

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 5, 2022 AT 2:00 P.M.
HYBRID MEETING WITH COMMITTEE IN PERSON
AND VIA WEB CONFERENCING**

Members Present:	Mayor:	Andrew Lennox
	Councillors:	Sherry Burke Steve McCabe Penny Renken
Member Absent:	Councillor:	Lisa Hern
Staff Present:	Chief Administrative Officer:	Brooke Lambert
	Director of Legislative Services/Clerk:	Karren Wallace
	Deputy Clerk:	Catherine Conrad
	Human Resources Manager:	Amy Tollefson
	Chief Building Official:	Darren Jones
	Director of Operations:	Matthew Aston
	Director of Finance:	Farhad Hossain
	Economic Development Officer:	Dale Small
	Manager Environment and Development Services:	Corey Schmidt
	Compliance Analyst:	Sara McDougall
	Director of Fire Services:	Chris Harrow
	Senior Planner:	Matthieu Daoust
	Manager of Development Planning:	Curtis Marshall

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

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

RESOLUTION: CoA 2022-025

Moved: Renken

Seconded: Burke

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

CARRIED

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 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

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.

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.

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.

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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.

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

Jeff Buisman, applicant's agent, Van Harten Surveying, was present to answer any questions regarding the application. They are proposing two sets of semi-detached buildings. The large lots make good use of the 4 longer parcels.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No questions or comments

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-026

Moved: Renken

Seconded: Burke

THAT the Committee of Adjustment meeting of December 5, 2022 be adjourned at 2:38 p.m.

CARRIED

DocuSigned by:

Karen Wallace

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Secretary Treasurer

DocuSigned by:



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Chair