

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT – SEPTEMBER 13, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/87545111309>
Description: Public Meeting Under the Planning Act

Or join by phone:
Dial (for higher quality, dial a number based on your current location):
855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)
Webinar ID: 875 4511 1309

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A14/21 Jorge & Maria Barros (525 Prince Charles St)

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, August 23, 2021 (A12/21) 3

Recommendation:

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

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 location of the property is shown on the map attached. 6

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

Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 3, 2021 7

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated September 6, 2021 (No Objection) 9

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconded 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.**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of September 13, 2021 be adjourned.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – AUGUST 23, 2021 @ 7:00 P.M.
VIA WEB CONFERENCING**

Members Present:

Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern
Steve McCabe
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 Recreation Services:	Tom Bowden
Community Recreation Coordinator:	Mandy Jones
Chief Building Official:	Darren Jones
Risk Management Official:	Kyle Davis
Director of Fire Services/Fire Chief:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust
Senior Planner:	Jessica Rahim

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, July 12, 2021 (A10/21 & A11/21)

RESOLUTION: CoA 2021-015

Moved: McCabe

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of July 12, 2021 – A10/21 & A11/21 be adopted as presented.

CARRIED

APPLICATION

A12/21 – Carlotte Farms Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as East Part Lot 34 Concession 1 and is municipally known as 7538 First Line. The property is approximately 32.37 ha (80 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum interior side yard. The applicant is proposing to construct new 1913.80 m² (20,600 ft²) shed. Relief is requested to permit a new shed with interior side yard of 6.09 m (20 ft). 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 August 10th, 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 August 16, 2021

Planning Opinion: The variance requested would provide relief from the minimum interior side yard setback for an accessory structure. The applicant is proposing to construct a new 1,913.80m² (20,600 ft²) shed located 6.09m (20 ft) from the interior lot line.

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 East Part lot 34 Concession 1 and is Municipally known as 7538 First Line. The property is approximately 32.37 ha (80 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum interior side yard setback for an accessory structure. The applicants are proposing to construct a new 1,913.80m² (20,600 ft²) shed located 6.09m (20 ft) from the interior lot line.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL. 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 Agricultural (A). The applicant is proposing to construct a new accessory structure and required the following variance:

Lot Regulations	Permitted	Proposed	Difference
Interior Side Yard, Minimum (Section 8.2.4 (d))	18.3 m (60 ft)	6.09 m (20 ft)	12.19 m (40 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the proposed location provides operational efficiency on the subject lands. 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

Emily Vandermuelen, Wellington Source Water Protection Email received August 12, 2021
(No Objections)

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

Carl Brubacher, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe questioned why they want to build that close to the lot line when they could build further to the south and not need a minor variance.

Matthieu Daoust, Planner, commented that the applicant indicated that it provide operational efficiency and to mitigate winds and noise. Mr. Brubacher stated that there will be a drive through on the south side so this is going to be best land use. If they move further from the fence area the back corner would become a dead area. This will allow for some yard at the southeast end Putting the building sideways would put the building out into the field rather than keeping it tidied up in the building area.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A12/21, for the property described as East Part Lot 34 Concession 1 and is municipally known as 7538 First Line, to provide the following relief;

1. **THAT an Interior Side Yard Minimum of 6.09 m (20 ft) be permitted, for a proposed new accessory structure, whereas the By-Law requires 18.3 m (60 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-016

Moved: Yake

Seconded: Hern

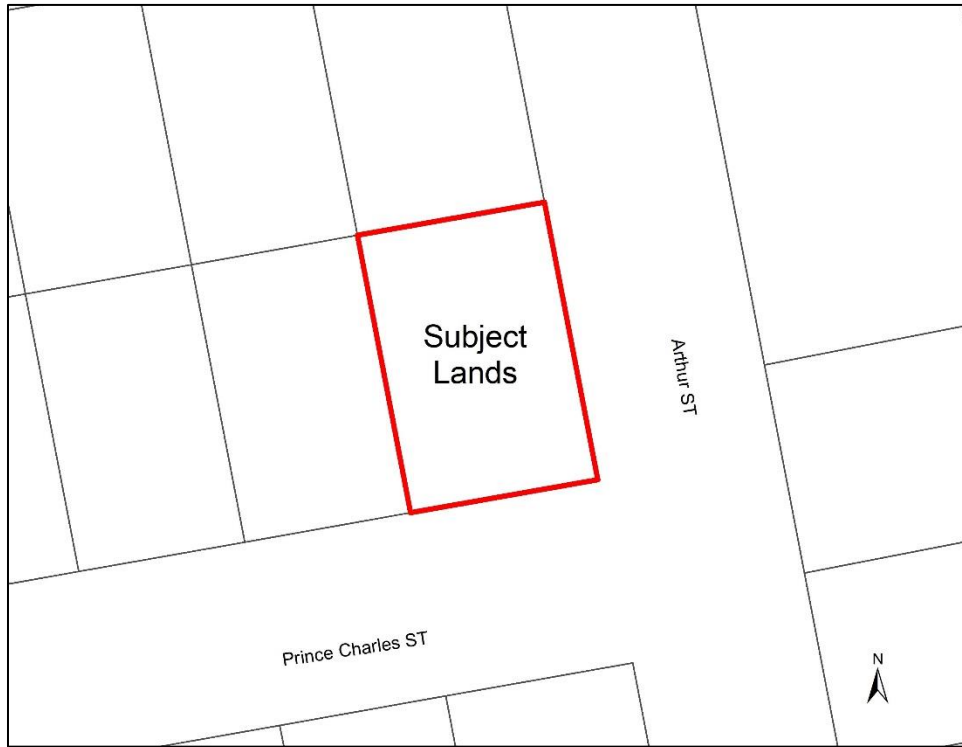
THAT the committee of adjustment meeting of August 23, 2021 be adjourned at 7:12 p.m.

CARRIED

Secretary Treasurer

Chair

JORGE & MARIA BARROS





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 3rd, 2021

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A14/21**
Plan 175 Lot 7
525 Prince Charles St, Mount Forest
Jorge and Maria Barros

We have reviewed the application for minor variance and provide the following comments.

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. The location of the property is shown on Figure 1.

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.



Figure 1. 2015 Aerial photo of subject lands

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.

Yours truly,



Asavari Jadhav
Junior Planner



Matthieu Daoust, MCIP RPP
Planner



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: tpringle@wellington-north.com

September 6, 2021

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A14/21
525 Prince Charles Street
Roll No.: 234900000603800
Lot 7 Plan 175
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

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.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the County of Wellington Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Proposed Minor Variance A14/21
September 6, 2021
Page 2 of 2

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Darren Jones, CBO, Township of Wellington North (via email)
Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)