

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – SEPTEMBER 13, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING - <https://www.youtube.com/watch?v=noSqyrY1qlo>

Members Present:

Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern
Steve McCabe

Member Absent:

Member: Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Director of Operations:	Matthew Aston
Manager of Transportation Services:	Dale Clark
Manager of Recreation Services:	Tom Bowden
Community Recreation Coordinator:	Mandy Jones
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Director of Fire Services/Fire Chief:	Chris Harrow
Planner:	Matthieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, August 23, 2021 (A12/21)

RESOLUTION: CoA 2021-017

Moved: McCabe

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of August 23, 2021 – A12/21 be adopted as presented.

CARRIED

APPLICATION

A14/21 – Jorge & Maria Barros

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan 175 Lot 7 and is municipally known as 525 Prince Charles St, Mount Forest. The property is approximately 0.06 ha (0.15 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit a permanent parking space in the front yard. The applicants are proposing to add a second driveway in front of the main building to allow accessible parking for wheelchair access. 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 2nd, 2021.

PRESENTATIONS

Matthieu Daoust, Planner, presented comments prepared by Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 3, 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 application would permit a permanent parking space in the front yard. The applicants are proposing to add a second driveway in front the main building to allow accessible parking for wheelchair access with a ramp.

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 Plan 175 Lot 7 and is Municipally known as 525 Prince Charles St, Mount Forest. The property is approximately 0.06 ha (0.15 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 application would permit a permanent parking space in the front yard. The applicants are proposing to add a second driveway in front the main building to allow accessible parking for wheelchair access with a ramp.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL located within the Urban Center of Mount Forest. 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 the front yard for wheelchair access and requires the following variance:

Parking Regulations	Permitted	Proposed
Location of Parking Areas and Spaces (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 a permanent parking space in the front yard

The variance requested is minor and appropriate for the use of the lot. The applicants are proposing to add a second driveway in front the main building to allow accessible parking for wheelchair access with a ramp. 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

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated September 6, 2021 (No Objection)

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated September 8, 2021 (no 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

Jorge & Maria Barros, Applicants, were not present.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Mayor Lennox commented that in situations where a minor variance is required for accessibility, he is more than happy to grant the variance to allow that to happen.

DECISION

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

THAT the minor variance applied for in Application A14/21, for the property described as Plan 175 Lot 7 and is municipally known as 525 Prince Charles St, Mount Forest, 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 2021-017

Moved: Burke

Seconded: McCabe

THAT the committee of adjustment meeting of September 13, 2021 be adjourned at 2:08 p.m.

CARRIED

Secretary Treasurer

Chair