

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A6/11

The Committee of Adjustment met on Monday, October 17, 2011 at the Kenilworth Municipal Office, at 7:15 p.m.

**Members Present: Chairman: Raymond Tout
Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake**

**Also Present: Alternate Secretary-Treasurer, Lorraine Heinbuch
Executive Assistant, Cathy Conrad
Township Planner, Mark Van Patter**

1. The Chairman called the meeting to order.
2. Disclosure of Pecuniary Interest and General Nature Thereof
None Reported
3. Minutes

**Moved by: Councillor Goetz
Seconded by: Councillor Burke**

THAT the Committee of Adjustment meeting minutes of September 12, 2011 – A5/11 be adopted as presented.

Resolution No. 1

Carried

The public meeting was held to consider Minor Variance Applications A6/11 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

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APPLICATION A6/11

Applicant: Benjamin Dingwall

THE LOCATION OF THE SUBJECT PROPERTY is described as Part of Lot 13, with a civic address of 294 Wellington Street East, Mount Forest. The property is approximately 1002 sq.m (10,790 sq.ft.) in size and has frontage on Egremont and Wellington Streets.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the required front yard setback. The applicant has recently constructed a semi-detached dwelling and has a front yard deficiency of 0.09 m. The property is located in a Residential (R2) zone. Other variances may be considered where deemed appropriate.

4. The Secretary Treasurer confirmed that the original notice was mailed to surrounding property owners within 120 metres and required agencies on October 5, 2011 as well as posted on the property.
5. Mark Van Patter, Township Planner, reviewed Ms. Redmond's comments dated October 11, 2011.

The variances requested would provide relief from section 12.2.2.5 of the Zoning By-law to allow a reduced front yard of a semi detached dwelling.

The no concerns with the relief requested at this time. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

The subject property is designated Residential in the Mount Forest Urban area under the Wellington 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.

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Under the Wellington North Zoning By-law the subject lands are zoned Residential (R2). The applicants have demolished the existing dwelling and constructed a new semi-detached bungalow (2 units) on the subject lands. Prior to the construction of the semi-detached dwelling the property received two variances to allow a reduced rear yard and front yard setback. The applicants are requesting a further reduction in the front yard setback to allow a front yard setback of 5.67m (18.6 ft), whereas 5.76m (18.9 ft) is required (variance A1/11), a difference of 0.09 m.

6. Correspondence/Comments received:

- Saugeen Valley Conservation Authority
Erik Downing, Environmental Planning Coordinator (Acting)
- no objection

7. Questions/Comments

Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The Applicant and his Agent was present to answer any questions regarding the application.

Persons present who wish to make oral and/or written submissions against this application.

None.

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

None.

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Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the minor variance applied for in Application A6/11 be authorized.

Resolution No. 2

Carried

8. Adjournment (7:18 p.m.)

Moved by: Councillor Burke

Seconded by: Councillor Goetz

That the Committee of Adjustment meeting of October 17, 2011 be adjourned.

Resolution No. 3

Carried

Alternate Secretary Treasurer

Chairman