

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT – DECEMBER 13, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/86588533040>
Description: Public Meeting Under the Planning Act

Or join by phone:
Dial (for higher quality, dial a number based on your current location):
855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)
Webinar ID: 865 8853 3040

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A15/21 2574574 Ontario Inc.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, October 25, 2021 (A13/21)

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Recommendation:

THAT the Committee of Adjustment meeting minutes of October 25, 2021 – A13/21 be adopted as presented.

APPLICATION

A15/21 – 2574574 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St. The subject lands are approximately 2.19 ha (5.41 ac) and the lands subject of the variance is approximately 407 m² (4,381 ft²) in size. The location of the property is shown on the map attached.

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THE PURPOSE AND EFFECT of the application to provide relief from the minimum lot area per dwelling, minimum lot area per dwelling unit on a separate lot and minimum rear yard. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²), a lot area of 202 m² (2,174.3 ft²) per dwelling unit, and a rear yard of 5.5 m (18 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 November 18, 2021.

PRESENTATIONS

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2021

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CORRESPONDENCE FOR COMMITTEE'S REVIEW

Erik Downing, Saugeen Conservation

- Letter dated November 2, 2021 (No Objection)

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Danielle Walker, Wellington Source Water Protection

- Email dated October 29, 2021 (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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconded required)

THAT the minor variance applied for in Application A15/21, for the property described as Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St., geographic Town of Mount Forest, to provide the following relief;

1. **THAT a reduced Lot Area, Minimum per dwelling, of 407m² (4,381 ft²) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 550 m² (5,920.3 ft²);**
2. **THAT a reduced Lot Area, Minimum per dwelling Unit on a Separate Lot, of 202 m² (2,174.3 ft²) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 275 m² (2,960.2 ft²); and**
3. **THAT a reduced Rear Yard, Minimum of 5.5 m (18 ft) be permitted, for a proposed semi-detached dwelling, whereas the By-Law requires 7.6 m (24.9 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of December 13, 2021 be adjourned.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – OCTOBER 25, 2021 AT 7:00 PM
VIA WEB CONFERENCING**

Members Present:

Mayor:	Andrew Lennox
Councillors:	Sherry Burke
	Lisa Hern
	Steve McCabe
	Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Director of Operations:	Matthew Aston
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Manger of Environment and Development Services:	Corey Schmidt
Planner:	Matthieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order at

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, October 12, 2021 (A13/21)

RESOLUTION: CoA 2021-020

Moved: Burke

Seconded: Yake

THAT the Committee of Adjustment meeting minutes of October 12, 2021 – A13/21 be adopted as presented.

CARRIED

APPLICATION

A13/21 – Blue Grotto Global Investments Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Survey Carroll Lot 1 and is municipally known as 137 Smith St, Arthur. The property is approximately 0.1 ha (0.25 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit a portion of the accessory residential use in the side of the main commercial use and permit an area greater than 49% of the ground floor area to be a residential use. The applicants are proposing to add two additional residential units on the main floor of the existing commercial/residential use. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices of the first public meeting 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 September 21, 2021.

Notices of the second public meeting were mailed to the owner, agent and participants of the September 21st, 2021 meeting on October 15, 2021.

PRESENTATIONS

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 19, 2021

Planning Opinion: The variance requested would provide relief from the maximum residential ground floor area (GFA) for an accessory residential unit on the ground floor of a commercial building. The applicant is seeking relief to permit 57% of the ground floor area to be a residential use.

Planning staff have no concerns with the requested relief and 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 Survey Carroll Lot 1 and is Municipally known as 137 Smith St. The property is approximately 0.1 ha (0.25 ac) in size.

PROPOSAL

The purpose of this application is to permit 57% of the ground floor area to be a residential use on the ground floor of a commercial building.

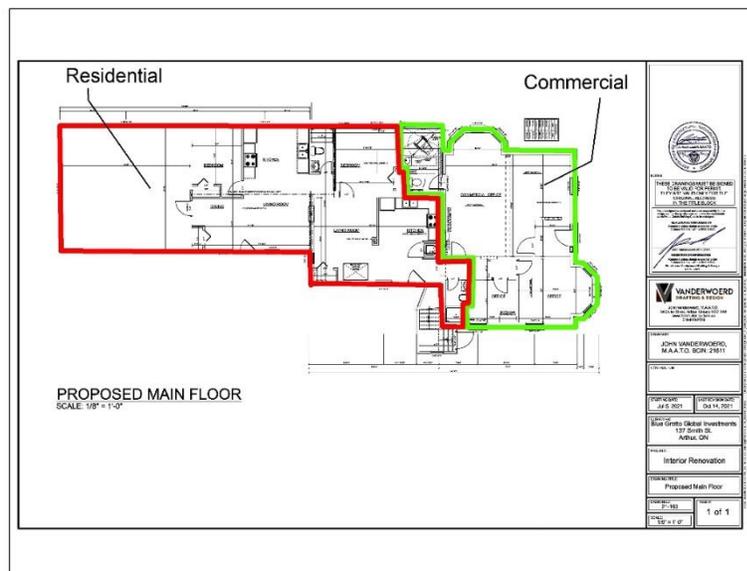
WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated CENTRAL BUSINESS DISTRICT. 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 Central Commercial Zone (C1). The applicant is proposing to add two accessory residential units on the main floor of an existing commercial/residential use and required the following variance:

Accessory Residential Uses	Permitted	Proposed	Difference
Residential Use GFA (Section 16.3c)	49% Residential GFA	57% Residential GFA	8% Residential GFA



CORRESPONDENCE FOR COMMITTEE'S REVIEW

No correspondence for Committee's review.

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

John Vanderwoerd, Vanderwoerd Drafting and Design, Applicant's Agent, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

The Committee agreed that this is a good plan for the building and more in line with the Zoning By-law.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A13/21, for the property described as Survey Carroll Lot 1, geographic Town of Arthur, with a civic address of 137 Smith Street, to provide the following relief;

1. ***THAT a 57% residential use ground floor area be permitted whereas the By-Law permits 49% residential use ground floor area.***

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-020

Moved: Hern

Seconded: Burke

THAT the committee of adjustment meeting of October 25, 2021 be adjourned at 7:17 p.m.

CARRIED

Secretary Treasurer

Chair



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 1st, 2021

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

Dear Mr. Jones,

Re: **Minor Variance Application A15/21**
Plan Mount Forest Pt Park Lot 4 SS Durham St & Main St
Brad Wilson

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

Planning Opinion: The variance requested would provide relief from the minimum lot area per dwelling, the minimum lot area per dwelling unit on a separate lot and the minimum rear yard for a semi-detached dwelling. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²) per dwelling unit, a lot area of 202 m² (2,174.3 ft²) per dwelling unit and a rear yard setback of 5.5 m (18 ft).

We have no concerns with the requested relief and 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 Plan Mount Forest Pt Park Lot 4 SS Durham St & Main St. The subject lands are approximately 2.19 ha (5.41 ac) and the lands subject of the variance are approximately 408 m² (4,391.7 ft²) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot area per dwelling, the minimum lot area per dwelling unit on a separate lot and the minimum rear yard for a semi-detached dwelling. The applicant is proposing to construct a semi-detached

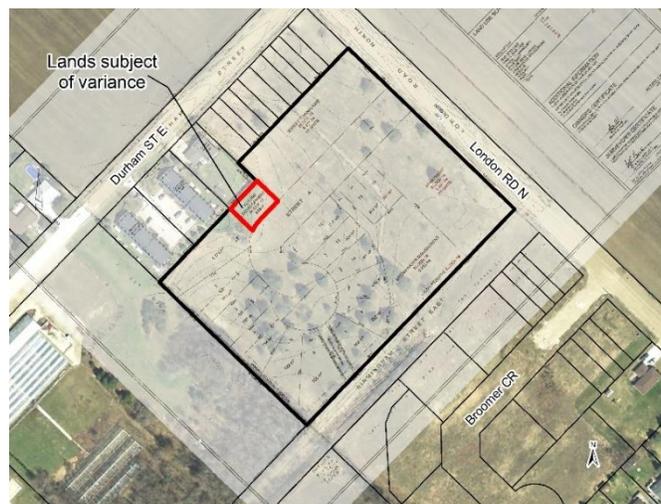


Figure 1. 2015 Aerial photo of subject lands

dwelling with a lot area of 407 m² (4,381 ft²) per dwelling unit, a lot area of 202 m² (2,174.3 ft²) per dwelling unit and a rear yard setback of 5.5 m (18 ft).

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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Holding Residential (H)R2. The holding provisions were placed on the subject lands through the subdivision review process. At this time, the 408 m² was deemed too small for development, as a result a holding was placed on the land until such a time that additional lands can be added to said lot. The applicant is proposing to construct a semi-detached dwelling and requires the following variances:

Semi Detached	Permitted	Proposed	Difference
Lot Area, Minimum per dwelling (Section 12.2.2.1)	550 m ² (5,920.3 ft ²)	407 m ² (4,381 ft ²)	143 m ² (1,539 ft ²)
Lot area, Minimum per dwelling unit on a separate lot (Section 12.2.2.3)	275 m ² (2,960.2 ft ²)	202 m ² (2,174.3 ft ²)	73 m ² (785.7 ft ²)
Rear Yard, Minimum (Section 12.2.2.8)	7.6 m (24.9 ft)	5.5 m (18 ft)	2.1 m (6.89 ft)

The variance requested is minor and appropriate for the use of the lot. 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.

DRAFT APPROVAL

The Redline Revision of the Draft Plan of Subdivision was approved March 13th, 2020. The Draft Plan has not yet been registered.

Yours truly,



Matthieu Daoust, RPP MCIP
Planner

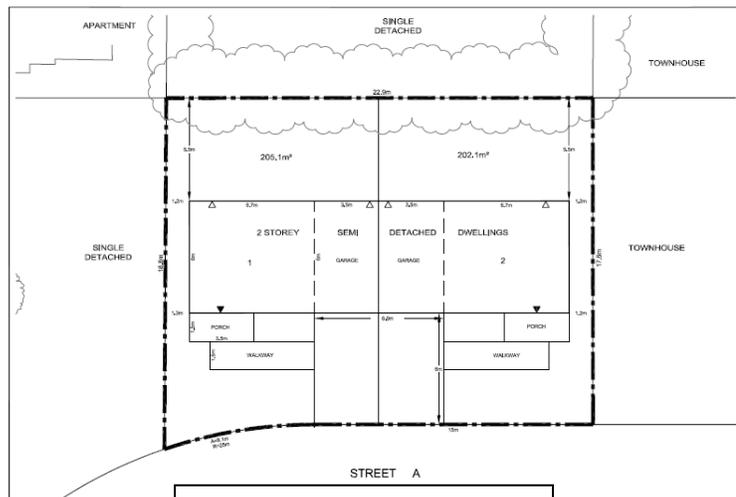


Figure 2. Proposed site plan.



1078 Bruce Road 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

SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

November 2, 2021

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Tammy Pringle, Wellington North

Dear Ms. Pringle,

RE: Proposed Minor Variance A15/21
Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St.
Geographic Town of Mount Forest
Township of Wellington North (2574574 Ontario Inc. – Brad Wilson)

Saugeen Valley Conservation Authority (SVCA) staff have reviewed the proposed minor variance in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

Authority staff provided comments dated May 22, 2019, and January 30, 2020 associated with this proposal, and engineering reports. Please refer to those letters for more details on the subject property.

Authority staff are of the opinion that this proposal appears to comply with the relevant policies of the Wellington County Official Plan and Provincial Policies. The related development is required to address drainage, groundwater, and sediment control in accordance with engineering plans and reports prepared in support of this subdivision, to the satisfaction of Township and SVCA and this minor variance does not change this requirement.

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

Yours Sincerely,

Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North Committee of Adjustment
Proposed Minor Variance A15/21
November 2, 2021
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ED/

c.c.: Steve McCabe, SVCA Director (via email)
Karen Wallace, Clerk, Township of Wellington North (via e-mail)