

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – DECEMBER 13, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=kuPkCVg66no>

Members Present:

Mayor: Andrew Lennox
Councillors: 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 Environment and Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Manager of Transportation Services:	Dale Clark
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Senior Planner:	Mathieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, October 25, 2021 (A13/21)

RESOLUTION: CoA 2021-021

Moved: Hern

Seconded: Yake

THAT the Committee of Adjustment meeting minutes of October 25, 2021 – A13/21 be adopted as presented.

CARRIED

APPLICATION

A15/21 – 2574574 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St. The subject lands are approximately 2.19 ha (5.41 ac) and the lands subject of the variance is approximately 407 m² (4,381 ft²) in size.

THE PURPOSE AND EFFECT of the application to provide relief from the minimum lot area per dwelling, minimum lot area per dwelling unit on a separate lot and minimum rear yard. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²), a lot area of 202 m² (2,174.3 ft²) per dwelling unit, and a rear yard of 5.5 m (18 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 November 18, 2021.

PRESENTATIONS

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

- Planning Report dated December 1, 2021

Planning Opinion: The variance requested would provide relief from the minimum lot area per dwelling, the minimum lot area per dwelling unit on a separate lot and the minimum rear yard for a semi-detached dwelling. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²) per dwelling unit, a lot area of 202 m² (2,174.3 ft²) per dwelling unit and a rear yard setback of 5.5 m (18 ft).

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 Plan Mount Forest Pt Park Lot 4 SS Durham St & Main St. The subject lands are approximately 2.19 ha (5.41 ac) and the lands subject of the variance are approximately 408 m² (4,391.7 ft²) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot area per dwelling, the minimum lot area per dwelling unit on a separate lot and the minimum rear yard for a semi-detached dwelling. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²) per dwelling unit, a lot area of 202 m² (2,174.3 ft²) per dwelling unit and a rear yard setback of 5.5 m (18 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL. 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 Holding Residential (H)R2. The holding provisions were placed on the subject lands through the subdivision review process. At this time, the 408 m² was deemed too small for development, as a result a holding was placed on the land until such a time that additional lands can be added to said lot. The applicant is proposing to construct a semi-detached dwelling and requires the following variances:

Semi Detached	Permitted	Proposed	Difference
Lot Area, Minimum per dwelling (Section 12.2.2.1)	550 m ² (5,920.3 ft ²)	407 m ² (4,381 ft ²)	143 m ² (1,539 ft ²)
Lot area, Minimum per dwelling unit on a separate lot (Section 12.2.2.3)	275 m ² (2,960.2 ft ²)	202 m ² (2,174.3 ft ²)	73 m ² (785.7 ft ²)
Rear Yard, Minimum (Section 12.2.2.8)	7.6 m (24.9 ft)	5.5 m (18 ft)	2.1 m (6.89 ft)

The variance requested is minor and appropriate for the use of the lot. 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.

DRAFT APPROVAL

The Redline Revision of the Draft Plan of Subdivision was approved March 13th, 2020. The Draft Plan has not yet been registered.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Erik Downing, Saugeen Conservation

- Letter dated November 2, 2021 (No Objection)

Danielle Walker, Wellington Source Water Protection

- Email dated October 29, 2021 (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

Brad Wilson, applicant, and Astrid Clos, Applicant's Agent, were present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A15/21, for the property described as Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St., geographic Town of Mount Forest, to provide the following relief;

- 1. THAT a reduced Lot Area, Minimum per dwelling, of 407m² (4,381 ft²) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 550 m² (5,920.3 ft²);**
- 2. THAT a reduced Lot Area, Minimum per dwelling Unit on a Separate Lot, of 202 m² (2,174.3 ft²) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 275 m² (2,960.2 ft²); and**
- 3. THAT a reduced Rear Yard, Minimum of 5.5 m (18 ft) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 7.6 m (24.9 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-022

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting of December 13, 2021 be adjourned at 3:42 p.m.

CARRIED

Secretary Treasurer

Chair