

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, April 22, 2013

The Public Meeting was held Monday, April 22, 2013 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad

Absent:

Township Planner: Linda Redmond

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: The Corporation of the Township of Wellington North

Re: The changes are of a general nature and apply throughout the Township of Wellington North.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is a Township initiated "housekeeping" amendment to the Comprehensive Zoning By-law to address the Residential Conversions Section 6.29. The current provision states that a single detached dwelling may be converted to a duplex. The amendment will remove reference to a duplex dwelling in order to allow additional units within an existing single family dwelling to take other forms. It should be noted that this amendment will only apply to those zoning categories that already allow residential conversions.

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Please note – Section 34 (12) of the Planning Act.

(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for the original public meeting was sent to the required agencies and published in the Wellington Advertiser on March 29th, 2013.
2. Presentations by:

Comments dated February 27, 2013 Linda Redmond, Planner, were presented.

Where specifically permitted by this By-law, a single-detached dwelling (legally existing on the day of the passing of this By-law) may be converted to a **duplex** or a bed and breakfast establishment provided the following regulations are maintained:

- a) That the conversion must meet Building Code and Fire Code regulations and must be certified by the Chief Building Official and Fire Chief;
- b) That the conversion conforms to the requirements of all other By-laws of the municipality;
- c) That any exterior stairways required for such conversion shall be located in a side or rear yard; and
- d) That all other provisions of this By-law for the applicable zone, such as off-street parking, shall be maintained.

Residential conversions are permitted in the Agricultural zone and the Residential (R2) zone. The R2 zone allows a variety of multi residential uses. The residential conversion provisions allow a single family dwelling to be converted into a duplex. The issue with this provision is that a duplex is strictly defined in the zoning by-law as follows:

Duplex, means a two storey residential dwelling divided horizontally into two residential dwelling units, each of which is completely on a separate storey with an independent entrance either directly from the outside or through a common vestibule.

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This definition limits the form in which the conversion may take, which is not the intent of this provision. It is not uncommon for a landowner to want to erect an addition onto the side or rear of their home for an additional unit or to convert existing floor area within a dwelling to provide an additional unit. This amendment will remove reference to a duplex dwelling to allow the unit to take other forms. It should be noted that this amendment will only apply to those zoning categories that already allow residential conversions.

3. Review of Correspondence received by the Township:
 - Erik Downing, Environmental Planning Coordinator, SVCA
 - No objection
 - Fred Natalochny, Supervisor Resource Planning, GRCA
 - No objection

4. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.

5. Mayor opens floor for any questions/comments.

None.

6. Comments/questions from Council.

None.

7. Adjournment 7:04 p.m.

DEPUTY CLERK

MAYOR