

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
TUESDAY, OCTOBER 13, 2020 @ 7:00 P.M.  
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=in2GZRHu1YE>**

**Members Present:**

**Mayor:** Andrew Lennox  
**Councillors:** Sherry Burke  
Steve McCabe  
Dan Yake

**Member Absent:**

**Councillor:** Lisa Hern

**Staff Present:**

|  |                         |
|--|-------------------------|
| <b>Chief Administrative Officer:</b>           | <b>Michael Givens</b>   |
| <b>Director of Legislative Services/Clerk:</b> | <b>Karren Wallace</b>   |
| <b>Deputy Clerk:</b>                           | <b>Catherine Conrad</b> |
| <b>Economic Development Officer:</b>           | <b>Dale Small</b>       |
| <b>Chief Building Official:</b>                | <b>Darren Jones</b>     |
| <b>Director of Operations:</b>                 | <b>Matthew Aston</b>    |
| <b>Community Recreation Coordinator:</b>       | <b>Mandy Jones</b>      |
| <b>Planner:</b>                                | <b>Matthieu Daoust</b>  |

**CALLING TO ORDER - Chair Lennox**

Chair Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**APPLICATION**

A08/20 – 2738330 Ontario Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described Part Park Lot 1 and is Municipally known as 399 Main St N, Mount Forest. The property is approximately 0.12 ha (0.3 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum parking requirements. The applicants are proposing to construct a new gas station including a takeout and convenience store and will be providing seven parking spots whereas the by-law requires a minimum of nine parking spots. 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 September 18, 2020.

**PRESENTATIONS**

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 18, 2020

Planning Opinion: The variance requested would provide relief from the minimum parking requirements. The applicant is proposing to construct a new gas station with a convenience store and takeout restaurant component. The applicant is proposing to provide seven parking spots whereas the by-law requires a minimum of nine parking spaces.

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

## SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as PT PARK LOT 1 and is Municipally known as 399 Main St N, Mount Forest. The property is approximately 0.12 ha (0.3 ac) in size.

## PROPOSAL

The purpose of this application is to provide relief from the minimum parking requirements for a proposed new gas station. The applicant is proposing to include a commercial component inside the gas station including a takeout restaurant and convenience store.

## WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL TRANSITION. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

## TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Main Street Mixed Use (MU2). The applicants are proposing to construct a new gas station with the following required variance:

| <b>Parking Regulations</b>         | <b>Permitted</b> | <b>Proposed</b> | <b>Difference</b> |
|------------------------------------|------------------|-----------------|-------------------|
| <b>Parking</b><br>(Section 6.27.8) | 9 parking spots  | 7 parking spots | 2 parking spots   |

The variance requested is minor and appropriate for the use of the lot. The applicants will be providing six parking space in addition to one barrier free parking space. Three of the six parking spaces will be located at each pumping station. Although it is not included in the total parking calculation there is ample space on the opposite side of each pump for informal parking areas. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Kyle Davis, Risk Management Official, Wellington Source Water Protection

- Restricted Land Use Notice, No Prohibition or Risk Management Plan Required dated October 7, 2020

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated October 7, 2020 (No Objection)

## 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 ANY COMMENTS/QUESTIONS

Wajid Mansuri, agent for the applicant, stated that improvements are being made to the corner property, number of fuel positions, improvements to the boulevard, and accessible parking. The building has a residential unit on the second floor that does not meet the zoning that they are willing to remove and convert to storage. They are decreasing the size of the building by about a third for accessibility and barrier free parking. A full traffic study was completed and submitted and approved by the Township consultant.

Norm North, 403 Main Street North, Mount Forest. Mr. North lives opposite the gas station and is concerned with traffic and safety. This is a busy corner and traffic will impede anybody that lives in the vicinity. When it was a restaurant it did not generate the traffic that a gas station will. There are an abundance of gas stations in Mount Forest and he doesn't see the need.

Darren Jones, CBO, confirmed that with the commercial zoning it could go proceed without any notice. The minor variance is for parking space reduction.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Burke asked if there will be access off both Sligo Road and Main Street. Matthieu Daoust confirmed that there is access from both streets. Mr. Mansuri stated that it is currently the entire property wide open. They worked with the Township engineers and minimized the size of the entrances from both streets.

Councillor Yake stated there is a lot of traffic at that corner, especially on weekends, and questioned if there was any consideration to change the way the lights function regarding delated lighting or turning signals. Matthew Aston, Director of Operations, commented that the Township engineer has looked at this application from a Main Street standpoint because Sligo Road is a County road. There is some risk related to queuing of vehicles on Sligo Road but that is something that the County needs to comment on. We can change the traffic light around to accommodate it as best we can.

Mayor Lennox had concerns with the potential of vehicles queuing on the street as there is no space or accommodation for on street parking anywhere near this for those wanting to go to the restaurant. Mr. Mansuri stated that this is not a sit-down restaurant. People will get their food and leave. It will be a quick in and out.

Mayor Lennox asked how tankers will get in and around for refueling and that how it might interfere with site lines around the corner. Mr. Mansuri commented that they ran "Truck Turn", a soft wear and worked with the Township engineer and the Township. They will come during the night, after hours so traffic will not be blocked.

## DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconded required)

*THAT* the minor variance applied for in Application A08/20, for the property described as Part Park Lot 1 and Municipally known as 399 Main St. N., Mount Forest, to provide the following relief;

1. **THAT a reduced Parking Regulation of 7 parking spots be permitted, for a proposed new gas station with a convenience store and takeout restaurant component, whereas the By-Law requires 9 parking spots.**

APPROVED

## ADJOURNMENT

RESOLUTION: CoA 2020-025

Moved: Burke

Seconded: McCabe

*THAT* the committee of adjustment meeting of October 13, 2020 be adjourned at 7:36 p.m.

CARRIED

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Secretary Treasurer

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Chair