

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
APRIL 11, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=Af9jm-EIRjI>**

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 Operations: Matthew Aston
Development Technologist: Tammy Stevenson
Manager of Environment and Development Services: Corey Schmidt
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Fire Services: Chris Harrow
Manager of Development Planning: Curtis Marshall
Planner: Matthieu Daoust
Township Engineer: Dustin Lyttle

CALLING TO ORDER

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, March 21, 2022 (A07/22)

RESOLUTION: CoA 2022-009

Moved: Hern

Seconded: Yake

THAT the Committee of Adjustment meeting minutes of March 21, 2022 – A07/22 be adopted as presented.

CARRIED

APPLICATION

A08/22 – Mount Forest Lawn Bowling Club

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 19 Part Lot 20 and is municipally known as 310 King Street E, Mount Forest. The subject lands are approximately 1343.23 m² (0.33 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum front yard, minimum exterior side yard setback and day lighting (sight) triangle requirements. The applicant is proposing to construct three sun shade structures and a sand box with a front yard setback of 1m (3.28ft) and an exterior side yard setback of 6.7m (21.98ft). A reduced day lighting (sight) triangle of 3.4m (11.15ft) is being requested to facilitate the installation of a pylon sign and recognize the location of the existing sprinkler control room. 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 March 18, 2022.

PRESENTATIONS

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

- Planning Report dated April 5, 2022

PLANNING OPINION

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a single detached dwelling on the property.

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property. GRCA staff have requested the completion of a geotechnical report before they can provide a final recommendation on the zone change request.

The purpose of this report is to provide the Township with an overview of the above referenced application and provide the comments received to date.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment (Part 1 in Figure 2) is approximately 0.49 ha (1.21 ac) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to Unserviced Residential (R1A) to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site-specific provision (C2-14) which permits tourist commercial uses and an accessory single detached dwelling.

ADJACENT PROPERTY

In August 2018, the abutting parcel at 7840 Wellington Rd 109 received zoning approval to permit a single detached residential dwelling on private services. This zoning By-law Amendment rezoned the subject lands from Highway Commercial Exception (C2-14) zone to Unserviced Residential (R1A) zone.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule "A" of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses.

Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Highway Commercial Exception (C2-14). Permitted uses in the C2-14 zone include tourist commercial uses and an accessory single detached dwelling. The subject lands are proposed to be rezoned to Unserviced Residential (R1A) to facilitate the construction of a single detached dwelling.

GRCA COMMENTS

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property. GRCA staff have requested the completion of a geotechnical report and a site plan examining the erosion and steep slope on and adjacent to the site before they can provide a final recommendation on the zone change request.

CONCLUSION

Once the owner has had further discussion and addressed GRCA concerns, Planning Staff will bring a final report and draft By-law for Council's consideration.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email received March 23, 2022 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Email received March 30, 2022 (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

Doug Kopp, member of the Mount Forest Lawn Bowling Club, has been assisting the club with the application. He explained that the sunshade buildings and sandbox being proposed are very small and will not make a very big impact. None of them require a building permit. The roof dimensions will be 8 X 8 roof dimensions whereas the buildings will be 7 X 7 and 7 X 11. The buildings will be open sided.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Yake inquired what the sandbox is for. Mr. Kopp explained that when the field is being prepared, they use sand to level it, nothing it will have a lid.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A08/22, for the property described as Lot 19 Part Lot 20 and is municipally known as 310 King Street E, Mount Forest, to provide the following relief;

1. **THAT a reduced Front Yard Minimum of 1.0 m (3.2 ft) be permitted, for the proposed three (3) sunshade structures, sand box, pylon sign and recognize the location of the existing sprinkler control room, whereas the By-law requires 7.6 m (24.9 ft);**
2. **THAT a reduced Exterior Side Yard Minimum of 6.7 m (21.9 ft) be permitted, for the proposed three (3) sunshade structures, sand box and pylon sign, whereas the By-law requires 7.6 m (24.9 ft); and**
3. **THAT a reduced Day Lighting (Sight) Triangle be permitted of 3.4 m (11.1 ft) to facilitate the installation of a pylon sign, whereas the By-law requires 7.5m (24.6 ft).**

AND FURTHER THAT The proposed 1 m (3.2 ft) front yard setback is applicable solely to the three sunshade structures, sand box and the existing sprinkler control room. Any new structures will have to adhere to the requirements of Section 28.2 of the Zoning By-law.

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-010

Moved: McCabe

Seconded: Yake

THAT the committee of adjustment meeting of April 11, 2022 be adjourned at 2:51 p.m.

CARRIED

Secretary Treasurer

Chair