



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COMMITTEE OF ADJUSTMENT MINUTES

February 24, 2021, 7:00 p.m.

Present: Bonnie Baarda
Dick Van Dyke
Deborah Coon-Petersen

Staff: Brian Treble
Gerrit Boerema
Meghan Birbeck

1. CHAIR

The Chair will call to Order the evening's proceedings.

The meeting was called into Order at 7pm.

2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were none.

3. REQUEST FOR WITHDRAWAL AND/OR ADJOURNMENT

There were no requests for withdrawal or adjournment.

4. APPLICATIONS

a. A04/2021WL – 7441 South Chippawa Road

To permit a pet grooming business to be located within the existing 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 Bylaw 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 Township planning report recommended approving the variance with conditions.

Mr. Boerema gave a presentation of the application to Committee members and verbally added in extra conditions that the Township's septic inspector provide after the report was circulated. The applicant, Ms. Jodi Reid-Wilhelm, spoke briefly to say that she agreed with everything that had been previously discussed by Mr. Boerema.

Member Van Dyke inquired if there would be signage for the business on the road. The applicant indicated that she did plan on putting a sign by the road on the property line. Ms. Birbeck mentioned that conversations regarding the sign is not within the scope of the decision making this evening. Member Van Dyke indicated that applicant answered the question and followed up by mentioning that he did not also believe that signage was within the committee's responsibilities but was curious. Mr. Boerema provided one final note to indicate that the Township has removed all references to signs regulations from the Zoning By-law and the Township now has a dedicated Sign By-law that would provide some regulations on the size that the applicant could put up at the end of the road. Chair Baarda advised the applicant to contact the Township office to see what the sign regulations are and to act accordingly.

Mr. Treble finished by clarifying to the applicant how to go about clearing the septic conditions. The applicant was satisfied with Mr. Trebles explanation.

No one from the public was in attendance for this application.

Member Coon-Petersen motioned to approve the application with the conditions as listed in the planning staff report and to add two more conditions about the septic system:

- That, documentation be provided by the applicant indicating compliance with Part 8, Ontario Building Code.
- That, the document be reviewed and approved by the West Lincoln Building Department

Member Van Dyke seconded the motion.

-All in favour

-Carried

b. A05/2021WL - Penny Poliquin

To permit the increase in the maximum outside storage on the subject property to 30% whereas Section 7.3 of the Township Zoning Bylaw 2017-70, as amended, permits a maximum of 5% of the lot area. This variance is to permit rotating ship inventory to be located outside of the shop. The Township planning report recommended approving an amended variance for the maximum outside storage at 25% with a condition.

Mr. Boerema gave a presentation of the application to Committee members. The applicant, Ms. Penny Poliquin, spoke briefly to say that she agreed with everything that had been previously discussed by Mr. Boerema.

The committee of adjustment members did not have any questions for the applicant.

No one from the public was in attendance for this application.

Member Van Dyke motioned to approve the amended application with the condition.

Member Coon-Petersen seconded the motion.

-All in favour

-Carried

c. B03/2020WL - Caistorville United Church

The applicants are requesting the Committee of Adjustment change the conditions of provisional consent to amend condition 1 of the consent and to add in a new condition. The road closing and conveyance materials of the initial consent are now with the Legal Counsels for all parties. In order to make the process work and to achieve the planned end result of the initial application Legal Counsels advise that the above noted consent conditions should be amended. The Township planning report recommended modifying the approved consent application that was approved on October 28th, 2020 in favour of legal council recommendations.

Mr. Treble gave a presentation of the application to Committee members. The lawyer from the church, Mr. Attema, spoke briefly to say that he agreed with everything that had been previously discussed by Mr. Treble.

Member Van Dyke asked for clarification on if Mr. Attema would have to take an affirmation if he wanted to make a comment. Further stating that his understanding was that since Mr. Attema was an officer of the court an affirmation it is not required. Mr. Treble indicated that he felt similarly to Member Van Dyke but that Mr. Attema would know best. Mr. Attema said he was not aware of that. Mr. Treble said that this discussion had come up before and that he did not feel that an affirmation was require since Mr. Attema was an officer of the court.

There were no further questions from the committee.

Chair Baarda indicated that it seemed fitting that the church was on lands that resembled a musical note because church music has stud that test of time for centuries.

Mr. Treble indicated that a decision must be made on whether the change of conditions is major or minor. That if it is a major change of conditions staff need to do a circulation of notice to agencies and interested parties but if it is minor there is not circulation required except to the applicant. In Mr. Trebles mind it is minor because the end results stay the same and the community will know no different.

Member Coon-Petersen motioned to approve the application with the conditions recommended by legal council and to indicate that it is a minor change.

Member Van Dyke seconded the motion.

-All in favour

-Carried

5. MINUTES FOR APPROVAL

There were none.

6. NEW BUSINESS

There were none.

7. ADJOURNMENT

That, this Committee does now adjourn at the hour of 7:38 pm

BONNIE BAARDA, CHAIR

MEGHAN BIRBECK,
SECRETARY-TREASURER