

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
SEPTEMBER 25, 2023 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:	Chairperson:	Andrew Lennox
	Members:	Lisa Hern
		Steve McCabe
		Penny Renken
Member Absent:	Member:	Sherry Burke
Staff Present:		
	Chief Administrative Officer:	Brooke Lambert
	Director of Legislative Services/Clerk:	Karren Wallace
	Deputy Clerk:	Catherine Conrad
	Human Resources Manager:	Amy Tollefson
Manager Community & Economic Development:		Dale Small
	Manager of Recreation Services:	Tom Bowden
	Senior Project Manager:	Tammy Stevenson
	Senior Planner:	Matthieu Daoust

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 September 11, 2023 (A09/23)

RESOLUTION: 017-2023

Moved: McCabe

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of September 11, 2023 – A09/23 be adopted as presented.

CARRIED

APPLICATION

A10/23 - Eugene Sidlar

THE LOCATION OF THE SUBJECT PROPERTY is described as Survey Thomas Harris Lot 5, Part Lot 4 and municipally known as 370 Queen St W. The property is approximately 0.16 ha (0.4 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to build a garage for personal use with a height of 28 ft (8.53 m). 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 September 12, 2023.

PRESENTATIONS

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

- Planning Report dated September 20, 2023

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested would provide relief from maximum height for an accessory structure. The applicant is proposing to construct a new garage for personal use which will include a second floor for a future additional dwelling unit. The garage is proposed to have a maximum height of 8.5 m (28 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 Survey Thomas Harris Lot 5, Pt Lot 4 and is municipally known as 370 Queen St W. The property is approximately 1,650 m² (17,754 ft²) in size.

PROPOSAL

The purpose of this application is to provide relief from maximum height for an accessory structure. The applicant is proposing to construct a new garage for personal use which will include a second floor for a future additional dwelling unit. The garage is proposed to have a maximum height of 8.5 m (28 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Mount Forest. 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 Zone (R1B). The applicant is proposing to construct a new garage and requires the following variance:

General Regulations	Permitted	Proposed	Difference
Height, Maximum Section 6.1.3 a	4.57 m (15 ft)	8.53 m (28 ft)	3.96 m (13 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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Kim Funk, Source Protection Coordinator, Wellington Source Water Protection

- Email dated September 18, 2023 (No Objections)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated August 24, 2023 (No Objections)

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

Eugene Sidlar, Applicant, was present to answer any questions.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member McCabe asked if there are buildings on the property now. Mr. Sidlar stated that the only existing structure is the house. The remainder of it is empty. Member McCabe commented on the proposed height of the building. Mr. Sidlar explained that they would like to make the ground floor height twelve feet to be able to accommodate a pick up truck with an attached camping trailer with an air conditioner on top. The second floor would be a potential dwelling unit.

Member Renken inquired if the proposed driveway is a second driveway. Mr. Sidlar explained that the current driveway divides the property. The proposed driveway is replacing the existing driveway and moving it further away towards the edge of the property. The existing driveway will be removed and replaced with lawn.

Member Hern was supportive of adding an additional residential unit and staying within the footprint that is there.

Chairperson Lennox commented that the minor variance is for an accessory structure with potential for it to be used as an accessory dwelling unit in the future. Would a rezoning be required for the future additional dwelling? Mr. Daoust stated that a zoning amendment would not be required but building permits would be required at the time of creating the dwelling unit.

DECISION

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

THAT the minor variance applied for in Application A10/23, for the property described as Survey Thomas Harris Lot 5, Part Lot 4, geographic Town of Mount Forest, with a civic address of 370 Queen St W, to provide the following relief;

1. THAT an increased Maximum Height of 8.53 m (28 ft) be permitted, for an accessory building, whereas the By-Law allows 4.57 m (15 ft).

APPROVED

Committee of Adjustment Minutes, September 25, 2023
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ADJOURNMENT

RESOLUTION: 017-2023

Moved: Renken

Seconded: McCabe

THAT the committee of adjustment meeting of September 25, 2023 be adjourned at 7:42 p.m.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK