



- A reduced interior side yard setback of 6 m whereas the by-law requires a minimum 7.55 m side yard setback;
- An increased building height of 15.1 m whereas the by-law requires a maximum building height of 12 m;
- An increased balcony projection of 1.853 m into the interior side yard whereas the by-law requires a maximum balcony projection of 1 m; and
- A reduced parking stall size of 2.9 m by 5.5 m within the private garage whereas the by-law requires a parking stall size of 3 m X 6 m.

## **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 January 7, 2020.

## **PRESENTATIONS**

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

- Planning Report dated January 22, 2020

### **Planning Opinion:**

The variances being requested would provide relief from five (5) requirements of the Wellington North Zoning By-law for the establishment of a 33-unit apartment building.

We have no concerns with the relief requested to facilitate this infill development 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 Park Lot 1, Plan Town Mount Forest, geographic Township of Mount Forest, with a civic address of 391 Main Street North. The subject land is approximately 0.32 ha (0.79 ac).

## **PROPOSAL**

This proposal is to provide relief from the minimum lot area, minimum interior side yard setback, maximum building height, maximum projection of a balcony into an interior side yard and the minimum parking space size permitted within a private garage. The applicants are proposing to construct a 33-unit apartment building on the subject lands.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated Residential Transition and a small portion is designated Industrial within the Mount Forest Urban Center. 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.

Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further promotes growth opportunities in built up areas through intensification. Additionally, seeks to provides residents with differing affordable housing typologies. Section 3.3.1 establishes residential intensification targets, particularly stating that a minimum of 20% of all residential development will occur within the built-up area. This application is located within the built boundary of Mount Forest and will contribute and support this target.

Section 4.4.3 encourages intensification in urban centres and subsection b) notes “supports appropriate intensification in all areas within the built boundary including adaptive re-use or

redevelopment of brownfields and greyfields”. This application is considered a greyfield development and will contribute and support this intensification strategy.

Section 4.4.5 promotes affordable housing within the County of Wellington and looks to ensure that a minimum of 25% of new housing units in the County will be affordable. In Wellington, low rise apartments are included in a list of housing typologies which will form the bulk of affordable housing opportunities in the County.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Main Street Mixed Use Zone (MU2). The applicants are proposing to construct a 33-unit apartment development on the subject lands. The following variances are requested in order to facilitate the apartment development:

	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Minimum Lot Area</b> (Section 13.2.3.1)	5,011.3 m <sup>2</sup> (53,941 sq ft)	3,272 m <sup>2</sup> (35,219.5 sq ft)	1,739.3 m <sup>2</sup> (18,721.7 sq ft)
<b>Minimum Interior Side Yard Setback</b> (Section 13.2.3.5)	7.55 m (24.8 ft)	6 m (19.7 ft)	1.55 m (5.08 ft)
<b>Maximum Building Height</b> (Section 13.2.3.7)	12 m (39.4 ft)	15.1 m (49.5 ft)	3.1 m (10.17 ft)
<b>Maximum Interior Side Yard Encroachment</b> (Section 6.37)	1 m (3.28 ft)	1.835 m (6 ft)	0.835 m (2.7 ft)
<b>Minimum Interior Parking Size</b> (Section 6.27.1)	3 m (9.8 ft) x 6 m (19.6 ft)	2.9 m (9.5 ft) x 5.5 m (18 ft)	0.1 m (0.3 ft) x 0.5 m (1.64 ft)

Thus, Staff have no concerns with the proposed new apartment development and are satisfied that the general intent of the zoning by-law is maintained.

**CORRESPONDENCE FOR COMMITTEE’S REVIEW**

Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection

- Email dated January 9, 2020 (No Objection)

Jim Klujber, CEO/President, Wellington North Power

- Letter dated January 10, 2020 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated January 14, 2020 (No Objection)

St. John’s Evangelical Lutheran Church, 146 Sligo Road West, Mount Forest

- Letter dated, January 18, 2020 (Request Notification)

## REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision were requested to submit a written request to the Secretary-Treasurer by signing the sign in sheet.

## CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Astrid Clos, Astrid J. Clos Planning Consultants, Applicant's Agent, explained that the increase in building height is to allow for a pitched roof, there are no additional storeys. This design will fit in better with the surrounding buildings. Most of the parking will be within the building so a smaller outside parking area is requested. The proposed building would comply without balconies, but they feel the balconies will add to the quality of life of residents.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

## DECISION

RESOLUTION: CoA 2020-005

Moved: Yake

Seconded: McCabe

*THAT the minor variance applied for in Application A08/19, for the property describes as Part of Park Lot 1, West Side of Main Street & East Side of Foster Street Plan of the Town of Mount Forest, geographic Town of Mount Forest, with a civic address of 391 Main Street North, to provide the following relief;*

- *THAT a reduced lot area of 3,272 m<sup>2</sup> be permitted whereas the By-law requires 5,011.3 m<sup>2</sup>;*
- *THAT a reduced interior side yard setback of 6 m be permitted whereas the By-law requires 7.55 m;*
- *THAT an increased building height of 15.1 m be permitted whereas the by-law requires a maximum of 12 m;*
- *THAT an increased balcony projection of 1.853 m into the interior side yard be permitted whereas the by-law requires a maximum of 1 m; and*
- *THAT a reduced parking stall size of 2.9 m by 5.5 m within the private garage be permitted whereas 3 m by 6 m is required.*

be authorized

CARRIED

## ADJOURNMENT

RESOLUTION: CoA 2020-006

Moved: McCabe

Seconded: Hern

*THAT the committee of adjustment meeting of January 27, 2020 be adjourned. 7:29 p.m.*

CARRIED

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Secretary Treasurer

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Chair