



H02/2024

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

HEARING OF THE COMMITTEE OF ADJUSTMENT

AGENDA

WEDNESDAY MARCH 20, 2024 at 4:00 P.M.

TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS

1. Call to Order

2. Disclosure of Pecuniary Interest and the General Nature Thereof

3. Requests for Adjournment

4. Adoption of Minutes

- a) Minutes of the Committee of Adjustment Hearing held February 21, 2024.

5. Applications for Minor Variance

- a) A02/2024W – Steve Greenwood (Maxwell Homes) on behalf of Michael Misztal

The subject property is located on the south side of Lakeshore Road, between Daley Ditch Road and Brawn Road. The subject property is zoned Residential Lakeshore – RLS. C15 and contains a legal non-conforming single detached dwelling. An application has been made for a minor variance to expand a legal non-conforming building. The applicant proposes to partially demolish and re-build the main level of the existing single detached dwelling and add a second storey with covered front and rear porches resulting in a total lot coverage of 18%, a rear yard setback of 2.8m, an eastern side yard setback of 0.5m and a western side yard setback of 1.2m.

- b) A03/2024W – Kim Hessels on behalf of Keith and Suzanne Wielink

The subject property is located on the south side of Concession 6 Road, between Putman Road and Traver Road, and is known municipally as 62755 Concession 6 Road. The subject property is zoned Agricultural – A2 and contains a single detached dwelling and a number of agricultural buildings. An application has been made for a minor variance to request relief from the

following provisions of Zoning By-law 034-2014 to permit the construction of an accessory building with a secondary suite:

Section of By-law	By-law Requirement	Application Request
4.21 Table 2 – Accessory Building Maximum Height	5m	7.1m

c) A04/2024W – Samuel Bak on behalf of Thomas William Bak

The subject property is located on the north side of Maplewood Drive, east of Quarry Road, and is known municipally as 10584 Maplewood Drive. The subject property is zoned as Lakeshore Residential with a lot coverage of 20% (RLS.C20) and contains a single-detached dwelling and a shed. An application for a minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to permit the construction of an attached garage/workshop to the existing dwelling:

Section of By-law	By-law Requirement	Application Request	Difference
Minimum Front Yard	9 m	4.41 m	4.59 m

6. Other Business

7. Adjournment