

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, MAY 11, 2015 at 7:00 P.M.**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

**Mayor: Andy Lennox
Councillors: Sherry Burke
Mark Goetz
Steve McCabe
Dan Yake**

Also Present:

**C.A.O./Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Chief Building Official: Darren Jones
Executive Assistant: Cathy Conrad
Treasurer: Paul Dowber
Manager of Planning and Environment: Mark Van Patter
Business/Economic Manager: Dale Small
Director of Public Works: Matthew Aston**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

OWNER/APPLICANT: Patricia and Richard Sharpe

The Property Subject to the Proposed Amendment is described as Lot 5, geographic town of Mount Forest, with a municipal address of 220 Normanby Street North. The land subject to the amendment is 0.2 hectares (0.49 acres) in size

The Purpose and Effect of the Application is to rezone the subject lands from Residential (R1C) to Residential (R2). The intent is to demolish the existing dwelling and build a semi-detached dwelling.

Please note – Section 34 (12) of the Planning Act.

(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 17, 2015.

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PRESENTATIONS

Mark Van Patter, Manager of Planning and Environment, reviewed his comments dated May 7, 2015 and draft by-law.

This application would appear to be modest intensification on a large parcel of land. Mr. Van Patter did not have any concerns with the application.

The property subject to the proposed amendment is described as Lot 5 with a municipal address of 220 Normanby Street North, Mount Forest. The land subject to the amendment is 0.2 hectares (0.5 acres) in size.

The Purpose and Effect is to rezone the subject lands from Residential (R1C) to Residential (R2). The intent is to demolish the existing dwelling and build a semi-detached dwelling.

Under the Provincial Policy Statement Intensification encouraged.

The property is designated Residential in the Wellington County Official Plan. Section 4.4.3 (e) of the plan encourages "*modest intensification in stable residential areas respecting the character of the area...*".

The property is zoned Residential (R1C) in the Zoning By-law.

PLANNING CONSIDERATIONS:

In order to permit the proposed semi-detached dwelling, the land would have to be rezoned from R1C to R2. Mr. Van Patter reviewed the R2 zoning regulations and found that the property is sufficiently large enough for minimum lot area and lot frontage requirements to be met for a semi-detached dwelling.

Mr. Van Patter noted that the property at 0.5 acres, with a frontage of 93.06 feet and depth of 234.30 feet, is large. It is approximately double the size of the lots to the north along Normanby Street. It is four times the size of the abutting lots to the south along Birmingham Street. Mr. Van Patter considered the proposal to be modest Intensification.

A draft by-law was included for Council's review. Mr. Van Patter proposed putting the property into an exception zone, R2-51, to limit development to a single detached, semi-detached or duplex dwelling.

REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

Valerie Lamont, Environmental Planning Technician (Acting)

- The proposal is acceptable to the Authority.

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BY-LAW

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

The Applicant's agent, Bruce Fulcher, was present to answer any questions regarding this application. The Applicant feels it would be best to demolish the existing building and build a new semi-detached dwelling; which the applicant felt would add to the area.

Patricia Sheppit, currently renting the house on the subject property, expressed concern that Mr. Sharpe has not given notice that the house will be demolished. Mayor Lennox explained that the Applicant would have to follow the *Landlord Tenant Act* to provide notice and that the current rental has no bearing on the application.

Nathan Troyer, 230 Normanby St. N., asked about the orientation of the semi. He would be ok with the semi being parallel to the street; but, would have concerns if the driveway is along the house. Mr. Troyer is also concerned about distance from the property line. Mr. Fulcher explained that the orientation of the semi will be facing the street and will be set back the same distance as other houses in the area. The intent is to centre the house on the property to allow for a larger side yard. Mr. Van Patter commented that the building will comply with side yard distances set out in the zoning by-law.

COMMENTS/QUESTIONS FROM COUNCIL

RESOLUTION 4

Moved by: Burke

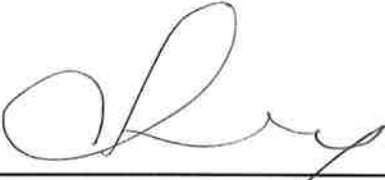
Seconded by: Goetz

THAT the Public Meeting of May 11, 2015 be adjourned at 7:10 p.m.

CARRIED



CLERK



MAYOR