



Township of Wellington North

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

COMMITTEE OF ADJUSTMENT

Monday, June 6th, 2011 – 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

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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, A1/11 and A5/08 (attached) 	<p>01</p>
<p><u>APPLICATION A2/11</u></p> <p>Applicant: Steve Hummel and Sharon 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 lot area, frontage, interior side yard and exterior side yard setbacks under section 11.2 of the Wellington North Zoning By-law regulating the setback requirements for single detached dwellings in an R1C zone. The applicant is proposing to sever the subject property to create two additional lots and construct a single detached dwelling on each of the severed parcels (consent applications B33/11 and B34/11). The property is located in a Residential (R1C) zone. Other variances may be considered where deemed appropriate. The end result will be 3 residential lots on the property.</p> <ol style="list-style-type: none"> 4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on May 24th, 2011 as well as posted on the property. 	<p>11</p>

AGENDA ITEM	PAGE NO.
5. Application for a Minor Variance	12
6. Township Planner – Linda Redmond will review the County comments (attached).	21
7. Correspondence/Comments received:	
- Saugeen Valley Conservation Authority – No objection.	23
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	

AGENDA ITEM	PAGE NO.
<u>DEFERRED APPLICATION A5/08</u>	
Applicant: Peter Schlegel	
<p>THE LOCATION OF THE SUBJECT PROPERTY is in Pt. Park Lot 7 & 6, plan 61R8529 and is municipally known as 740 Princess Street (Mount Forest). The property is approximately 3.653 ha. (9 ac.) in size and is occupied by a partially completed townhouse development (phase 1). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT is to provide relief from the minimum required parking for the proposed townhouse development on the subject lands. According to Section 6.27.8 of the zoning by-law the required parking for a cluster townhouse development is 1.5 spaces per unit. Based on this, the proposal would require a minimum of 74 parking spaces, whereas the applicants are proposing to provide 61. Relief is required for 13 parking spaces.</p> <p>This variance was before the Committee of Adjustment on August 18th, 2008. The variance was deferred at the request of the applicant. The variance is now coming forward for consideration at the request of the applicant.</p>	24
9. Secretary Treasurer – notice mailed to those requesting notice in writing and posted on the property.	
10. Application for Minor Variance	25
11. A5/08 Committee of Adjustment Minutes – August 18, 2008	28
12. A5/08 Committee of Adjustment Minutes – September 8, 2008	34
13. Township Planner – Linda Redmond will review the County comments (attached).	39
14. Correspondence/Comments received (August 18, 2008 meeting):	
- Saugeen Valley Conservation Authority – No objection	44
- Warren Fink, 316 Jeremy’s Crescent – Concerns	45
- Thelma and Robert Rowsell, 749 Princess Street – Object	43
- Diane McDonald, President, Betty-Dee Ltd. – Object pending resolution of drainage	49

AGENDA ITEM	PAGE NO.
15. Correspondence/Comments received (September 8, 2008 meeting): <ul style="list-style-type: none">- Warren Fink, 316 Jeremy's Crescent – Concerns- Diane McDonald, President, Betty-Dee Ltd. – Object pending resolution of drainage- Leon and Josie Vanderpas, 761 Princess Street – Not in favor	51 53 64
16. Correspondence/Comments received (May 2, 2011 meeting): <ul style="list-style-type: none">- Diane McDonald, President, Betty-Dee Ltd. – Objection- Dr. & Mrs. Ken Babey, 610 Martin Street – Have concerns	65 66
17. Correspondence/Comments received (June 6, 2011 meeting): <ul style="list-style-type: none">- Jerome Quenneville, North Wellington Health Care – Looking forward to seeing the development proceed	67
18. 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: <ul style="list-style-type: none">- Comments and questions	
19. Adjournment.	

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A1/11 and A5/08

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APPLICATION A1/11

Applicant: Sharon Lee Moody

THE LOCATION OF THE SUBJECT PROPERTY is described as Part of Lot 13, with a civic address of 104 Egremont Street South, Mount Forest. The property is approximately 1002 sq.m (10,790 sq.ft.) in size and has frontage on Egremont and Wellington Streets.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required rear yard and exterior side yard setback under section 12.2.2 of the Wellington North Zoning By-law regulating the setback requirements for semi-detached dwellings in an R2 zone. The applicant is proposing to demolish the existing duplex and construct a semi detached dwelling. The property is located in a Residential (R2) zone. 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 April 21, 2011 as well as posted on the property.
5. Linda Redmond, Township Planner, reviewed her comments dated April 27, 2011.

The variances requested would provide relief from sections 12.2.2.5 & 12.2.2.8 of the Zoning By-law to allow a reduced front yard and rear yard to allow the construction of a semi detached dwelling.

The Planning Department had 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.

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.

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A1/11 and A5/08

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The subject lands are zoned Residential (R2). The applicants are proposing to demolish the existing dwelling and construct a new semi-detached bungalow (2 units) on the subject lands. Currently the proposed location of the dwelling(s) will comply with the minimum yard setbacks, however, it is the intention of the applicant to sever the dwellings in the future, which will then create a rear yard deficiency. The minimum required rear yard setback is 7.6m (24.9 ft), whereas 3.6m (12 ft) is proposed.

The intent of the zoning by-law with respect to rear yard setbacks is to allow adequate separation through an open space buffer between adjoining properties to protect privacy of neighbouring amenity areas and to ensure the preservation of a private landscaped amenity area on the subject property for the occupants of the dwelling. The proposal for a 3.6m setback does not allow adequate separation with the adjacent property at 124 Egremont St S which has a reduced frontage (40 ft). Additionally the reduction will significantly reduce the landscaped amenity area on the subject property which will affect the usability of the space for the future owners of the property. It should be noted that there is an existing right of way along the abutting property line for access to another property.

Staff discussed the above issue with the applicant and suggested shifting the proposed location of the dwelling closer to Wellington Street as an alternative, which would create a larger rear yard setback. The new configuration would still require variances for a reduced front yard setback and rear yard setback, however it would create a more useable rear yard area.

As such the following variances are required:

1. A rear yard setback of 5.4m (18 ft), whereas 7.6m (24.9 ft) is required, a difference of 2.2m.
2. A northwesterly (front yard) setback of 5.76m (18.9 ft), whereas 7.6m (24.9 ft) is required, a difference of 1.84m.

6. Correspondence/Comments received:

- None

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7. Questions/Comments

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

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

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

None present.

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

Committee – Comments and Questions

None

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the minor variance applied for in Application A1/11 be authorized.

Resolution No. 2

Carried

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A1/11 and A5/08

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APPLICATION A5/08

Applicant: Peter Schlegel

THE LOCATION OF THE SUBJECT PROPERTY is in Part Park Lot 7 & 6, plan 61R8529 and is municipally known as 740 Princess Street (Mount Forest). The property is approximately 3.653 ha. (9 ac.) in size and is occupied by a partially completed townhouse development (phase 1).

THE PURPOSE AND EFFECT is to provide relief from the minimum required parking for the proposed townhouse development on the subject lands. According to Section 6.27.8 of the Zoning By-law the required parking for a cluster townhouse development is 1.5 spaces per unit. Based on this, the proposal would require a minimum of 74 parking spaces, whereas the applicants are proposing to provide 61. Relief is required for 13 parking spaces.

This variance was before the Committee of Adjustment on August 18th, 2008. The variance was deferred at the request of the applicant. The variance is now coming forward for consideration at the request of the applicant.

8. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on April 21, 2011 as well as posted on the property.
9. Linda Redmond, Township Planner, reviewed her comments dated April 27, 2011.

The variance requested would provide relief from Section 6.27.8 of the Zoning By-law that requires 74 parking spaces for a 49 unit residential townhouse development. The applicants are requesting a reduction in the required parking to 61 spaces. The Planning Department had no concerns with this proposal that maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate development of the subject property.

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

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A1/11 and A5/08

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The subject lands are currently zoned Institutional with a site specific exemption 37 (IN-37). This zoning category permits a nursing home and townhouse development. At this time a portion of the lands are proposed for a 49 unit townhouse development. The parking needed for this type of use is 74 spaces based on the requirement of 1.5 spaces per unit. The applicants are proposing to provide 61 spaces.

The development as proposed will provide each unit with an attached garage. For the purposes of the zoning by-law the garage is considered the required parking space. There is additional parking provided in the driveway of each unit however this cannot be counted as required parking. There will also be an additional 12 spaces on the site for visitors. Additionally there is a nursing home proposed on the other portion of the property. At this time the applicants are wishing to proceed with the townhouse development and the nursing home will follow at a later date. Once the nursing home is developed there will be pedestrian access between the two uses, which will provide additional parking opportunities. This combined with the supplemental parking located in front of the garages will provide adequate parking for this development.

This variance was before the Committee of Adjustment in 2008. At that time the land was vacant and there were concerns raised by the neighbours primarily related to overflow of parking onto the surrounding roads. The applicant asked the Committee to defer the application until a later date. Since that time Phase 1 of the site is almost complete which includes 6 townhouse blocks and comprises 25 units. Phase 2 which contains the remaining 24 units has not received final site plan approval which is contingent on this variance as the parking deficiency is located within this Phase of the development.

10. Correspondence/Comments received (August 18, 2008 meeting):

- Saugeen Valley Conservation Authority – No objection
- Warren Fink, 316 Jeremy's Crescent – Concerns
- Thelma and Robert Rowsell, 749 Princess Street – Object
- Diane McDonald, President, Betty-Dee Ltd. – Object pending resolution of drainage
- Warren Fink, 316 Jeremy's Crescent – Concerns
- Diane McDonald, President, Betty-Dee Ltd. – Object pending resolution of drainage
- Leon and Josie Vandepas, 761 Princess Street – Not in favour

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A1/11 and A5/08

Page Seven

Received May 2, 2011

- Diane McDonald, Betty Dee Limited – Object
- Ken and Ann Babey, 610 Martin St. - Object

11. 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 this application.

Peter Schlegel, explained that the first phase has proven consumer acceptability and achieved needs. The occupants are happy with the handicap accessible, larger washrooms. The medical centre is close by. This is a good fit for small town Ontario. The minor variance is for a reduction in the number of parking spaces. The mobility and vehicle needs of the residents are different than those of the general population. This step is needed before proceeding with a development agreement. This development meets the needs of the community and residents.

Amy Schlegel stated that she has been responsible for moving residents into the townhouses. This is an adult lifestyle residential development and there are no young families living there. Twenty-three of the twenty-five units are spoken for. None of the residents have more than one car and two residents don't have a car. Most residents keep their car in their garage. There have not been any parking issues and the only people parking on the street are the contractors.

Mayor Tout questioned what is being gained by removing the parking spaces.

Mr. Schlegel explained that the 13 spaces were never in the plan. There are 12 visitor parking spaces available. Parking works out to 1 ¼ spaces instead of 1 ½ spaces. There is a concept plan for the land to rebuild the nursing centre and 60 bed retirement home but they are waiting on the Ministry of Health timeline for the nursing home to be built. When it is developed the sidewalk and access could be shared.

Councillor Yake inquired about future growth. When people move out the new people could have more than one car and number can change.

Ms. Schlegel stated that they are using current demographics.

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Mr. Schlegel explained that the units are not geared for young families. The whole development has been built for seniors. The type of people there now is probably going to be consistent. Several residents came to them on recommendation from the medical centre as it is a good alternative to living on their own.

Councillor Burke asked if any consideration had been given to expanding lot A for additional parking and if there is room to park on the internal streets as opposed to the municipal streets

Ms. Redmond explained that lot A is a requirement as a common amenity area. The private road will be privately maintained and there will be no room for parking. There will be no parking signs and anyone parked there could be fined.

Councillor Lennox questioned why adequate parking for the overall development could not be dealt with now.

Mr. Schlegel explained that there will be two separate ownerships. The townhouses will be condominiums to give more flexibility of ownership in the future. At the present time there is a preference for rental units but in the future the legal structure is in place to sell the units as desired. They could put temporary parking on the undeveloped land. The current nursing centre is classified as a "C" facility. The Ontario government wants to have all "A" and "B" facilities rebuilt in the next 15 years.

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

Warren Fink stated that he is against the variance application and has concerns regarding the parking. He questioned why we bother having minimum by-law standards and codes and finds it disturbing that variances are always requested. This has been a long standing project and has changed considerably since first proposed at an open house in August 2002. Progress has been slow and the landscape has been reconstructed. There was flooding in two units during construction and there are no sidewalks. With the addition of the sports complex two blocks away there is now more traffic. Adding a high density structure will make it worse. The long term health care area is entirely separate from the townhouses so suggesting that the parking could be shared cannot be guaranteed. Mr. Fink questioned if more townhouses will be built if the nursing centre doesn't go ahead.

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Mr. Fink questioned what constitutes as a parking space. The definition was clear from the start but the developer chose not to include adequate parking spaces. He is concerned that visitors will not use the visitor parking but will park in front of the townhouses.

Jerome Quenneville, COE, Louise Marshall Hospital stated that the hospital and the medical clinic are not looking to share parking as they are looking at improvements for their own facilities. Mr. Quenneville stated that he wanted to ensure council is comfortable that 61 is the right number of parking spaces for Mr. Schlegel's development.

Those wishing to be notified of decision please leave name and address with secretary-treasurer.

Committee:

- Comments and questions

Councillor Lennox questioned if the nursing home will be developed as proposed. Ms. Redmond explained that this is a concept plan and has not been formally submitted.

Councillor Yake asked if the drainage issues referred to in correspondence received from Diane McDonald have been addressed.

Mr. Schlegel stated that to his knowledge drainage is not an issue. Drainage was addressed at the site plan stage and involved engineers. Part of addressing the drainage issue was to build it up. The engineers signed off on it. He would not have recommended the action that Ms. McDonald took. An easement to the road would have been better. Two and half years were spent trying to come up with a solution. The only question to be addressed at this meeting is the parking. Mr. Schlegel stated that he believes his development is an enhancement to the community.

Ms. Redmond agreed that seniors parking needs are different than other residents and suggested that considering this is a new Council and their first Committee of Adjustment it may be best to defer a decision to allow staff time to investigate how other municipalities deal with this type of issue.

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A1/11 and A5/08

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**Moved by: Councillor Yake
Seconded by: Councillor Goetz**

THAT the minor variance applied for in Application A5/08 be deferred.

Resolution No. 3

Carried

12. Adjournment

**Moved by: Councillor Goetz
Seconded by: Councillor Burke**

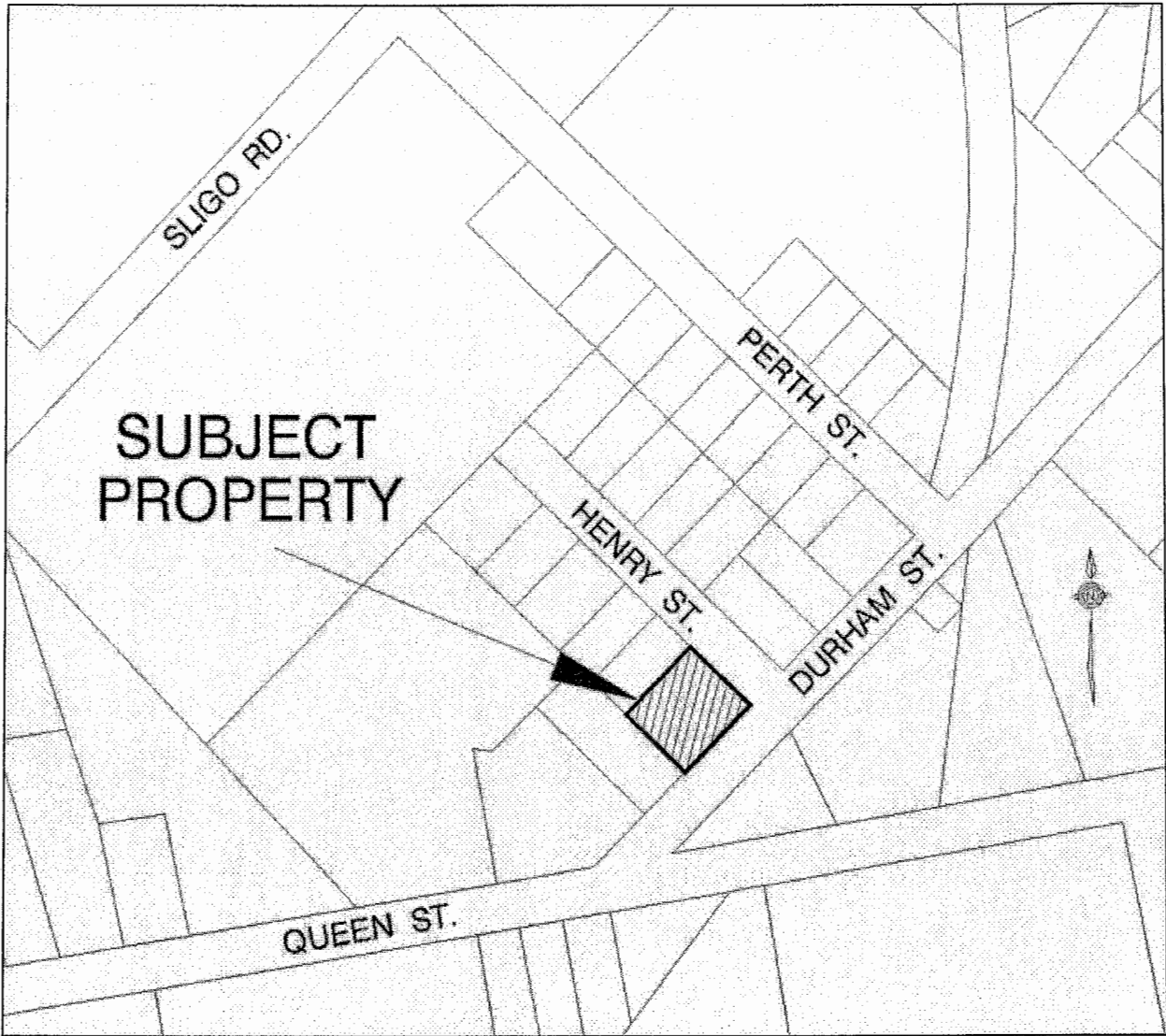
That the Committee of Adjustment meeting of May 2, 2011 be adjourned.

Resolution No. 4

Carried

Secretary Treasurer

Chairman



Lot 6 pt 6095



TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: May 9, 2011

File Number: A 211

Roll # 23 49 000 004 098 00 0000

Date Application Filed: _____

Application Fee Received: \$ 150.00

A. GENERAL INFORMATION

1.* APPLICANT INFORMATION

a)* Registered Owner's Name(s): Steve Hummel, Sharon Hummel

Address: R.R. 1, Arthur, ON N0G1A0

Phone: Home (519) 848-6711 ~~Work~~ (827) 519-6711 Fax _____
Cell

Email: _____

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

b)* Applicant (Agent) Name(s): As Above

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: 455 Durham W. Mount Forest

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

Area: 130.9 Depth: 112.1 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, Mount Forest URBAN CENTRE

Zoning: R, C

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*	[]	[]	[]	[]	[]	[]	[]	[]
b) Proposed	[]	[]	[]	[]	[]	[]	[]	[]

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?

Property on corner of Durham & Henry St. Mount Forest

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)

- ① Frontage on proposed lots A, B + C. - attached sketch.
- ② Area on proposed lot B - " "
- ③ Exterior s/y on proposed lot C - " "
- ④ Interior s/y on proposed lot B - " "

9.* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

Property to be severed.

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

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

a) THE SUBJECT PROPERTY? Residential

b) THE ABUTTING PROPERTIES? 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)	_____	_____	b) Main Building Height	_____	_____
c) % Lot Coverage	_____	_____	d) # of Parking Spaces	_____	_____
e) # of Loading Space(s)	_____	_____	f) Number of Floors	_____	_____
g) Total Floor Area (exclude basement)	_____	_____	h) Ground Floor Area	_____	_____

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	_____	_____	b) Side Yards	_____	_____
c) Rear Yard	_____	_____			

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

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY: house OLD.

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

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

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 [x]
Zoning By-law Amendment	Yes []	No [x]
Plan of Subdivision	Yes []	No [x]
Consent [Severance]	Yes []	No [x]

17.* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____
Purpose of Application: _____
Status of Application: _____

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) Steve Hummel 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) Steve Hummel, ^{Hummel} Shawn of the Township of Wellington North,
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 09 day of May, 2011.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

May 9/11
Date

[Signature]
Signature of Commissioner

May 9/11
Date

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

[Signature]
Signature of Municipal Employee

May 9/11
Date

SKETCH IN THE
 (TOWN OF MOUNT FOREST)
 TOWNSHIP OF WILKINSON NORTH

1" = 20'

REVISED MAY/11

APR/11

8096

Blitz

Alex R. Wilson

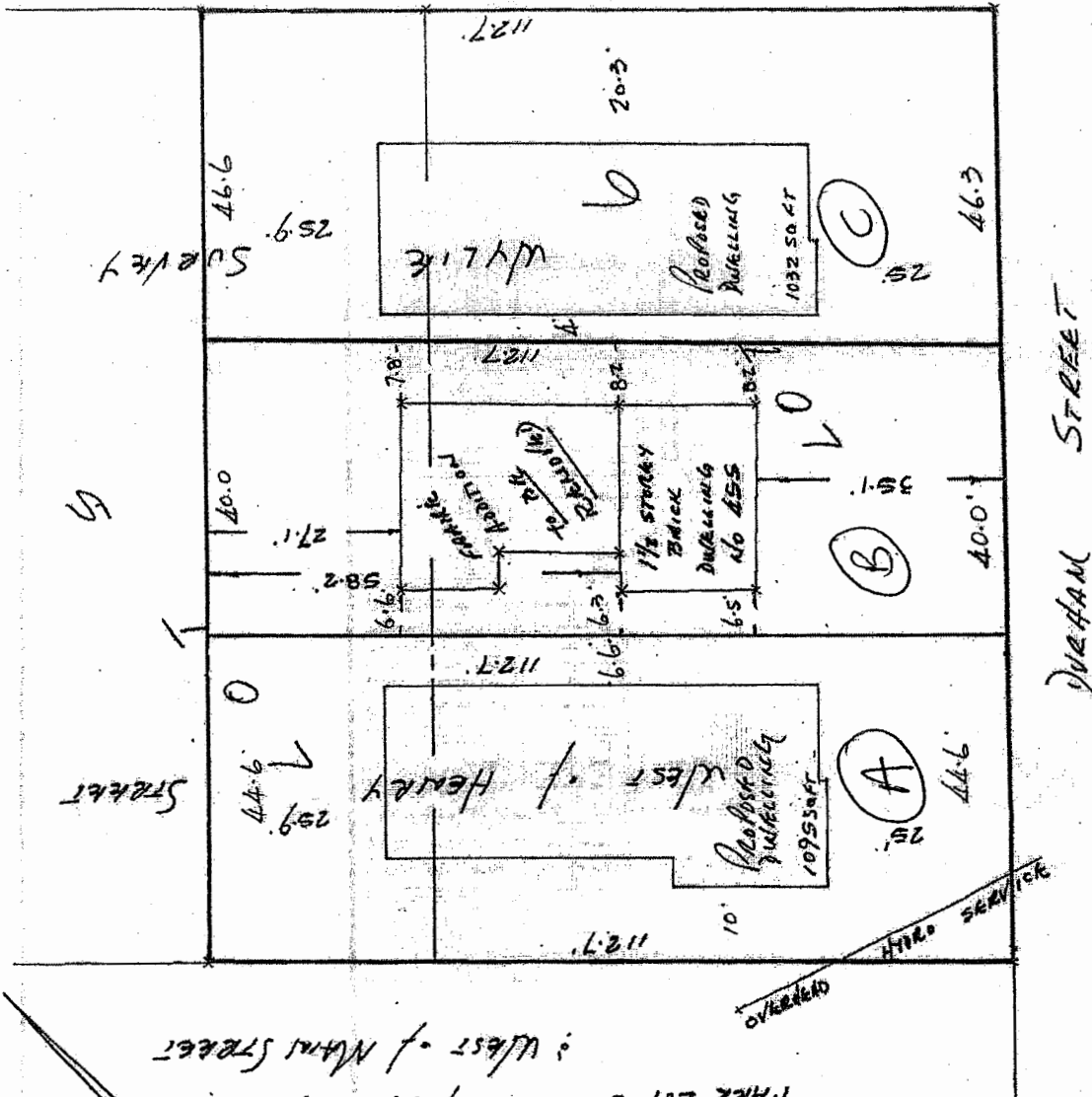
Surveying Inc.

MOUNT FOREST

519 323 2451

STREET

HEARLY



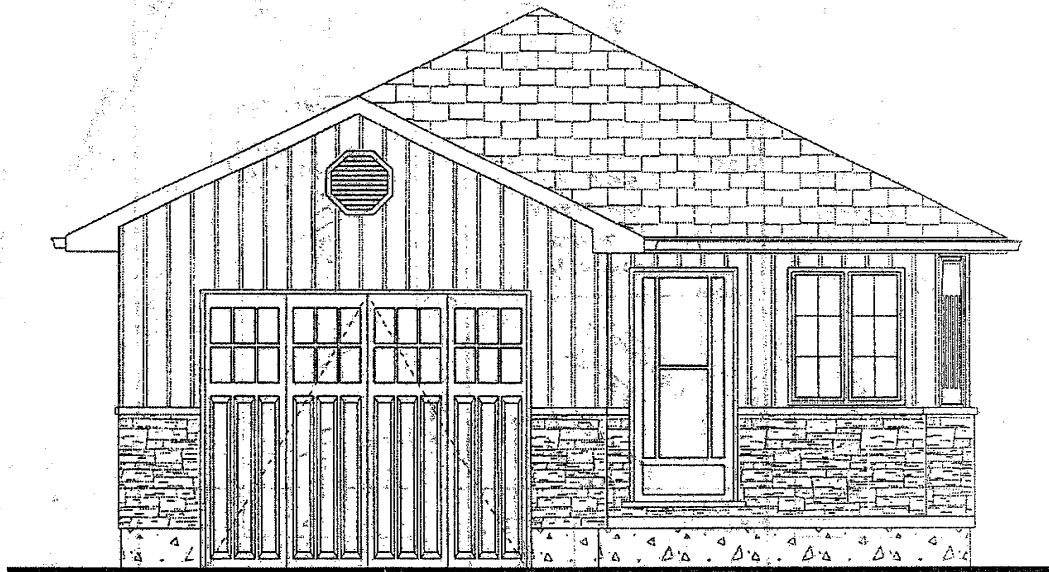
5

STREET

STREET

DURHAM STREET

Back Lot 2 North of Durham Street
 West of Main Street



NOTES:


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 design, and has the qualifications and meets the requirements 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
 Required unless design is exempt under Division C-3.2.4.1 of the 2006 O.B.C.
 Firm Name: Vanderwoerd Drafting & Design
 BCIN 38376



Vanderwoerd
 Drafting & Design

John Vanderwoerd, M.A.A.T.O.
 34 Duke Street, Arthur, Ontario N0G 1A0
 www.vanderwoerd-drafting.com
 519-848-2122

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

CONTRACTOR:
 STEVE HUMMEL
 1373580 ONT. LTD.

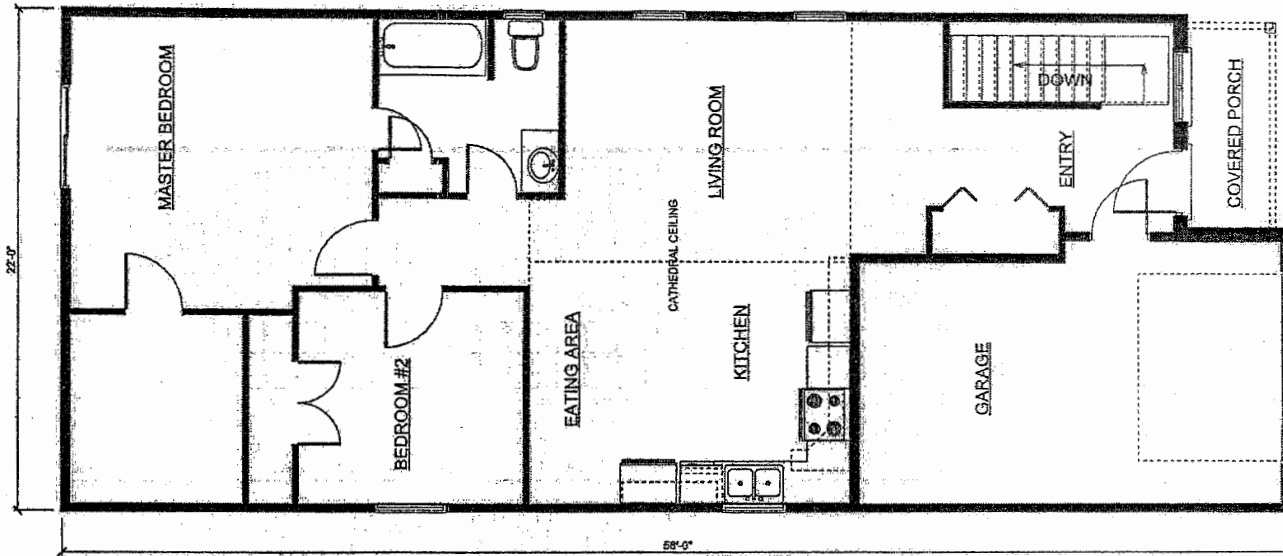
STARTING DATE: MAY 2, 2011	LAST REVISION DATE: MAY 2, 2011
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CUSTOMER:
 DURHAM STREET
 MOUNT FOREST

PROJECT:
 NEW 1032 SQ. FT. HOME

DRAWING TITLE:
 FRONT ELEVATION

DRAWING NO. 11-J40	SCALE: 1/8" = 1'-0"	PAGE # 1 OF 2
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NOTES:

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements 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
 Required unless design is exempt under Division C-3.2.4.1 of the 2006 O.B.C.
 Firm Name: Vanderwoerd Drafting & Design
 BCIN 38975

Vanderwoerd Drafting & Design
 John Vanderwoerd, M.A.A.T.O.
 34 Duhan Street, Arthur, Ontario N6G 1A0
 www.vdw-design-ids.ca
 519-848-2128

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: MAY 2, 2011
--------------------------------------	---

CUSTOMER:
 DURHAM STREET
 MOUNT FOREST

PROJECT:
 NEW 1032 SQ. FT. HOME

DRAWING TITLE:
 FRONT ELEVATION

DRAWING #: 11-340	SCALE:	PAGE #: 2 OF 2
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NOTES:

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
design, and has the qualifications and meets the requirements
set out in the Ontario Building Code for 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
Required unless design is exempt under
Division C-3.2.4.1 of the 2006 O.B.C.
Firm Name: Vanderwoerd Drafting & Design
BCIN 58975



**Vanderwoerd
Drafting & Design**

John Vanderwoerd, M.A.A.T.O.
34 Duke Street, Arthur, Ontario N0G 1A0
www.vanderwoerd-drafting-design.ca
519-948-2158

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:
MAY 2, 2011**

CUSTOMER:

**DURHAM STREET
MOUNT FOREST**

PROJECT:

NEW 1095 SQ. FT. HOME

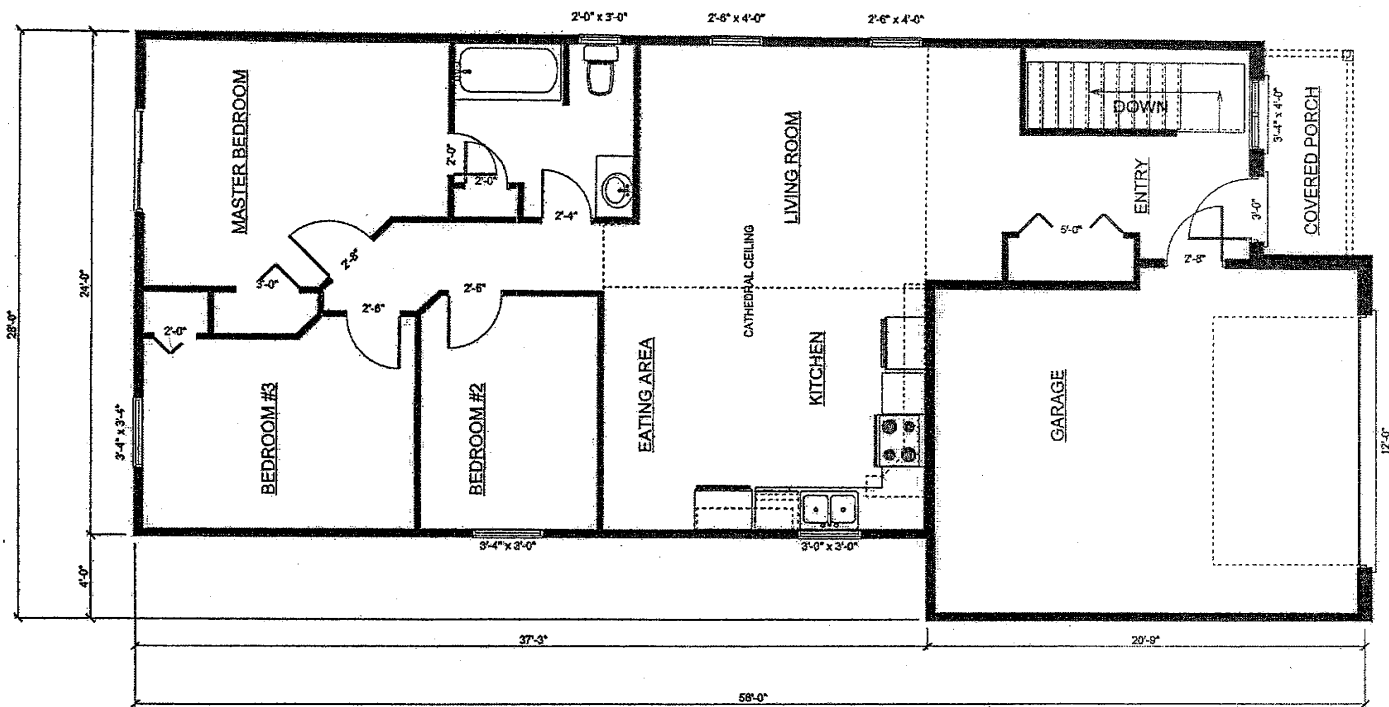
DRAWING TITLE:

FRONT ELEVATION

**DRAWING NO.
11-J40**

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

**PAGE
1 OF 2**



NOTES:
 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 design, and has the qualifications and meets the requirements 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
 Required unless design is exempt under Division C-3.2.4.1 of the 2006 O.B.C.
 Firm Name: Vanderwoerd Drafting & Design
 BCIN 38975

Vanderwoerd
 Drafting & Design
 John Vanderwoerd, M.A.A.T.O.
 34 Duke Street, Arthur, Ontario N0G 1A0
 www.vanderwoerd-drafting-design.ca
 519-848-2322

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

CONTRACTOR
STEVE HUMMEL
 1373580 ONT. LTD.

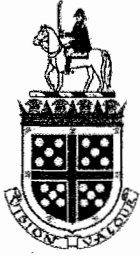
STARTING DATE: **MAY 2, 2011**
 LAST REVISION DATE: **MAY 2, 2011**

CUSTOMER:
DURHAM STREET
MOUNT FOREST

PROJECT:
NEW 1095 SQ. FT. HOME

DRAWING TITLE:
FRONT ELEVATION

DRAWING NO. **11-140** SCALE: 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

May 12, 2011

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 A2/11**
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 11.2.1, 11.2.2, 11.2.4 & 11.2.5 of the Zoning By-law to allow a reduced frontage, lot area, and side yard setbacks to allow the construction of two single detached dwellings.

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, provided that:

- a) The application for the minor variances are approved subject to the attached sketch and,
- b) The approval of consent applications B33/11 and B34/11.

Places to Grow: The Places to Grow policies place emphasis on intensification and optimizing of the use of exiting land supplies. Under section 2.2.2.1 which deals with managing growth it states: "population and employment growth will be accommodated by concentrating intensification in intensification areas." Intensification is defined as: "the development of a property, site or area at a higher density than currently exists through...b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development." The plan further states municipalities are to develop policies and strategies to achieve intensification that will encourage and facilitate intensification. Additionally the municipality should identify the appropriate type and scale of development within these areas.

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 applicants are proposing to sever the subject property to create two new residential lots and construct a new single detached bungalow on each new lot. The retained parcel would maintain the current dwelling. The proposed severances and location of the dwellings will create lot area, frontage and side yard deficiencies shown below for the three parcels:

Severed Parcel (A) – Proposed Single Detached Bungalow

	By-Law R1C Regulations	Proposed Dimensions
Lot Frontage, minimum	15.0 m (49.2 ft)	13.6 m (44.6 ft)

Retained Parcel (B) – 1 ½ Storey existing

	By-Law R1C Regulations	Proposed Dimensions
Lot Frontage, minimum	15.0 m (49.2 ft)	12.2 m (40.0 ft)
Lot Area, minimum	465.0 m ² (5005.4 ft ²)	418.7 m ² (4508.0 ft ²)
Interior Side Yard No attached garage	3.7 m (12.1 ft)	2.4m (7.8 ft)

Severed Parcel (C) – Proposed Single Detached Bungalow

	By-Law R1C Regulations	Proposed Dimensions
Lot Frontage, minimum	15.0 m (49.2 ft)	14.1 m (46.6 ft)
Exterior Side Yard, minimum	7.6 m (24.9 ft)	6.2 m (20.3 ft)

Planning Comments

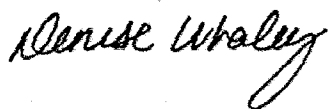
One of the tests for a minor variance application is whether the variance(s) sought is minor. In this application, 6 variances are being sought; however 3 of these are within the retained parcel which will have relatively minor impacts on the surrounding neighbourhood. For the proposed single detached bungalows, the requested variances would be considered minor.

It may also be useful to note that this property was part of a previous consent application which had provided for only 40 ft of frontage for the proposed Lot A). Because of neighbor concerns at that time it was determined that the proposed lots could be reconfigured to allow for increased lot frontage for Lot A) and a side yard setback of 10 ft, which exceeds the requirement for side yards as per section 11.2.4 of the zoning by-law.

This application is consistent with the policy direction for intensification under the Places to Grow Act, 2005 and to the County of Wellington Growth Strategy in Part 3 of the Official Plan.

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

Yours truly,



Denise Whaley, (Hons) B.A.
 Junior Planner



1078 Bruce Rd. 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

May 30, 2011

RECEIVED

MAY 30 2011

TWP. OF WELLINGTON NORTH

Darren Jones
Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G2E0

ATTENTION: Darren Jones

Dear Mr. Jones:

RE: Proposed Minor Variance A2/11
Part Lot 5 and Lot 6, Wylie Survey
Geographic Town of Mount Forest
Town of Wellington North (Stephen Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed minor variance in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. Authority staff provided comments dated March 22, 2011 regarding the associated severances; please refer to that letter for more details on the subject property.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed minor variance appears to comply with the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

Erik Downing
Environmental Planning Technician

ED/

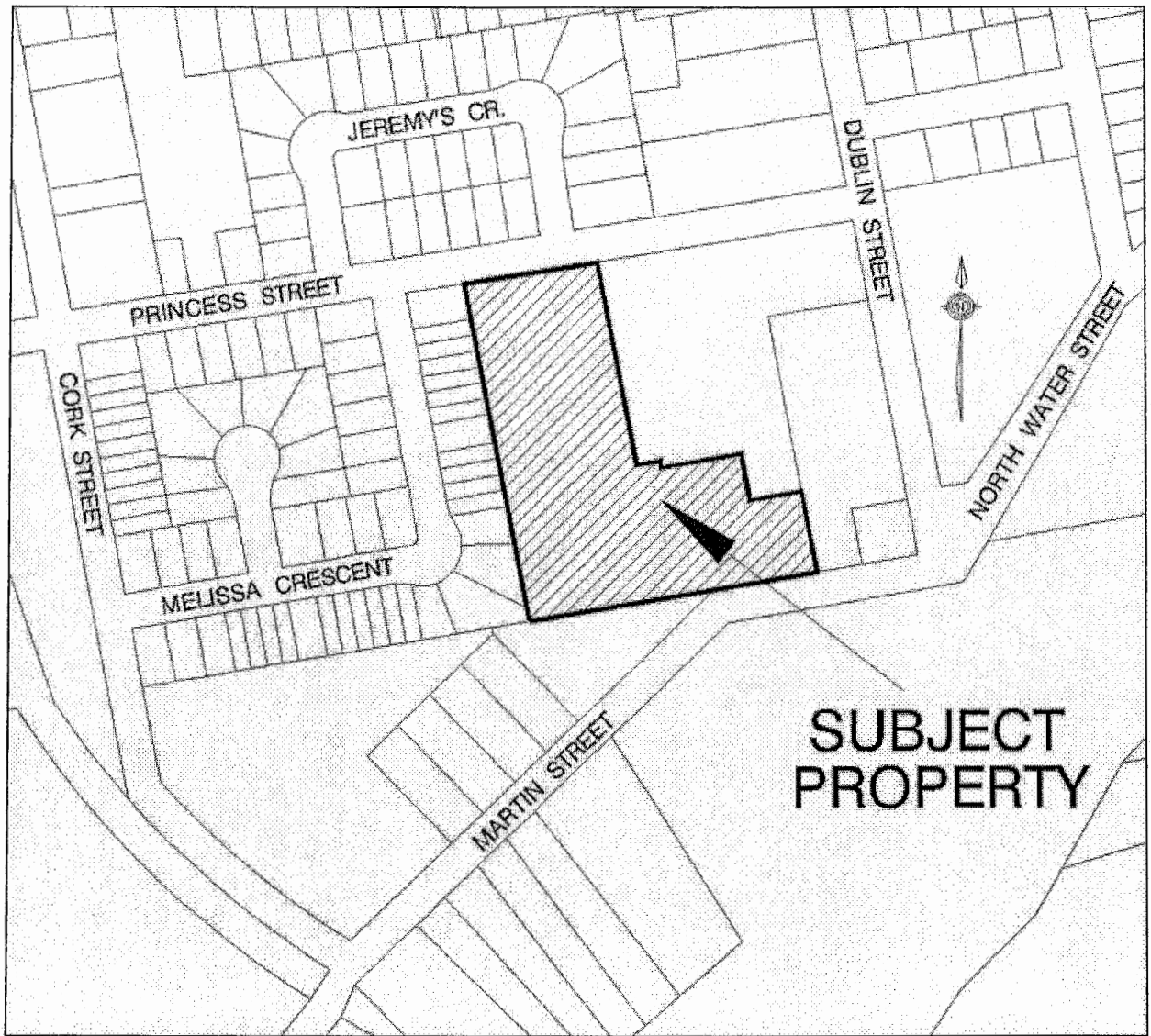
cc: Mark Mackenzie, SVCA Director, via email

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Nature's Champions



**SUBJECT
PROPERTY**

RECEIVED

AUG - 5 2008

MINOR VARIANCE APPLICATION

Pursuant to Section 45 of The Planning Act R.S.O. 1990, as amended.

TWP. OF WELLINGTON NORTH

Township of Wellington North
Committee of Adjustment
7490 Sideroad 7 W, Kenilworth, ON N0G 2E0
Phone: (519)848-3620, Fax: (519)848-3228
Mrs. Cathy More, Secretary/Treasurer

Application Fee Received: \$ 500
Date Received: Jul 30 2008
File Number: A 3 / 08
Date Application Filed:
Roll # 23-49-000-00A-08200-0000

A. GENERAL INFORMATION

1.* APPLICANT INFORMATION

a)* Registered Owner's Name(s): Peter D. Schlegel
Address: RR #3 Wingham, Ontario N0G 2W0
Phone: Home (519) 870-8088 Work (519) 870-8088 Fax (519) 357-2915
Please note: AUTHORIZATION IS REQUIRED IF THE APPLICANT IS NOT THE OWNER (See Section G)
b)* Applicant (Agent) Name(s): Andrea Parsons
Address: 960 Baker Ave. Listowel ON N4W3V7
Phone: Home (519) 291-6981 Work (519) 584-5998 Fax (519) 323-3540
c)* Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:
NIA
d) Send Correspondence To: Owner [] Agent [X] Other []

2.* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY Measurements are in Metric [X] Imperial [] units

Municipal Address: 740 Princess St., Mount Forest
Concession: Lot: Park Lot 7 + Lot 6 Registered Plan No.: 6188529
Area: 3.653 hectares Depth: 200-747 meters Frontage (Width): 287.326 meters 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 [X]
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. NIA

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

Official Plan Designation: Residential
Zoning: IN-37

B. EXISTING AND PROPOSED SERVICES

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

Table with 9 columns: Municipal Water, Private or Communal Water, Private Well, Other Water Supply, Municipal Sewers, Communal Sewers, Private Septic, Other Sewage Disposal. Rows for Existing and Proposed services.

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

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

Princess Street

Required parking spaces is 74, provided is 61, relief for 13.

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)
Relief is being applied for in regards to parking spaces.
Current zoning requires 1.5 spaces per unit. Site plan provides 61 spots. Future phases on this property include a long-term care home and retirement home where there will be additional parking spaces available.
- 9.* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?
 (Please specifically indicate on sketch)
Proposed site plan cannot accommodate additional parking spaces. As well is a seniors condo complex based on experience 1.5 spots per unit is not necessary for this type of development. There will be tenants will also have a garage and is in addition to 61 parking spaces.

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

- 10.* WHAT IS THE "EXISTING" USE OF:
 a) THE SUBJECT PROPERTY? vacant land - proposed seniors continuum of care center
 b) THE ABUTTING PROPERTIES? subdivision

11.* PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

Measurements are in Metric [] Imperial [] units

	Existing	Proposed		Existing	Proposed
a) Type of Building(s)			b) Main Building Height		
c) % Lot Coverage	<u>See site plan</u>		d) # of Parking Spaces	<u>See site plan</u>	
e) # of Loading Spaces			f) Number of Floors		
g) Total Floor Area (exclude basement)			h) Ground Floor Area		

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

	Existing	Proposed		Existing	Proposed
a) Front Yard	<u>See site plan</u>		c) Side Yards	<u>See site plan</u>	
b) Rear Yard					

13.* DATE OF ACQUISITION OF SUBJECT PROPERTY: _____

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY: NIA

14. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?
currently vacant land

15.* HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY
 YES [] NO

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:
Not Applicable

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 <input checked="" type="checkbox"/>
Zoning By-law Amendment	Yes []	No <input checked="" type="checkbox"/>
Plan of Subdivision	Yes []	No <input checked="" type="checkbox"/>
Consent [Severance]	Yes []	No <input checked="" type="checkbox"/>

17.* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: Not Applicable
 Purpose of Application: _____
 Status of Application: _____

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) Peter Schlegel of the Town of Wingham, County/Region
of Noah Peah do hereby authorize Andrea Parsons to act as my agent in this application.

x [Signature] July 30/08
Signature of Owner(s) Date

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

I (we) Andrea Parsons of the Town of Mount Forest
County/Region of Wellington Noah 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/Region of
Wellington this 30 day of July, 2008

[Signature] Jul. 30/08
Signature of Owner or Authorized Solicitor or Authorized Agent Date
[Signature] July 30/08
Signature of Commissioner Date

APPLICATION AND FEE OF \$ 500.00 RECEIVED BY THE MUNICIPALITY:

[Signature] Aug 5/08
Signature of Municipal Employee Date

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

The Committee of Adjustment met on Monday, August 18, 2008 at the Kenilworth Municipal Office, at 7:30 p.m.

1. The Chairman called the meeting to order.

**Members Present: Chairman: Mike Broomhead
Ross Chaulk
Bob Mason
John Matusinec
Dan Yake**

**Also Present: Alt. Secretary-Treasurer, Lorraine Heinbuch
Executive Asst., Cathy Conrad
Township Planner, Mark Van Patter**

2. **Disclosure of Pecuniary Interest and General Nature Thereof**

None reported

3. **Minutes**

**Moved by: Councillor Mason
Seconded by: Councillor Chaulk**

THAT the Committee of Adjustment meeting minutes of July 14, 2008, – A4/08 be adopted as presented.

Resolution No. 1

Carried

The public meeting was held to consider Minor Variance Applications A5/08 and A6/08 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

Page Two

APPLICATION A5/08

Applicant: Peter Schlegel

THE LOCATION OF THE SUBJECT PROPERTY is in Pt. Park Lot 7 & 6, plan 61R8529 and is municipally known as 740 Princess Street (Mount Forest). The property is approximately 3.653 ha. (9 ac.) in size and vacant. The location of the property is shown on the map below.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the minimum required parking for the proposed townhouse development on the subject lands. According to Section 6.27.8 of the zoning by-law the required parking for a cluster townhouse development is 1.5 spaces per unit. Based on this, the proposal would require a minimum of 74 parking spaces, whereas the applicants are proposing to provide 61. Relief is required for 13 parking spaces.

4. The Alt. Secretary-Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on August 6, 2008 as well as posted on the property.
5. Linda Redmond, Township Planner, County of Wellington

Ms. Redmond her reviewed comments dated August 8, 2008. The planning department has no concerns with this proposal as it maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate development of the subject property. Each unit will have an attached garage and the garage is considered as required parking. There is additional parking provided in the driveway of each unit; however this cannot be counted as required parking. There will also be an additional 12 spaces on site for visitors. A nursing home is proposed on the other portion of the property. The applicants are wishing to proceed with the townhouse development and the nursing home will follow at a later date. Once the nursing home is developed there will be pedestrian access between the two uses, which will provide additional parking opportunities. This combined with the supplemental parking located in front of the garages will provide adequate parking for this development.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

Page Three

6. Correspondence/Comments received from:

- Saugeen Valley Conservation Authority
 - No Objection
- Warren Fink, 363 Jeremy's Crescent, Mount Forest
 - Concerns with reduced required parking spaces
- Thelma and Robert Rowsell, 749 Princess St., Mount Forest
 - Object to reduced required parking spaces
- Leon and Josie Vandepas, 761 Princess St., Mount Forest
 - Object to reduced required parking spaces
- Diane McDonald, President, Betty-Dee Limited
 - Object pending resolution of drainage issues

7. Peter Schlegel was not present to answer any questions regarding this application.

Several people were present to make oral and/or written submissions against this application.

Yvonne Leies, 371 Jeremy's Crescent, Mount Forest

- Ms. Leies stated that she is already concerned with increase traffic and on street parking resulting from the various sporting activities taking place in the area. She is also concerned that the opening of the new arena will make matters worse and that on street parking will block driveways. Ms. Leies questioned if the parking for the overall development will be sufficient and if employee parking will be accounted for.

Diane McDonald, Betty Dee Ltd.

- Ms. McDonald presented correspondence regarding her concerns with this development. Her neighbouring property continues to have drainage issues resulting from other developments in the area. Ms. McDonald wants assurance that there is a storm water management plan so that no additional water goes onto her property. Unless these issues can be resolved she intends to object to approval of this by-law.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

Page Four

7. Questions/comments regarding this application. (continued)

The Committee and Planner commented that storm water management is part of the site plan for this development. The Township engineers ensure that storm water management requirements are met.

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

Committee: - comments and questions

Councillor Yake commented that there have been problems with reduced parking for previous similar developments. The Township needs to do the best it can to ensure adequate parking is provided within developments.

Councillor Chaulk expressed his concern that visitor parking within the development would be used by local people in the area for other reasons. He questioned if an area for parking could be available where the second phase will be developed.

The Committee concurred that this application would best be deferred until Mr. Schlegel could be present to provide information about the development.

Moved by: Councillor Mason

Seconded by: Councillor Chaulk

That the minor variance applied for in Application A5/08 be deferred.

Res. No. 2

Carried

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

Page Five

APPLICATION A6/08

Applicant: James and Sheryl Phillips

THE LOCATION OF THE SUBJECT PROPERTY is described as Part lot 15, Concession 5 with a civic address of 9080 4th Concession North. The property has 109.7 metres (360 ft.) of frontage and an area of 1.973 ha (4.87 ac.). The property is shown on the attached map.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum floor area requirement for a hobby barn. Under Section 8.3.1 of the By-law, the maximum allowable floor area for a hobby barn on a property of this size is 54.58 m² (587.5 sq.ft.). The applicant is requesting permission to construct a 1,728 square foot hobby barn of which 864 sq.ft. will be occupied by two horses and the remaining floor area will be used to store hay and a tractor.

1. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on August 6th, 2008 as well as posted on the property.
2. Linda Redmond, Township Planner, County of Wellington

Ms. Redmond her reviewed comments dated August 8, 2008. The planning department asked for clarification of the floor area of the proposed building and how it functions as the floor plan shows a future third stall, a run in and a second storey. The proposed 1728 sq. ft. structure is suitable for an accessory building on a parcel of land that is 1.973 ha. (4.87 ac.). There is some concern with the floor area of the hobby barn and the potential livestock capacity. The planner recommended that approval of this application state that the building is permitted or restricted to two horses. The planner further recommended that consideration be given to what type of manure management is being proposed.

3. Correspondence/Comments received:

GRCA – no objection

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08 and A6/08

Page Six

4. Mr. Phillips was present to answer any questions regarding this application.

Mr. Phillips clarified the floor area of the proposed building. The company building the hobby barn included a future stall in the drawings; however, there are no plans for a third stall or horse. Mr. and Mrs. Phillips currently own two horses and board them elsewhere for their two sons.

No one was present to make oral and/or written submissions against this application.

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

Committee: - comments and questions

Councillor Chaulk questioned where the manure will be going. Mr. Phillips explained that manure will be applied to his own garden, surrounding property and if necessary taken to a family farm property east of Arthur.

Moved by: Councillor Yake
Seconded by: Councillor Mason

That the minor variance applied for in Application A6/08 be authorized.

Res. No. 3

Carried

5. Adjournment

Moved by: Councillor Yake
Seconded by: Councillor Chaulk

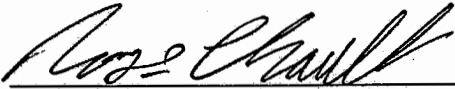
That the Committee of Adjustment meeting of August 18, 2008 be adjourned.

Resolution No. 4

Carried



Alt. Secretary Treasurer



Chairman

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08

The Committee of Adjustment met on Monday, September 8, 2008 at the Kenilworth Municipal Office, at 7:00 p.m.

1. The Chairman called the meeting to order.

Members Present: Chairman: Ross Chaulk
Bob Mason
John Matusinec
Dan Yake

Absent: Mike Broomhead

Also Present: Alt. Secretary-Treasurer, Lorraine Heinbuch
Executive Asst., Cathy Conrad
Township Planner, Linda Redmond

2. **Disclosure of Pecuniary Interest and General Nature Thereof**

None reported

3. **Minutes**

Moved by: Councillor Mason
Seconded by: Councillor Matusinec

THAT the Committee of Adjustment meeting minutes of August 18, 2008, – A5/08 and A6/08 be adopted as presented.

Resolution No. 1

Carried

The public meeting was held to consider Minor Variance Application A5/08 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08

Page Two

APPLICATION A5/08 – Deferred from August 18th, 2008 Committee of Adjustment Meeting

Applicant: Peter Schlegel

THE LOCATION OF THE SUBJECT PROPERTY is in Pt. Park Lot 7 & 6, plan 61R8529 and is municipally known as 740 Princess Street (Mount Forest). The property is approximately 3.653 ha. (9 ac.) in size and vacant.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the minimum required parking for the proposed townhouse development on the subject lands. According to Section 6.27.8 of the zoning by-law the required parking for a cluster townhouse development is 1.5 spaces per unit. Based on this, the proposal would require a minimum of 74 parking spaces, whereas the applicants are proposing to provide 61. Relief is required for 13 parking spaces.

4. The Alt. Secretary-Treasurer confirmed that notice was mailed to property owners who sent correspondence and attended the Committee of Adjustment meeting on August 18th, 2008.

5. Linda Redmond, Township Planner, County of Wellington

Ms. Redmond explained that her correspondence was thoroughly reviewed at the previous meeting and that she was there to answer additional question and address other concerns.

6. Correspondence/Comments received from:
 - Saugeen Valley Conservation Authority
 - No Objection

 - Warren Fink, 363 Jeremy's Crescent, Mount Forest
 - Concerns with reduced required parking spaces

 - Thelma and Robert Rowsell, 749 Princess St., Mount Forest
 - Object to reduced required parking spaces

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08

Page Three

6. Correspondence/Comments received from: (continued)
- Leon and Josie Vandepas, 761 Princess St., Mount Forest
 - Object to reduced required parking spaces
 - Diane McDonald, President, Betty-Dee Limited (2 letters)
 - Object pending resolution of drainage issues

7. Questions/Comments

Peter Schlegel was present to answer any questions regarding this application. Mr. Schlegel stated that he feels the application is within the means of intent of the proposed use. He is planning to proceed with the project in the near future. As the first phase of the project meets the required parking Mr. Schlegel suggested that the application concerning the parking issue be deferred until phase two begins.

Linda Redmond, Township Planner explained that the application applies to the whole parcel and that the first phase does meet the requirements. The first phase can proceed without the minor variance.

Warren Fink, 363 Jeremy's Crescent, Mount Forest, expressed his concern and opposition to the application. Mr. Fink is concerned about population density, increased traffic and on street parking. He is concerned that parking for staff and visitors is currently inadequate. Vehicles are parked on the street now because of a shortage of available parking. Twelve parking spaces seems grossly inadequate for 49 homes. Snow removal is another problem. Snow is stored on site until the Town can take it away, thereby resulting in a reduced parking area. Mr. Fink expressed his confusion over which part of the development the application applied to. Linda Redmond explained that the first stage of phase one, the townhouse development, does comply.

Acting Mayor Chaulk requested that the Planner explain where the deficiency occurs within this project.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08

Page Four

7. Questions/Comments (continued)

Ms. Redmond explained that the nursing home is not part of this application and is not under review. It has been shown because the applicant was asked to show how the whole project would work. Half of the property is proposed for townhouses. That development is being done in two stages. There are twenty one units in phase one. The parking deficiency will happen when phase two begins. Under a site plan control agreement you can proceed in stages, so the applicant is allowed to begin with stage one at this time. On street parking is allowed now and will continue.

Diane MacDonald, Betty-Dee Limited, expressed her confusion over the Zoning By-law Amendment passed at the Council meeting held on August 18 when the minor variance had been deferred at the Committee of Adjustment meeting on August 18. She is concerned with the entrance. Her experience with other nursing homes is that there is never enough parking.

Ms. Redmond explained the Committee of Adjustment meeting held on August 18 was separate from the By-law passed at the Council Meeting. The Committee of Adjustment meeting was held in regards to the parking issue. The by-law passed at the August 18 Council meeting was to remove the holding designation to allow the project to proceed. The holding designation was removed because services are now in place to accommodate the project.

Gary Williamson, Manager of Public Works, stated that there seemed to be confusion over what everyone was commenting on. The removal of the "H" was possible because Mr. Schlegel had paid to ensure adequate services were in place. There was no requirement for public comment in this regard. Snow removal for the nursing home is not part of this application. This is a private road and Mr. Schlegel could simply put in a gravel parking lot to resolve parking issues. Similar developments also experience the problem of not having enough parking at times, such as Christmas and Easter. Speeding and on street parking would be enforced by the police. This meeting is held in regards to the town house parking issue only; not storm water management or nursing home parking. No input is needed for stage one to proceed as parking is sufficient at this point.

Robert Rowsell, 749 Princess St., Mount Forest, asked if details of this meeting would be available. Acting Mayor Chaulk informed him that minutes were being taken.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A5/08

Page Five

7. Questions/Comments (continued)

Mr. Schlegel stated that the parking was designed for the overall acres and would be sufficient. The nursing home project is dependent on funding from the Ministry of Health. The planning committee does not allow parking in the driveway to be considered when determining available parking. This project will provide a prime facility in this part of Ontario with the opportunity to have seniors housing near a medical centre and hospital.

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

Moved by: Councillor Mason
Seconded by: Councillor Yake

That the minor variance applied for in Application A5/08 be deferred.

Res. No. 2

Carried

8. Adjournment

Moved by: Councillor Matusinec
Seconded by: Councillor Mason


That the Committee of Adjustment meeting of September 8, 2008 be adjourned.

Resolution No. 3

Carried



Alt. Secretary Treasurer



Chairman



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

April 27, 2011

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 A6/08**
Pt. Park Lot 7 & 6, plan 61R8529
740 Princess Street (Mount Forest)
Schlegel (Saugeen Valley Nursing Home)

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

Planning Opinion: The variance requested would provide relief from Section 6.27.8 of the Zoning By-law that requires 74 parking spaces for a 49 unit residential townhouse development. The applicants are requesting a reduction in the required parking to 69 spaces. We would have no concerns with this proposal that maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate development of the subject property.

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.

Wellington North Zoning By-law: The subject lands are currently zoned Institutional with a site specific exemption 37 (IN-37). This zoning category permits a nursing home and townhouse development. At this time a portion of the lands are proposed for a 49 unit townhouse development. The parking needed for this type of use is 74 spaces based on the requirement of 1.5 spaces per unit. The applicants are proposing to provide 61 spaces.

The development as proposed will provide each unit with an attached garage. For the purposes of the zoning by-law the garage is considered the required parking space. There is additional parking provide in the driveway of each unit however this cannot be counted as required parking. There will also be an additional 12 spaces on the site for visitors. Additionally there is a nursing home proposed on the other portion of the property. At this time the applicants are wishing to proceed with the townhouse development and the nursing home will follow at a later date. Once the nursing home is developed there will be pedestrian access between the two uses, which will provide additional parking opportunities. This combined with the supplemental parking located in front of the garages will provide adequate parking for this development.

Additional Information This variance was before the Committee of Adjustment in 2008. At that time the land was vacant and there were concerns raised by the neighbours primarily related to overflow of parking onto the surrounding roads. The applicant asked the Committee to defer the application until a later date. Since that time Phase 1 of the site is almost complete which includes 6 townhouse blocks and comprises 25 units. Phase 2 which contains the remaining 24 units has not received final site plan approval which is contingent on this variance as the parking deficiency is located within this Phase of the development.

I trust that these comments will be of assistance to the Committee.

Yours truly,



Linda Redmond, BA
Planner



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

June 1, 2011

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 A6/08**
Pt. Park Lot 7 & 6, plan 61R8529
740 Princess Street (Mount Forest)
Schlegel (Saugeen Valley Nursing Home)

On May 2, 2011, the Committee of Adjustment recommended a deferral of the above noted file and directed staff to undertake a study of parking requirements for cluster townhouses in other municipalities. The following is a report on the findings the survey of other municipalities' parking requirements for this type of development

Cluster Townhouses

Cluster townhouses are a specific type of attached townhouse of more than 2 units connected vertically which do not face the street. Since cluster townhouses are located on a single parcel of land they usually contain either parking lots or parking in front of houses with some visitor parking elsewhere on the property.

Street townhouses are oriented toward the street, with an individual driveway to a public road for each unit. Street townhomes and cluster townhouses have historically been treated differently when calculating parking requirements since it is understood that with street townhomes, like single detached and semi detached dwellings, visitors will have access to the street for parking. Since cluster townhomes are oriented away from the street, visitor parking is usually provided since the street is not directly in front of dwelling units. In general however, on-street parking is considered standard for visitors in many residential areas and is expected.

Survey of Other Municipalities

A survey was conducted of other municipalities in their treatment of parking requirements for cluster townhouses. A selection of communities of varying sizes and in areas relative to Wellington North were chosen for comparison purposes. The larger communities, such as Hamilton and Orangeville, were surveyed as they were considered cities with significant experience with similar developments. The smaller communities were chosen because their smaller sizes made useful comparison to Mount Forest and they also had some experience with some similar developments.

Among municipalities there was no universally accepted minimum standard for parking requirements and there is some variation in the treatment of these types of developments, requiring anywhere from 1.0-1.5 spaces. However, there are many cases of site specific zoning or minor variances which have allowed fewer than the minimum *where the minimum is more than 1.0 space*, and where a development is geared specifically for the 55+ age group, and is within a urban core or transportation corridor.

Tandem Parking

Several municipalities surveyed also recognized tandem parking when calculating parking requirements for dwelling units. Tandem parking occurs when a vehicle parks in front of another by way of the same entrance, such as would occur with a garage and driveway or an appropriate sized longer driveway. In the case of this type of development, tandem parking would allow the garage and driveway of each dwelling to be considered as (2) separate parking spaces when calculating the total required spaces.

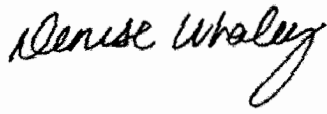
In Wellington North tandem parking has not been previously recognized when calculating parking. Meaford and Cambridge recognize tandem parking which would satisfy the parking requirements of 1.5 spaces per unit within the drive and garages of this type of development. Orangeville and Hamilton have previously allowed tandem parking when calculating parking requirements but have since reduced their parking requirements to (1) per unit for all dwelling units, therefore recognizing tandem parking is no longer necessary.

The table below provides a summary of parking requirements for this type of development among different municipalities of varying sizes. The column indicating the total parking required does not take into consideration any site specific parking requirements allowed through minor variances or site specific zoning which may also occur in these municipalities. It only provides the minimum standards under the specific zoning by-laws.

MUNICIPALITY	REQUIRED PARKING FOR CLUSTER TOWNHOMES	TOTAL REQUIRED FOR 49 UNITS WITHOUT MINOR VARIANCE
WELLINGTON NORTH	1.5 / unit	74
CENTRE WELLINGTON	1.0 / unit + 0.5 spaces / unit for visitors for the first 20 units and 0.25 / unit for each additional unit. A minimum of 50% of the additional parking spaces shall be devoted exclusively to visitor parking	66
MEAFORD	1.5 / unit Tandem parking recognized therefore drive and garage = 2 spaces No additional visitor parking required	74 - satisfied within drive and garage
OWEN SOUND	1.25 / unit No additional visitor parking required	62
ORANGEVILLE	1.0 / unit	49
CAMBRIDGE	1.0 + 0.5 visitor/unit Also recognizes tandem parking	74 - satisfied within drive and garage
GEORGIAN BLUFFS	1.0 +1.0/4 units for visitor parking	62
HAMILTON	1.0 / unit	49
SAUGEEEN SHORES	1.0 / unit + 1.0 / 4 units visitor parking	62

I trust these comments will be useful to the committee.

Yours truly

A handwritten signature in black ink that reads "Denise Whaley". The signature is written in a cursive style with a large, looping initial "D".

Denise Whaley, (Hons) B.A.
Junior Planner

RECEIVED

AUG 18 2008

August 14, 2008

TWP. OF WELLINGTON NORTH

Township of Wellington North
7490 Sideroad 7 West
Committee of Adjustment
P.O. Box 125
Kenilworth, ON
N0G 2E0

FAXED
Aug 14/08

ATTENTION: Darren Jones, Building Inspector

Dear Ms. More:

RE: Proposed Minor Variance A5/08
Part of Park Lot 7 and 6, Plan 61R-8529
South Side of Princess Street
(740 Princess Street)
Former Town of Mount Forest
Township of Wellington North

The Saugeen Valley Conservation Authority has reviewed the proposed minor variance in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. We offer the following comments.

There are no natural hazards or significant natural heritage features on the subject property. Please note that Authority staff have been involved with the Site Plan review process and stormwater management for the proposed development.

The SVCA has no objection to the approval of the minor variance application that would provide relief from the required number of parking spaces.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Yours sincerely,

JoAnne Harbinson
Jo-Anne Harbinson
Environmental Planning Coordinator

JH/

44



261123 Grey Rd. 28
Municipality of West Grey
(former Normanby Twp.)

Mailing Address:
R.R. 1, Hanover, ON
Canada N4N 3B8

Tel 519-364-1255
Fax 519-364-6990
www.svca.on.ca
publicinfo@svca.on.ca

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions



Warren Fink
363 Jeremy's Crescent
Mount Forest, Ontario, N0G 2L3

Tel: 519 323-9796
FAX 519 323-9797

18 August 2008

Township of Wellington North Committee of Adjustment
P.O. Box 125
Kenilworth Ontario, N0G 2E0
Tel 519 848-3620
FAX 519 848-3228

Request for Variance to section 6.27.8 of the zoning by law at 740 Princess Street

I am asking that this Committee reject this request.

I have some serious concerns that even the minimum requirement of 1.5 parking spaces per unit for this townhouse project is adequate.

This concern centres on where will the excess vehicles from this complex be parked?

On street parking is not a viable option.

I attended the Building Department this date to view a site plan for this property. This development is bordered by two streets, Princess to the north and Martin to the south.

The entrance to this development is very near the crest of a hill on Princess Street. On Martin Street, the entrance is near a curve. Both entrances have limited visibility. Neither street has sidewalks. Overflow vehicles from the townhouse complex parked near these entrances pose a serious and unnecessary traffic hazard.

It is also noted that future development will have a second driveway entrance to the planned nursing home facility just east of the entrance to this townhouse complex. This will result in a significant increase in vehicular traffic, including trucks, necessary to service the two facilities. There will be 3 busy driveways (servicing the existing Saugeen Valley Nursing Home facility, the future townhouse complex and the future nursing facility) and the east intersection with Jeremy's Crescent, all near the top of the hill on Princess Street.

We are a rural society dependent on the automobile. There are no public transportation options. Anyone travelling to the townhouse/nursing home facility will be travelling by automobile. The need for adequate off street parking is obvious.

There is already a significant traffic volume on Princess and Martin Street from people attending the sports fields at Cork and Princess. This facility also generates some pedestrian traffic on Princess and Cork. Once the arena complex is completed at the west end of Princess Street, there will be an increase in traffic on both Princess and Martin Street. This dense residential/institutional complex will increase the traffic volume in this area. Adding vehicles parked on the streets adjacent to residential/institutional facility creates an unnecessary hazard to pedestrian and vehicular traffic in this area.

I have resided on Jeremy's Crescent since 1994. I have watched the area develop. Houses have been constructed on the vacant lots, the sports complex has been developed, a medical centre has been built across from the hospital. I have noticed the resulting increase in traffic volume on the streets in this neighbourhood. The Saugeen Valley Nursing Home itself, frequently draws more vehicles than it has off-street parking spaces. Frequently the overflow has vehicles parked on Dublin Street and Princess Streets for a significant part of the day, limiting visibility at this intersection. These vehicles not only pose a visibility hazard but narrow the roadway for two-way traffic. The only access to the hospital emergency entrance requires that vehicles must travel through the Dublin - Princess Street intersection.

As there are no sidewalks, all pedestrian traffic must use the roadways, this includes users going to and from the sports facilities at the west end of Princess Street, plus wheel chair users from the nursing home and group homes in the area. Vehicles parked on the roadway will force the pedestrians further onto the roadway at locations where visibility is limited. As serious as this is in the summer months, it will be even more hazardous in the winter when the roadways are narrowed by the snowbanks. With the construction of these townhouse units, pedestrian traffic will increase on both Princess and Martin Streets as these new residents access the sports and park facilities in this area.

Recently this municipal council authorized the closing of Dublin Street at Martin Street to address traffic concerns, specifically the lack of off-street parking for the hospital and medical centre, and the hazards posed by the volume of through traffic on Dublin Street between these facilities.

Since this council already recognizes the volume of traffic in this area and the need for off-street parking, it would be inconsistent for this Committee to approve this request to vary the parking requirements of the by-law for this development. If the townhouse project would have been a stand alone facility I would have strongly urged council to increase the number of parking spaces required.

There are alternatives for the developer. On viewing the site plan, most townhouse buildings are 4 residential units. There are at least two building that have 5 units. Converting these two buildings to 4 residential units and using the space to create additional parking spots should easily put this facility in compliance with the minimum parking standards in the by-law.

I understand there may be a proposed agreement between the municipality and the developer to provide overflow parking from the townhouse/nursing facility in the medical

centre parking lot. Adding pedestrian walkways to the townhouses would facilitate the use of this area for excess vehicles.

Future Concerns:

I support the development of this townhouse/ nursing home complex in principle. I have some concerns that the developer will follow through with a facility that is appropriate for the location.

It is noted that there has been a large billboard sign at the south west corner of the intersection of Dublin and Princess Street advertising that this development is "to commence in 2003". This phrase has been painted over. Today I noticed a small sign on 740 Princess Street. This sign is approximately 8 ½ by 11 inches in size and is attached to a stake barely visible from the road. This sign gave notice of this request to vary the minimum parking provisions of the by-law. This sign is not readable from a vehicle but only if one stands within 3 feet of the sign. If there was a notice in the Confederate, I did not see it. Had the Township not mailed a notice to our home, we would not have been aware of this request or had an opportunity to provide input.

This developer has had more than 5 years to put this project into effect. I am concerned that the developer would deliberately design this project in contravention of the existing municipal by-laws, then seek a 'minor' variance with very little and almost obscure notice.

In the future phases, will this developer be designing the project in contravention of other by-laws and building codes, then seek future variances?

I understand that the developer is in business to make profit, but it should not be at the expense of the community at large.

I would have hoped that this Committee would have rejected this variance without additional public input. As pointed out to me during discussions with municipal representatives regarding the closing of Dublin Street at Martin Street, we expect our council to consider the 'greater good' for the community when making decisions.

The greater good will not be accomplished by granting this request for variance.

Notice of Decision:

I request to be advised of the decision of the Committee of Adjustment.

I have an employment commitment which prevents me from attending the Committee meeting on 18 August 2008 at 7:10pm.



/waf

Aug. 18 - 2008

To whom it may concern -

Thelma & Bob Rowse

749 Princess St, Mt Forest, Ont. N0G 2L3

We agree that Section 6.22.8 of the zoning
by-law be upheld and 74 parking spaces maintained
and not reduced to 61.

Robert Rowse

Thelma Rowse

R.R. #1
Formosa Ontario
N0G 1W0

August 18, 2008

Township of Wellington North
Kenilworth Ontario
N0G 2L0

Re: Proposed zoning by-law and minor variance, 740 Princess Street, Mount Forest

I am sorry to record with you that I cannot support these proposals as presented, and intend to object to these applications.

I am the southerly adjacent neighbour, and I am still frustrated by the Mount Forest approval of the adjacent VandenBroek subdivision where water from rear yard grading and eavestroughs still flows onto my property creating wet areas, and neighbours have expanded their rear yards onto my property.

In my opinion, it is reasonable to have assurance from the Township that there is a stormwater management plan so that no additional water goes onto my property. If you felt inclined to rectify my problem from the last time you approved development next door, that would be nice too.

It is reasonable, considering the nature of this development adjacent to single family residences, to require a solid wooden decorative fence of tongue-and-groove board construction, to the south and westerly sides for the benefit of all neighbours, and this should be a condition of Township approval prior to starting construction activity. In the case of the southern boundary, this would be along that boundary between the existing mature trees on the line, which should remain.

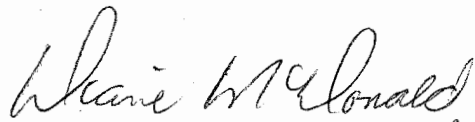
This development was presented to me as an adult-only complex, but I see no reference to that limited use and it concerns me to have a reduction in minimum of parking space where use by people / families of all ages is permitted, and parking spaces are potentially inadequate. An undertaking by the owner to define this project as Senior / Adult only / 50 plus etc. would confirm the previous undertakings.

I understand that present zoning for the property is R3 -2 and the Notice does not explain what that provides. This rezoning makes no reference to use of the land for nursing or retirement home which, if this is also to proceed, considerably adds to traffic, and so I am interested in overall plans here, including as to whether or not there is an independent

justification report to justify this parking proposal? If not, I am interested to see written comments from Planning Department as to this application.

I would prefer that my concerns be resolved according to Township direction in approving this by-law; however, I wish to notify you at this point that I intend to object unless these issues can be resolved.

Yours truly,

A handwritten signature in cursive script that reads "Diane McDonald".

Diane McDonald, President
Betty-Dee Limited

Warren Fink
363 Jeremy's Crescent
Mount Forest, Ontario, N0G 2L3
Tel 519 323-9796
FAX 519 323-9797

Township of Wellington North Committee of Adjustment
P.O. Box 125
Kenilworth, Ontario, N0G 2E0
Tel 519 848-3620
FAX 519 848-3328

Request for variance to section 6.27.8 of the zoning by law at 740 Princess Street.

Further to my correspondence of 18 August 2008, I add the following comments.

This phase of the developer's project should not be viewed in isolation. As I understand the project there will be a townhouse section and a nursing home facility. The existing Saugeen Valley Nursing Home structure is to become an apartment building.

These developments will significantly increase the population density in this area. There will be considerable vehicular traffic generated by the residents of the townhouse and apartment facilities. There will be vehicular traffic from the staff of the nursing home and a significant increase in truck traffic to service the nursing home.

In addition to my previously noted concerns about traffic to and from the sports facilities at the west end of Princess Street, I understand that there is vacant property on Cork Street for future residential development, including multi unit residential buildings. Construction and occupancy of these areas will add to the traffic volumes on Princess, and Martin Streets.

These factors stress the need for this developer to provide adequate off street parking for all three phases of this development. I have noted that recently vehicles have frequently been parked on the grass on the south west part of the intersection of Princess and Cork near the billboard. Several of these vehicles have been parked on Dublin Street in the past, so it is assumed the occupants are staff or visitors to the Saugeen Valley Nursing Home.

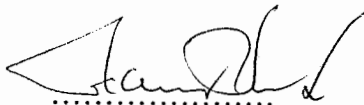
It is anticipated that the residents of the townhouse complex will be mostly older adults. It is expected that visitors will arrive by automobile, and will want to park as close to their destination as possible. I have observed that in other similar developments where parking is limited at each residential unit, that the developer has provided visitor parking areas throughout the complex. I did not see anything similar in the site plan.

As a potential candidate for future residency in the townhouse complex, I would hope that the developer would provide this feature as an attraction to residents.

I must repeat my concern that vehicles parked on Princess Street and Martin Street pose an unnecessary risk. Simply prohibiting parking in this area is not an adequate solution. There must be a reasonable location for the vehicles to be parked off street.

The by-law creates a *minimum* standard for parking. I urge this committee to recommend more than the 1.5 spaces per unit for this townhouse phase, unless the developer can clearly demonstrate that peak parking needs can be met with parking facilities shared between the townhouse and nursing home phases.

For your consideration,

A handwritten signature in black ink, appearing to be 'Stanford', written over a dotted line.

/waf

September 4, 2008

Mayor Mike Broomhead and Council
Township of Wellington North
Kenilworth ON N0G 2E0

Re: Minor Variance & Zoning By-Law Applications
740 Princess Street, Mount Forest

Dear Sir:

This is to record my continuing concern about reduction in parking spaces in the proposed high density townhouse development at this location. I am disappointed that previous statements made publicly by the developer and to me personally referred to this as a high-end seniors' project but there is no limiting language in the application re. "adults only" which could result in residency by families with children, etc., creating need for more parking space; and until the applicant is prepared to provide this limitation of use wording in the proposed applications, I see this as a potential problem for all neighbours, and I object to this Minor Variance application as proposed.

It seems unreasonable to me for the applicant to say that there is more overflow parking at the future nursing home complex to be constructed, when these spaces are allocated to that facility and may not be available.

I did receive Notice of the Minor Variance rescheduled hearing, but I did not receive a similar notice for the rezoning matter. My concerns regarding the project, which are obviously on the minds of others, are that this high density proposal may lead to trespass including encroachment or walking over adjacent lands as well as discharge of stormwater onto my property. My request was that the Township require that the border adjoining my property be subject to solid fencing prior to the start of any construction, and it would be fair to require that for neighbours on the westerly side who are also concerned.

Attached are photos of the backyards of houses which abut my property from what was originally known as the VandenBroek subdivision. These show rear yard grading which directs water onto my property, and I encourage Council to walk along the rear of these houses to see the result of a previously approved stormwater management plan by the town engineers, accepted by the municipality. Please note the numerous encroachments which justify my request for fencing to contain a higher density project. My recollection is that the current engineers for the municipality approved this project and as you can see from grading and

eavestroughs, water is directed onto my property. These stormwater issues have never been addressed, and that is the basis for my request that Wellington North give an undertaking that there will be no stormwater flow from the proposed project onto neighbouring lands.

Thank you for your time and consideration in this matter.


Yours Truly,

Diane McDonald
BETTY DEE LIMITED

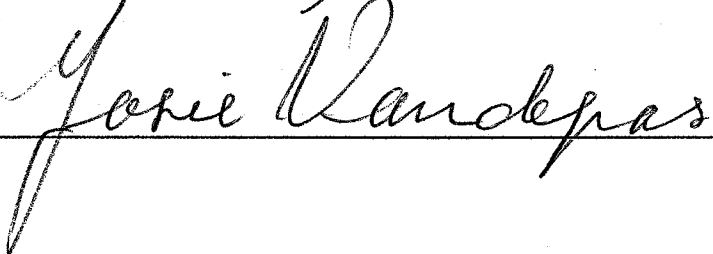
Secretary-Treasurer of the Committee
Township of Wellington North
Committee of Adjustment
P.O. Box 125
Kenilworth, On
N0G 2E0

In regards to the request for relief of required parking spaces for the subject property Pt Park Lot 7 & 6 plan 61R8529 municipally known as 740 Princess Street Mount Forest.

We Leon and Josie Vandepas are not in favor of allowing relief of the required amount of parking spaces being 1.5 per unit.



Leon Vandepas



Josie Vandepas

BETTY DEE LIMITED

3735 Bruce Rd 4, R.R. # 1
Formosa, Ontario
NOG 1WO

May 2, 2011

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, Ontario
NOG 2EO

ATTN: Lorri Heinbuch

Re: A5/08 - meeting May 2, 2011 at 7:30 pm (Strathcona Village)

Dear Lorri:

I have tried to reach Darren Jones, by phone, regarding a copy of a current site plan for the subject property. I understand he's away today.

I objected to this variance at the August 18th, 2008 meeting and I still object. There were several concerns voiced at that meeting and to the best of my knowledge, they have not been addressed.

Would you please take this letter to the meeting? Thank you.

Yours Truly,



Diane McDonald

P.S. Please forward a copy of the decision.

RECEIVED

MAY 2 2011

TWP. OF WELLINGTON NORTH

Dr. and Mrs. Ken Babey
610 Martin St.
Mount Forest, ON N0G2L3

Township of Wellington North
7490 Sideroad 7, W.
Kenilworth, ON N0G2E0
May 2, 2011

Honorable Mayor and Councillors,

This communication is to voice our concerns as direct neighbours as well as members of the community in regards to the application for minor variance, file # A5/08 for relief from the minimum required parking for the proposed development. It is our understanding that this would be a deletion of 13 required parking spaces. It has been our experience both in the community along Cork Street where there are duplexes and at retirement complexes that we visit that parking is at a premium and the result is that there are vehicles regularly parked on the street. This becomes a matter of safety, particularly in a residential area meant for seniors. The increase of the need for condo owners or their guests to park on the roads can easily impede the progress and access for emergency vehicles. Time can be of the utmost importance as we recently saw with the devastating fire at this complex of buildings. If the fire trucks had not had direct access to the front of the home there most likely would have been a further spread of the fire to attached buildings. There also are no apparent sidewalks along the roads in the complex which in itself is a safety hazard. Seniors, some of whom will be using walkers and wheelchairs, would have to navigate around multiple cars parked on the road to be able to enjoy their neighbourhood and therefore put at more risk for accidents with moving vehicles. If this corporation is allowed the variance for this part of their complex it is setting a precedent for the future development they plan for the area as well.

I hope the wisdom of the Mayor and council will consider the community welfare first. Thank you for your honest consideration of this matter.

Sincerely,
Ken Babey
Ann Babey



*Our apologies for not being in attendance
at the meeting. We have a commitment
to the federal election. Ann*



RECEIVED

MAY 30 2011

TWP. OF WELLINGTON NORTH

FAXED
MAY 19 2011

May 19, 2011

Fax 519-848-3228

Township of Wellington North Committee of Adjustment
PO Box 125
Kenilworth ON N0G 2E0

Dear Committee Members:

Re: Application A5/08 – Peter Schlegel

As presented at the May 2nd meeting of the Committee of Adjustment, the interest of North Wellington Health Care is that their property not be seen as relief for the requirement of parking for the Schlegel development. While the nursing home and retirement developments are strictly at a conceptual stage, it is also expected that these components would not draw on hospital and health campus parking to meet their needs.

With our property immediately adjacent to the current development, it would be tempting to look to our parking capacity as potential relief and this is not acceptable to the hospital, and similarly we do not plan on encroaching on Schlegel parking needs.

In recent years the hospital has purchased the section of Dublin Street in front of the hospital property and the house on the corner of our parcel accessing onto Martin Street. These have been to accommodate future development plans and improvement plans to the health services and facilities in Mount Forest.

While the requirement of 74 as per the current bylaw or the proposed 61 parking spots is a council decision for the 49 townhouses currently planned for the development. Our interest is to ensure that the municipality is confident that the parking needs are met within the development site.

In addition it may be of value for the committee to be aware that no agreement has been drafted or discussed regarding the proposed shared drive access coming in from Martin Street. We have advised Mr. Schlegel that we have no interest in having an agreement with a condominium corporation, and as such have asked that the access road be part of the nursing home and retirement home development property, that enables us to deal with a single owner/operator for future maintenance type

**North Wellington
Health Care
Corporation**

630 Dublin Street
Mount Forest, ON
N0G 2L3
Tel 519 323 2210
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**Louise Marshall
Hospital**

630 Dublin Street
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**Palmerston &
District Hospital**

500 Whites Rd.
P.O. Box 130
Palmerston, ON
N0G 2P0
Tel 519 343 2030
Fax 519 343 3821

discussions. We have been waiting for over two years for Mr. Schlegel and his team to prepare the appropriate draft agreements for discussion.

I would appreciate timelier advisement of the next meeting, as my office only received notice on Friday April 29th for this latest Monday May 2 evening meeting. My fax number is 519-323-2955, which would eliminate any potential postal delays.

We look forward to seeing the development proceed and continue to help support the health campus model we are aiming to achieve for the Mount Forest community.

Sincerely,



Jerome Quenneville
President and CEO

cc: NWHC Board Executive