

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JULY 25, 2022 @ 7:00 P.M.
VIA WEB CONFERENCING**

Members Present:	Chairperson:	Andrew Lennox
	Members:	Lisa Hern Dan Yake
Member Absent:		Sherry Burke Steve McCabe
Staff Present:		
Interim Chief Administrative Officer/Chief Building Official:		Darren Jones
Director of Legislative Services/Clerk:		Karren Wallace
Deputy Clerk:		Catherine Conrad
Director of Finance:		Farhad Hossain
Economic Development Officer:		Dale Small
Interim Manager Programming & Community Engagement:		Mandy Jones
Director of Fire Services:		Chris Harrow
Senior Planner:		Matthieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, June 6, 2022 (A15/22)

RESOLUTION: CoA 2022-017

Moved: Yake

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of June 6, 2022 – A15/22 be adopted as presented.

CARRIED

APPLICATION

A16/22 – James Machan

THE LOCATION OF THE SUBJECT PROPERTY is described as Lots 39, 40, 41, 42; s/s Mill St., Survey Allan & Geddes, Lots 39, 40, 41; n/s Mill St., Survey Allan & Geddes, Pt George St. and Pt Mill St., Survey Allan & Geddes and is municipally known as 550 Silver Street, Mount Forest. The subject lands are approximately 0.84 ha (2.07 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum frontage requirements for the severed and retained parcels created by severance application B85/21. The proposed variance will permit a reduced lot frontage of 30.2 m (99.08 ft) for both severed and retained lots, whereas the by-law requires a minimum lot frontage of 30.5 m (100.06 ft). Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on July 5th 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 20, 2022

Planning Opinion:

The variance requested would provide relief from the minimum lot frontage requirements. This variance is associated with consent application B85/21, that was granted provisional approval by the Wellington County Land Division Committee. The subject lands are approximately 0.84 ha (2.07 ac) in size and has an existing dwelling and a shed.

We have no concerns with the relief requested. We are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lots 39, 40, 41, 42; s/s Mill St., Survey Allan & Geddes, Lots 39, 40, 41; n/s Mill St., Survey Allan & Geddes, Pt George St. and Pt Mill St., Survey Allan & Geddes and is municipally known as 550 Silver Street, Mount Forest. The property is approximately 0.84 ha (2.07 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot frontage requirements. This variance is associated with consent application B85/21, that was granted provisional approval by the Wellington County Land Division Committee.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is located in the Urban Center of Mount Forest and designated as FUTURE DEVELOPMENT in the County Official Plan. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Unserviced Residential (R1A). The subject property is approximately 0.84 ha (2.07 ac) in size and has an existing dwelling and a shed. The variance requested is to satisfy a condition of severance application B85/21, that was granted provisional approval by the Wellington County Land Division Committee.

The variance requested would provide relief from Section 9.2.2 of Zoning By-law 66-01 for the severed and retained parcels created by severance application B85/21:

<p>Regulation Minimum lot Frontage (Section 9.2.2)</p>	<p>Minimum Required</p>	<p>Proposed</p>	<p>Difference</p>
-----------------------------------------------------------------------	------------------------------------	------------------------	--------------------------

Severed and Retained parcels	30.50 m (100.0 ft)	30.20 m (99.08 ft)	0.30 m (0.92 ft)
---------------------------------	--------------------	--------------------	------------------

The variance requested is to satisfy a condition of severance application B85/21, that was granted provisional approval by the Wellington County Land Division Committee. The variance meets the general intent of the Official plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated November 15, 2021 in reference to Consent Application B85-21 (No Objection)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

James Machan, Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Committee had no concerns with the application.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A16/22, for the property described as Lots 39, 40, 41, 42; s/s Mill St., Survey Allan & Geddes, Lots 39, 40, 41; n/s Mill St., Survey Allan & Geddes, Pt George St. and Pt Mill St., Survey Allan & Geddes and is municipally known as 550 Silver Street, Mount Forest, to provide the following relief;

1. **THAT a reduced Minimum Lot Frontage of 30.2 m (99.08 ft) be permitted, for the proposed severed and retained parcels created by severance application B84/21, whereas the By-Law requires 30.5 m (100 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-018

Moved: Hern

Seconded: Yake

THAT the committee of adjustment meeting of July 25, 2022 be adjourned at 7:42 p.m.

CARRIED

Secretary Treasurer

Chair