

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT - JUNE 28, 2020 @ 7:00 P.M.**  
**VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=Fhzzq7ARm8M>**

**Members Present:**

**Chair:** Andrew Lennox  
**Members:** Sherry Burke  
Steve McCabe  
Dan Yake

**Member Absent:**

**Member:** 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>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Director of Fire Services/Fire Chief:</b>	<b>Chris Harrow</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>

**CALLING TO ORDER - Chairperson Lennox**

Chair Lennox called the meeting to order

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, May 10, 2021 (A07/21, A08/21)

RESOLUTION: CoA 2021-011

Moved: Yake

Seconded: McCabe

*THAT the Committee of Adjustment meeting minutes of May 10, 2021 – A07/21 & A08/21 be adopted as presented.*

CARRIED

**APPLICATION**

A09/21 – Adam & Jaime Baker

**THE LOCATION OF THE SUBJECT PROPERTY** is as Lot 24; Pt Lot 32 Pt Lane RP 60R 2637; Part 2, 3 and 6 and is municipally known as 160 Isabella St W, Arthur. The property is approximately 0.15 ha (0.389 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. Thus, relief is being sought to permit permanent parking spaces in front of the front wall of the main building. 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 June 8, 2021.

## PRESENTATIONS

Curtis Marshall, Manager of Development Planning, reviewed the report prepared by Matthieu Daoust, Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 11<sup>th</sup>, 2021

Planning Opinion: The variance requested would provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested.

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 the request is desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot 24; Pt Lot 32 Pt Lane RP60R2637; Part 2, 3 and 6 and is Municipally known as 160 Isabella St W, Arthur. The property is approximately 0.15 ha (0.38 ac) in size.

### PROPOSAL

The purpose of this application is to provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested.

### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL located within the Urban Center of Arthur. 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 Low Density Residential (R1C). The applicant is proposing to park permanently in front of the front wall of the main building and required the following variance:

Parking Regulations	Permitted	Proposed
<b>Location of Parking Areas and Spaces</b> (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit permanent parking spaces in front of the front wall of the main building

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that they are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested. The variance meets 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

- Andrew Herreman, Grand River Conservation Authority, Email dated June 14, 2021 (No Comments or Concerns)

## 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

Adam and Jaime Baker, Applicants, were present to answer questions regarding the application.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions regarding the application from the Committee.

## DECISION

CALL FOR VOTE: SHOW OF HANDS

*THAT the minor variance applied for in Application A09/21, for the property described as Lot 24; Pt Lot 32 Pt Lane RP60R2637; Parts 2, 3 and 6, with a civic address of 160 Isabella St. W. in the town of Arthur, to provide the following relief;*

1. ***THAT permanent parking spaces in front of the front wall of the main building be permitted, for an existing residence, whereas the By-Law requires that all parking spaces within a residential zone shall be to the rear of the front wall of the main building.***

APPROVED

## ADJOURNMENT

RESOLUTION: CoA 2021-012

Moved: McCabe

Seconded: Burke

*THAT the committee of adjustment meeting of June 28, 2021 be adjourned.*

CARRIED

---

Secretary Treasurer

---

Chair