



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

COMMITTEE OF ADJUSTMENT

Monday, February 6th, 2012 – 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p><u>Chairman</u></p> <ol style="list-style-type: none">1. Officially open the public meeting.2. Declaration of Pecuniary Interest and General Nature Thereof.3. Minutes, A8/11 (attached)	01
<p><u>APPLICATION A1/12</u></p> <p>Applicant: Andrew Hummel and Laurie Hummel</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 6 Part Lot 5, with a civic address of 455 Durham St. W., Mount Forest. The property is approximately 1372 sq.m (14,769 sq.ft.) in size and has frontage on Durham and Henry Streets. The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required interior side yard and exterior side yard setback. The applicant has received provisional approval of consent application B33/11 to sever the subject property to create one additional lot and construct a single detached dwelling on the severed parcel. The side yard variance pertains to the existing dwelling on the retained parcel and the exterior side yard setback variance pertains to the proposed dwelling on the severed parcel. The property is located in a Residential (R1C) zone.</p> <ol style="list-style-type: none">4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on January 25th, 2012 as well as posted on the property.	05

AGENDA ITEM	PAGE NO.
5. Application for a Minor Variance	06
6. Township Planner – Linda Redmond will review the County comments (attached).	14
7. Correspondence/Comments received: - None	
8. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance? Are there any persons present who wish to make oral and/or written submissions against this application? Those wishing to be notified of decision please leave name and address with secretary-treasurer. Committee: - Comments and questions	
9. Adjournment.	

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A8/11

The Committee of Adjustment met on Monday, December 12, 2011 at the Kenilworth Municipal Office, at 7:00 p.m.

**Members Present: Chairman: Raymond Tout
Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake**

**Also Present: Alternate Secretary-Treasurer, Lorraine Heinbuch
Executive Assistant, Cathy Conrad
Township Planner, Linda Redmond**

1. The Chairman called the meeting to order.
2. Disclosure of Pecuniary Interest and General Nature Thereof
None Reported
3. Minutes

**Moved by: Councillor Lennox
Seconded by: Councillor Yake**

THAT the Committee of Adjustment meeting minutes of November 7, 2011 – A7/11 be adopted as presented.

Resolution No. 1

Carried

The public meeting was held to consider Minor Variance Applications A8/11 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A8/11

Page Two

APPLICATION A8/11

Applicant: Reeves Construction Limited

THE LOCATION OF THE SUBJECT PROPERTY is described as Lots 1, 24, 30, 31 & 37, Registered Plan 61M171, Ruby's Crescent. The properties are currently vacant and proposed for residential dwellings.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required exterior side yard setback from 7.6m to 6.1m. The subject lands are zoned residential. Other variances may be considered where deemed appropriate.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on November 30, 2011 as well as posted on the property.

5. Linda Redmond, Township Planner, reviewed her comments dated November 29, 2011.

The variances requested would provide relief from the minimum required exterior side yard setback from 7.6m to 6.1m.

The Planning Department had no concerns with the relief requested. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

Under the Wellington County Official Plan the subject property is designated Mount Forest, Urban Centre. 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

COMMITTEE OF ADJUSTMENT

A8/11

Page Three

Under the Wellington North Zoning By-law the subject lands are zoned Residential (R2) and are currently vacant. The applicant is proposing to construct single family dwellings on the 5 corner lots within the development and is requesting relief to allow a reduced exterior side yard setback of 6.1m (20 ft), whereas the by-law requires 7.6 m (24.9 ft.).

6. Correspondence/Comments received:

- Eric Downing, Environmental Planning Coordinator (Acting), Saugeen Valley Conservation Authority
- no objection

7. Questions/Comments

Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The Applicant was present to answer any questions regarding the application.

Bob Reeves stated that the minor reduced setback will make for a better dwelling on those lots.

Persons present who wish to make oral and/or written submissions against this application.

None.

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

None.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A8/11

Page Four

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the minor variance applied for in Application A8/11 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:05 p.m.)

Moved by: Councillor Yake
Seconded by: Councillor Lennox

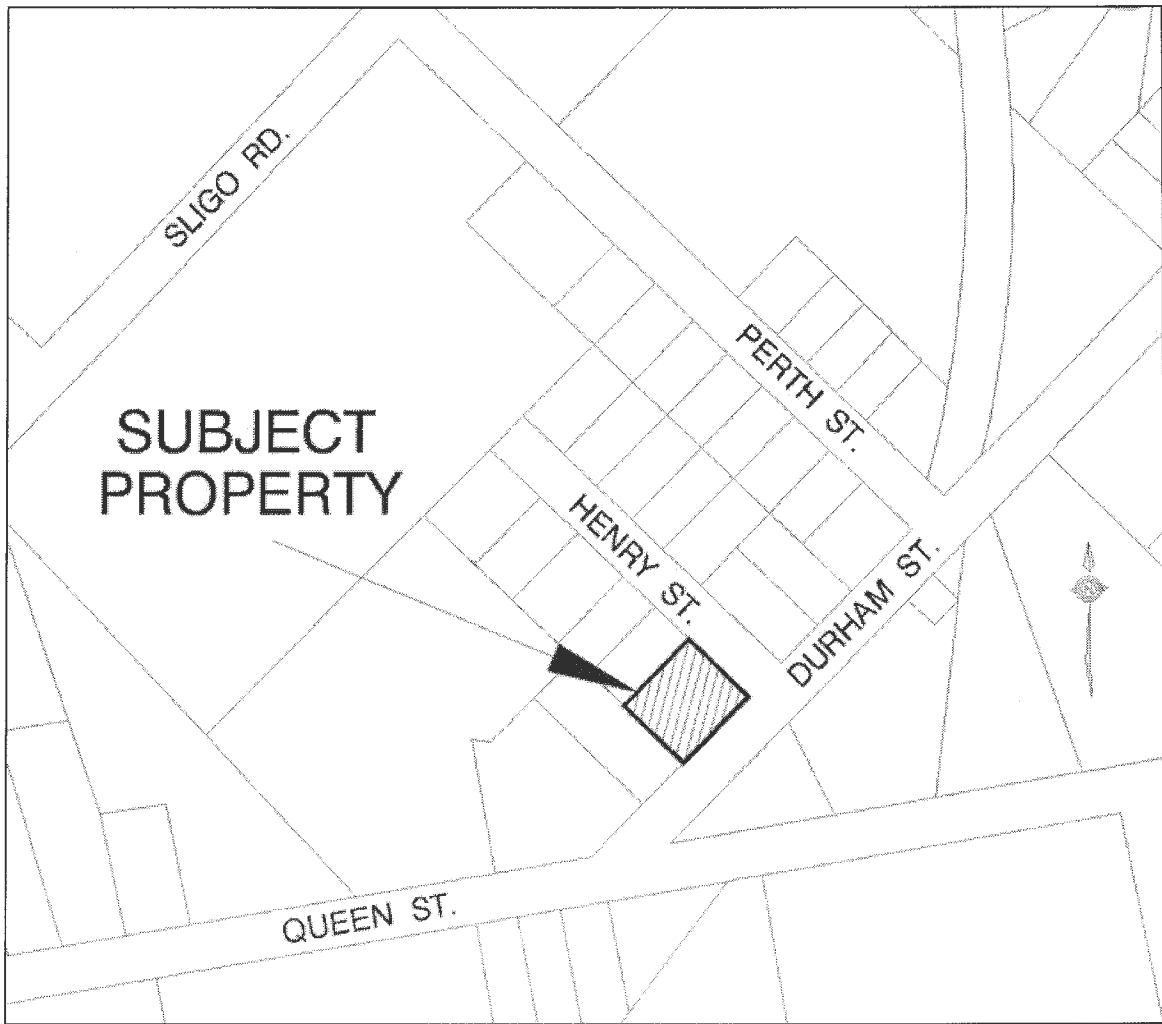
That the Committee of Adjustment meeting of December 12, 2011 be adjourned.

Resolution No. 3

Carried

Alternate Secretary Treasurer

Chairman





TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: January 6, 2011

File Number: A 1112

Roll # 23-49-000-004-09800-00

Date Application Filed: _____

Application Fee Received: \$ 250.00

A. GENERAL INFORMATION

1.* APPLICANT INFORMATION

a)* Registered Owner's Name(s): Andrew & Laurie Hommel
Address: 190 Carroll
Phone: Home (519) 848-6380 Work (519) 323-6623 Fax _____
Email: alhommel@bell.net

Please note: AUTHORIZATION IS REQUIRED IF THE APPLICANT IS NOT THE OWNER (See Section G)

b)* Applicant (Agent) Name(s): _____
Address: _____
Phone: Home () _____ Work () _____ Fax () _____
Email: _____

c)* Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property: _____

d) Send Correspondence To: Owner [] Agent [] Other []

2.* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

Measurements are in: Metric [] Imperial [] units

Municipal Address: _____

Concession: _____ Lot: _____ Registered Plan No.: _____

Area: _____ Depth: _____ Frontage (Width): _____ Width of Road Allowance (if known): _____

3a).* WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

- i) Provincial Highway [] ii) Seasonally maintained municipal road [] iii) Continually maintained municipal road [] iv) Other public road [] v) Right-of-way [] vi) Water access []

3b).* IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

4.* WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

Official Plan Designation: Residential

Zoning: RIC

B. EXSTING AND PROPOSED SERVICES

5.* INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Private or Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. IS STORM DRAINAGE PROVIDED BY: Sewers [] Ditches [] Swales [] Other means []

7. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Durham st

C. REASON FOR APPLICATION

8.* WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR? (Please specifically indicate on sketch)

New Home

9.* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW? (Please specifically indicate on sketch)

Conditions of severce B34/11

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

10.* WHAT IS THE "EXISTING" USE OF:

a) THE SUBJECT PROPERTY? 900 sqft home

b) THE ABUTTING PROPERTIES? nothing residential

11.* PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND: Measurements are in Metric [] Imperial [] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>1 1/2 storey</u>		b) Main Building Height	<u>23'</u>	
c) % Lot Coverage			d) # of Parking Spaces	<u>2</u>	
e) # of Loading Space(s)			f) Number of Floors	<u>2</u>	
g) Total Floor Area (exclude basement)	<u>900 sqft</u>		h) Ground Floor Area	<u>450 sqft</u>	

12.* WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY (Specify distances from front, rear and side lot lines) Measurements are in: Metric [] Imperial [] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Front Yard	<u>35.1</u>		b) Side Yards	<u>50.9</u>	
c) Rear Yard	<u>55.1</u>				

13.* DATE OF ACQUISITION OF SUBJECT PROPERTY: June 2011

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY: over 50 years

14. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY? over 50 years

15.* HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY
IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:
YES [] NO []

F. OTHER RELATED PLANNING APPLICATIONS

16.* HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?
Official Plan Amendment Yes [] No []
Zoning By-law Amendment Yes [] No []
Plan of Subdivision Yes [] No []
Consent [Severance] Yes [] No []

17.* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:
File No. of Application: B34 / 11
Purpose of Application: severe building lot
Status of Application: approved with conditions

G. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) _____ of the _____ of _____,

County/Region of _____ do hereby authorize _____ to act as my agent in this application.

Signature of Owner(s)

Date

H.* AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

I (we) Andrew Hummel of the town of Arthur,

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North in the County of

Wellington this 6th day of January, 2012.

Andrew Hummel

Signature of Owner or Authorized Solicitor or Authorized Agent

Jan 6, 2012

Date

Catherine E. More

Signature of Commissioner
CATHERINE E. MORE, a Commissioner,
etc., County of Wellington, Deputy Clerk
of the Corporation of the Township of
Wellington North.

Jan 6, 2012

Date

APPLICATION AND FEE OF \$750.00 RECEIVED BY THE MUNICIPALITY:

Deanna Boffa

Signature of Municipal Employee

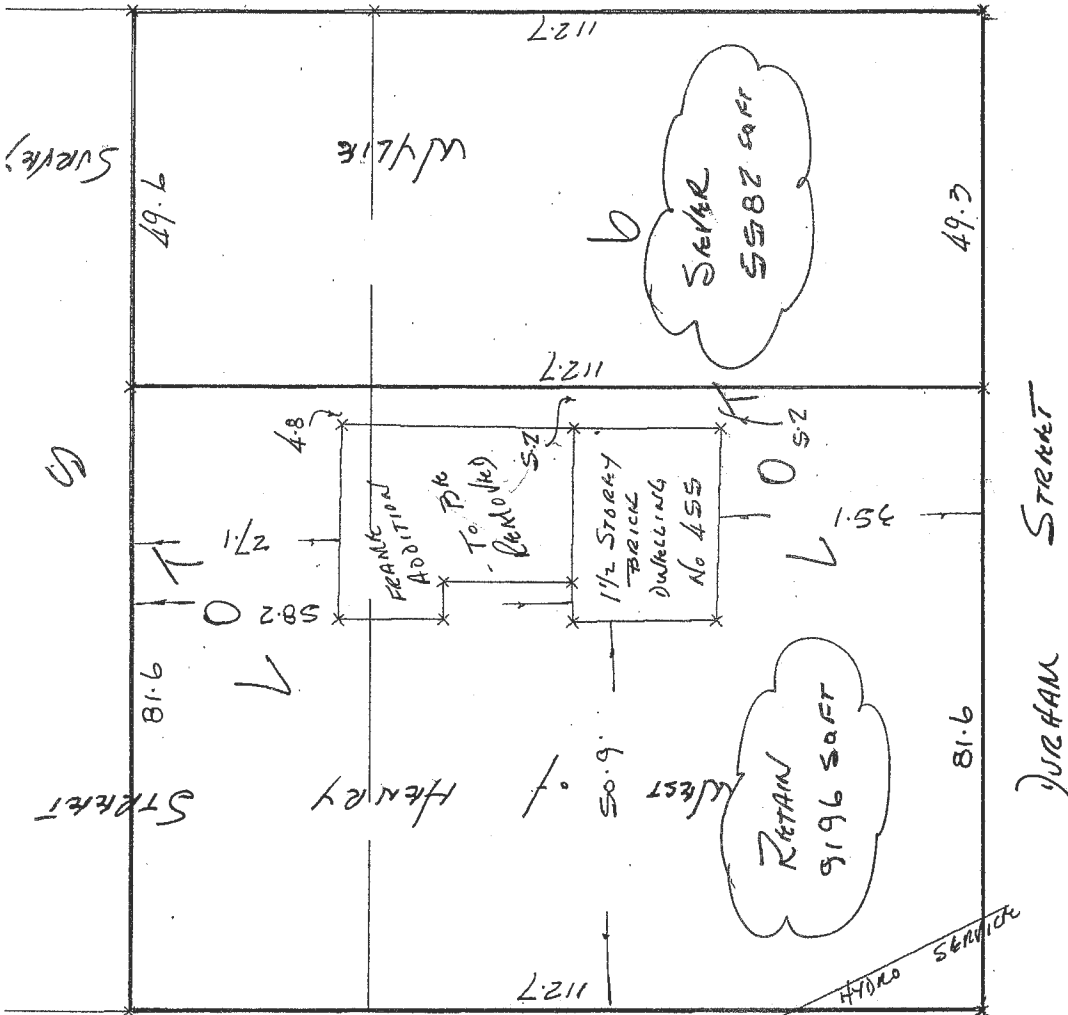
January 6, 2012

Date

STEVENS SKETCH IN THE
 (TOWN OF MOUNT FOREST)
 TOWNSHIP OF WISCONSIN NORTH
 1" = 20'

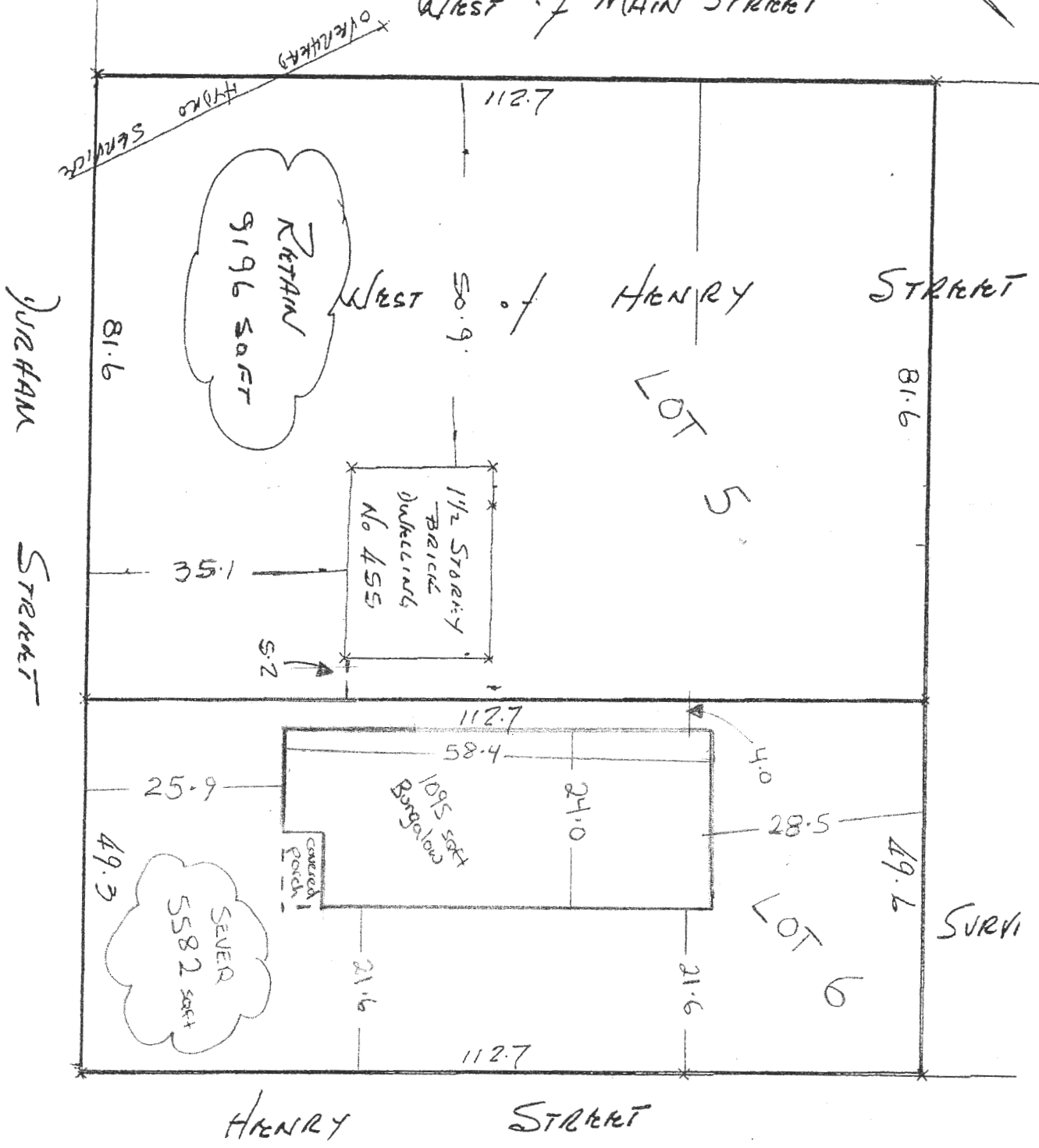
Blair
 Aug/11 8145 Alex R. Wilson
 SURVEYING INC.
 MOUNT FOREST
 519 323 2151

Henry
 STREET



PAK Lot 2
 North of JURHAM STREET;
 West of MAIN STREET

PARK LOT 2
 NORTH of DURHAM STREET
 WEST of MAIN STREET



1" = 20'
 scale

THESE DRAWINGS MUST BE SIGNED
TO BE VALID FOR PERMIT.
THEY ARE VALID ONLY FOR THE
ORIGINAL ADDRESS
IN THE TITLE BLOCK

The undersigned has reviewed and takes responsibility for this
drawing and the information contained herein
set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C.3.2.5.1 of the 2006 O.B.C.

JOHN VANDERWOERD BCIN 21611
REGISTRATION INFORMATION
Professional Designation: Architect
Division C.3.2.4.1 of the 2006 O.B.C.
Firm Name: Vanderwoerd Drafting & Design
BCIN 32875



John Vanderwoerd, M.A.A. BC
100 Dundas Street West, Suite 1100
Toronto, Ontario M5G 1A0
519-848-4128
www.vanderwoerd-design-bein.ca

DRAWN BY:
JOHN VANDERWOERD,
M.A.A.T.O. BCIN: 21611

CONTRACTOR
STEVE HUMMEL
1373580 ONT. LTD.

STARTING DATE:
MAY 2, 2011

LAST REVISION DATE:
JAN. 16, 2012

CUSTOMER:
DURHAM STREET
MOUNT FOREST

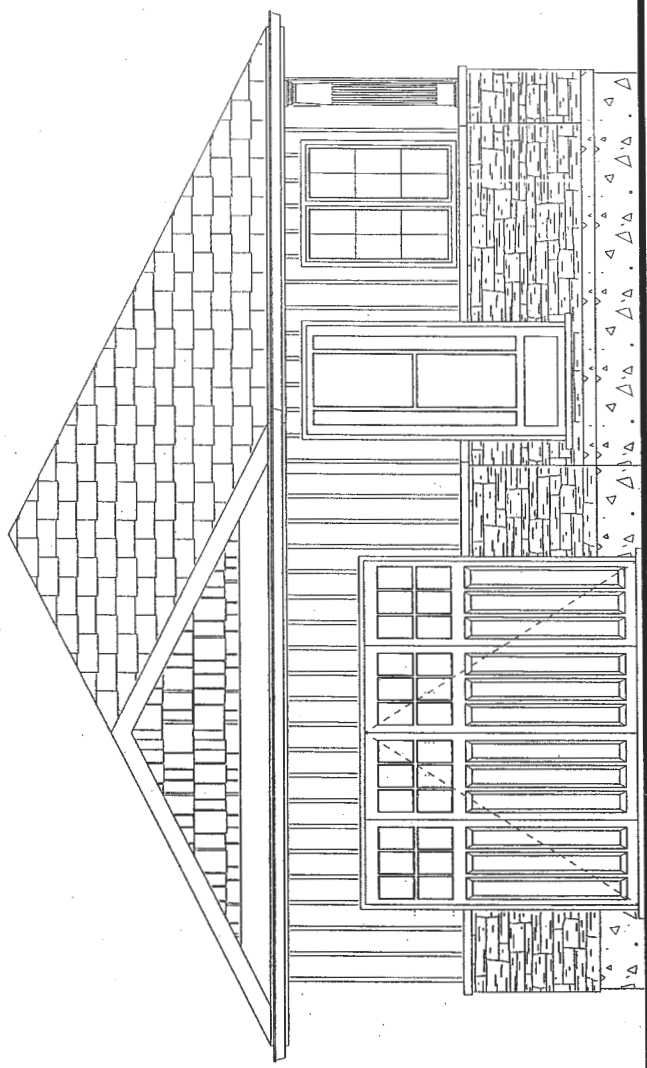
PROJECT:
NEW 1095 SQ. FT. HOME

DRAWING TITLE:
FRONT ELEVATION

DRAWING NO.
11-140

SCALE:
1/8" = 1'-0"

PAGE:
1 OF 2



NOTES:
 THESE DRAWINGS MUST BE SIGNED
 AND SEALED BY A REGISTERED
 PROFESSIONAL ENGINEER OR ARCHITECT.
 THEY ARE VALID ONLY FOR THE
 ORIGINAL ADDRESS
 IN THE TITLE BLOCK.

The undersigned has reviewed and issues responsibility for this
 drawing to the registered professional engineer or architect
 set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under
 Division C-3.2.5.1. of the 2005 O.B.C.

JOHN VANDERWOERD BCIN 21611
 REGISTRATION INFORMATION
 Registration Number: 21611
 Division: C-3.2.4.1. of the 2005 O.B.C.
 Firm Name: Vanderwoerd Drafting & Design
 BCIN 38975



**Vanderwoerd
 Drafting & Design**

John Vanderwoerd, M.A.T.O.
 34 Duquesne Street, Toronto, Ontario M5G 1A0
 www.home-design-bcinc.ca
 519-948-2128

DRAWN BY:
**JOHN VANDERWOERD,
 M.A.T.O. BCIN: 21611**

CONTRACTOR
**STEVE HUMMEL
 1373580 ONT. LTD.**

STARTING DATE:
MAY 2, 2011

LAST REVISION DATE:
JAN. 16, 2012

CUSTOMER:
**DURHAM STREET
 MOUNT FOREST**

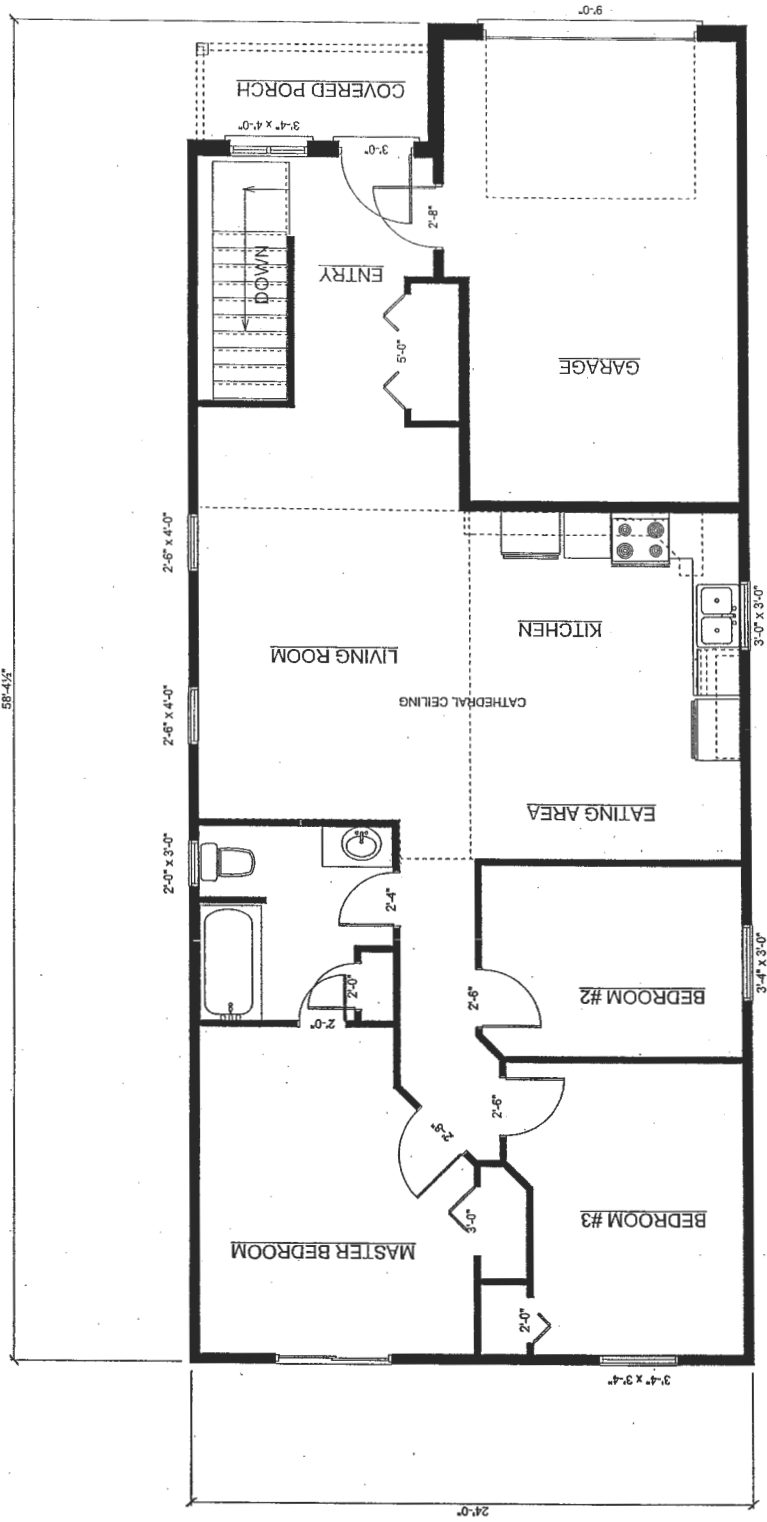
PROJECT:
NEW 1095 SQ. FT. HOME

DRAWING TITLE:
FRONT ELEVATION

DRAWING NO:
11-J40

SCALE:
 AS SHOWN

PAGE NO:
2 OF 2





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

January 30, 2012

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

Dear Mr. Jones,

Re: **Minor Variance Application A1/12**
Lot 6, Part Lot 5
455 Durham Street W, Mount Forest
Hummel

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

Planning Opinion: The variances requested would provide relief from sections 11.2.4 & 11.2.5 of the Zoning By-law to allow a reduced interior side yard and exterior side yard setback.

We have no concerns with the relief requested at this time. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We would recommend that the approval be conditional on the attached sketch, specifically that the interior side yard restriction only pertain to the existing dwelling at time of approval.


Wellington County Official Plan: The subject property is designated Residential in the Mount Forest Urban area. 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.

Wellington North Zoning By-law: The subject lands are zoned Residential (R1C). The applicant has received provisional approval of consent application B33/11 to sever the subject property to create one additional lot and construct a single detached dwelling on the severed parcel. The severance and location of the existing dwelling will create a deficient side yard setback. Further the applicant is requesting relief from the exterior side yard setback on the severed parcel to accommodate a certain house type. The following variances have been requested:

1. A minimum interior side yard setback of 1.8m (5.9 ft), whereas the existing dwelling will have a side yard of 1.58 m (5.2 ft)
2. An exterior side yard setback of 6.37m (20.9 ft) for the proposed dwelling on the severed parcel, whereas the minimum setback required 7.6m (24.9 ft.).

I trust that these comments will be of assistance to the Committee in their consideration of this matter.

Yours truly,


Linda Redmond B.A.
Planner