

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 5, 2022 @ 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/81375448471>

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: 813 7544 8471

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A22/22 Pinestone Construction Inc.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, November 7, 2022 (A21/22)

3

Recommendation:

THAT the Committee of Adjustment meeting minutes of November 7, 2022 – A21/22 be adopted as presented.

APPLICATION

A22/22 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 72 N/S Francis St, Arthur. The property is approximately 0.14 ha (0.36 ac) in size. The location of the property is shown on the map attached.

7

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot frontage for the proposed semi-detached dwellings. This minor variance is a condition of severance application B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee. The applicants are proposing to sever three (3) vacant lots to facilitate the construction of two semi-detached dwellings. 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 10, 2022.

PRESENTATIONS

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

- Planning Report dated November 22, 2022

8

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated November 21, 2022 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated November 28, 2022 (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/seconder required)

THAT the minor variance applied for in Application A22/22, for the property described as Lot 72 N/S Francis St. geographic Town of Arthur, with a civic address of Francis Street West, to provide the following relief;

1. **THAT a reduced Lot Frontage of 8.0 m (26.24 ft) be permitted, on the Severed Parcels, for the proposed semi-detached dwellings, whereas the By-law requires 9 m (29.5 ft).**
2. **THAT a reduced Lot Frontage of 8.2 m (26.90 ft) be permitted, on the Retained Parcel, for a proposed semi-detached dwelling, whereas the By-law requires 9m (29.5 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of December 5, 2022 be adjourned at _____.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
NOVEMBER 7, 2022 AT 2:00 P.M.
HYBRID MEETING WITH COMMITTEE IN PERSON AND OTHERS
VIA WEB CONFERENCING**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe

Member Absent: Councillor: Dan Yake

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Director of Operations: Matthew Aston
Economic Development Officer: Dale Small
Director of Finance: Farhad Hossain
Interim Manager, Programming and Community Engagement: Mandy Jones
Manager of Recreation Services: Tom Bowden
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, September 12, 2022 (A18/22, A19/22, A20/22)

RESOLUTION: CoA 2022-023

Moved: Hern

Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of September 12, 2022 – A18/22, A19/22 & A20/22 be adopted as presented.

CARRIED

APPLICATION

A21/22 – Robert & Linda Carder

THE LOCATION OF THE SUBJECT PROPERTY is described as Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4 and is Municipally known as 6804 Sideroad 3 W, Mount Forest. The property is approximately 0.55 ha (1.35 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit an accessory building to be constructed in the required front yard with reduced front yard setback. Further, a relief is also requested from the maximum height for the proposed accessory building. The applicants are proposing to construct a 185 m² (1,991.32 ft²) accessory building in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a

maximum height of 6.5 m (21.32 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 October 18, 2022.

PRESENTATIONS

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

- Planning Report dated November 7, 2022

Planning Opinion: The variance requested would provide relief from the minimum front yard setback and height for an accessory structure. Further, relief is requested from Section 6.1.2 c to permit an accessory structure in the required front yard setback. The applicants are proposing to construct a 185 m² (1,991.32 ft²) garage in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a maximum height of 6.5 m (21.32 ft). The applicant has indicated that the additional height is to accommodate additional personal storage of the recreational vehicle.

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 Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4 and is Municipally known as 6804 Sideroad 3 W, Mount Forest.

PROPOSAL

The purpose of this application is provide relief from the minimum front yard setback and height for an accessory structure. Further, relief is requested from Section 6.1.2 c to permit an accessory structure in the required front yard setback. The applicants are proposing to construct a 185 m² (1,991.32 ft²) garage in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a maximum height of 6.5 m (21.32 ft). The applicant has indicated that the additional height is to accommodate additional personal storage of the recreational vehicle.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated as Country Residential 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 Estate Residential (ER). The applicant is proposing to construct a new accessory building and requires the following variance:

General Provisions – Accessory Use	Permitted	Proposed	Difference
Minimum Front Yard Setback (Section 6.1.2 c and Section 14.2.3)	30.5 m (100.0 ft.)	16 m (52.49 ft)	14.5 m (47.51)
Height (Section 6.1.3 a)	4.57 m (15 ft)	6.5 m (21.32 ft)	1.67 m (5.5 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the proposed location of the garage is due to the existing location of the well and hydro lines on the subject property. The variances meet 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

- Agnes Strachan letter dated November 2, 2022 (Concerns)
- Cassandra Malo, Environmental Planning Technician, Saugeen Valley Conservation Authority, letter dated November 3, 2022 (application is acceptable)

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

Robert & Linda Carder, applicants, were present to answer any questions regarding the application. They worked with engineer to try to meet requirements regarding positioning on the property. The hydro lines that run across and serve their neighbours to the east cut through the property in an awkward place and require them to be about 4.8 m away from that vertical distance. Because of that it puts them closer to the allowance to the road than what the by-law allows. In terms of height, they have looked at roof design, depth of building and other alternatives to try to accommodate the motor home they have that is approximately 13 ft high and there doesn't appear to be anything they can do to accommodate. It is strictly for personal use. There are a couple of older sheds that they will be removing.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Mayor Lennox inquired if there are any concerns with site lines as this is a corner property. Mr. Daoust commented that it is set back far enough that there are no concerns related to site lines.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A21/22, for the property described as Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4, with a civic address of 6804 Sideroad 3 W, to provide the following relief;

1. **THAT a reduced Front Yard Setback of 16 m (52.49 ft) be permitted, for a proposed accessory building, whereas the By-law requires 30.5 m (100 ft); and**
2. **THAT an increased Height of 6.5 m (21.32 ft) be permitted, for a proposed accessory building, whereas the By-law allows 4.57 m (15 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-024

Moved: McCabe

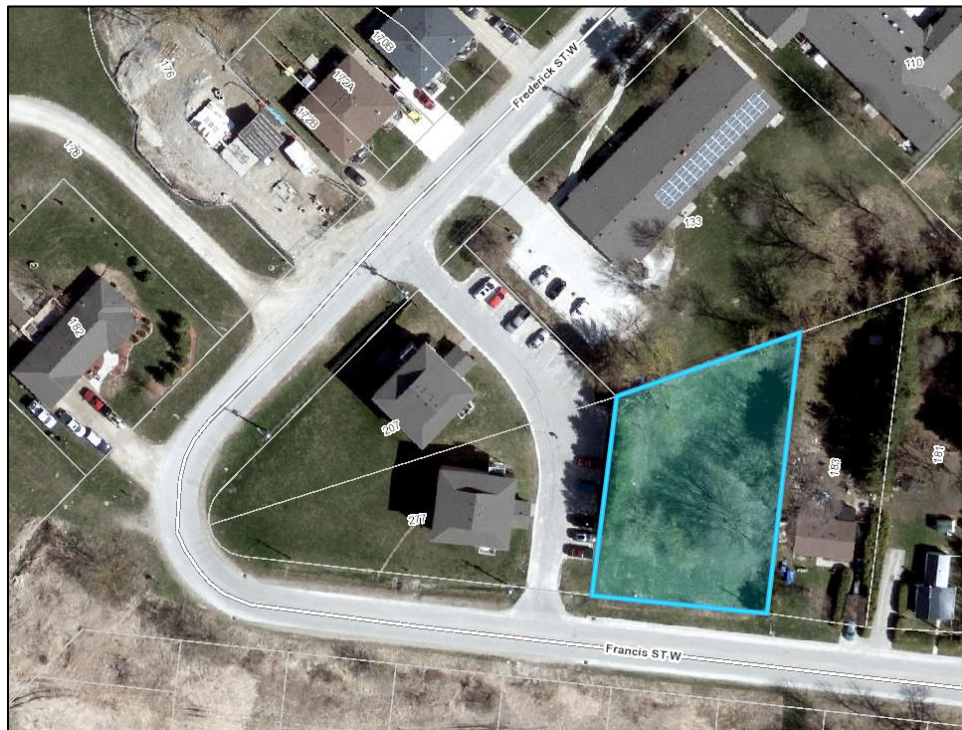
Seconded: Burke

THAT the committee of adjustment meeting of November 7th, 2022 be adjourned at 2:16 p.m.

Secretary Treasurer

Chair

PINESTONE CONSTRUCTION INC.





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

November 22nd, 2022

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

Dear Mr. Jones,

Re: **Minor Variance Application A22/22**
Lot 72 N/S Francis St, Arthur
Pinestone Construction Inc. c/o Shayne DeBoer

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 frontage requirements to facilitate the construction of two proposed semi-detached dwellings. This variance is associated with consent applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee. The subject lands are vacant and are approximately 0.14 ha (0.36 ac) in size.

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 Lot 72 N/S Francis St, Arthur. The property is approximately 0.14 ha (0.36 ac) in size. The location is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot frontage requirements for two proposed semi-detached dwellings. This variance is associated with consent applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee.



Figure 1. 2020 Aerial photo

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is located in the Urban Center of Arthur and designated as RESIDENTIAL 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 Residential (R2). The subject property is vacant and is approximately 0.14 ha (0.36 ac) in size. The variance requested is to satisfy a condition of severance applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee.

The variance requested would provide relief from Section 12.2.1.2 of Zoning By-law 66-01 to facilitate the construction of two semi-detached dwellings on the severed and retained parcels created by severance application B93/21, B94/21 and B95/21:

Regulation Minimum lot Frontage (Section 12.2.2.4)	Minimum Required	Proposed	Difference
Severed Parcels	9 m (29.5 ft)	8.0 m (26.24 ft)	1 m (3.26 ft)
Retained Parcel	9 m (29.5 ft)	8.2 m (26.90 ft)	0.8 m (2.60 ft)

The variance requested is to satisfy a condition of severance application B93/21, B94/21 and B95/21, 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.

Yours truly,



Asavari Jadhav
 Junior Planner



Matthieu Daoust, RPP MCIP
 Senior Planner

