to permit a grooming business to be located within the existing dwelling on the subject property at a distance of 6m to the east side yard lot line whereas a minimum setback of 75m is required under the Township Zoning By-law 2017-70.

Public Works has no comments to provide on this application.

Meghan Birbeck

From: Nikolas Wensing <nwensing@npca.ca>
Sent: February 17, 2021 8:50 AM
To: Meghan Birbeck
Subject: Re: Notice of Hearing A04/2021WL

Hello Meghan,

As the existing structure does not fall within the NPCA's regulated area, the NPCA will have no objection to the proposed Minor Variance to allow a pet grooming business to be located within the existing structure.

Sincerely,

**Nikolas Wensing, B.A., MPlan
Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228
nwensing@npca.ca
www.npca.ca

From: Nikolas Wensing <nwensing@npca.ca>
Sent: Thursday, February 11, 2021 10:11 AM
To: Meghan Birbeck <mbirbeck@westlincoln.ca>
Subject: Re: Notice of Hearing A04/2021WL

Hell Meghan,

My apologies for not reaching out to you sooner to ask this question, but can you please confirm that all that is being proposed is a change in use within the existing structure? No new structures, or alterations to the building footprint are being proposed correct?

Sincerely,

**Nikolas Wensing, B.A., MPlan
Watershed Planner**

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228
nwensing@npca.ca
www.npca.ca

Meghan Birbeck

From: Don Lockhart [REDACTED]
Sent: February 12, 2021 10:37 AM
To: Meghan Birbeck
Subject: Minor Variance Application A04/2021WL

To whom it may concern,

We own the property on the Eastside of 7441 South Chippewa Rd ([REDACTED]) and we are aware that Jodi would like to open a pet grooming business within her existing dwelling. We know that Jodi would like to have a minor variance as the location is currently too close to the property line and we are alright with this and have no objections to the minor variance.

If there is anything else we can do to help them with the process, please let us know.

Thank you,
Don and Stephanie Lockhart.

Meghan Birbeck

From: martin moesker [REDACTED]
Sent: January 26, 2021 3:09 PM
To: Meghan Birbeck
Subject: Grooming business @ 7441 South Chippawa Road

To whom it may concern,

Hello, my name is Alice Moesker and on behalf of my husband Martin and myself I am sending this email to state that we live directly across the road from Jodi Reid-Wilhelm at [REDACTED]. We are not opposed to Jodi running a dog grooming business on their property.

Sincerely Martin & Alice Moesker



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