

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – MARCH 22, 2021 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=QTCoQV5nwd0>

Members Present:

Chair: Dan Yake
Members: Sherry Burke
Lisa Hern
Steve McCabe

Absent:

Chair: Andrew Lennox

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Director of Fire Services/Fire Chief:	Chris Harrow
Human Resources Manager:	Chanda Riggi
Manager, Environment and Development Services:	Corey Schmidt
Manager of Planning and Environment:	Linda Redmond
Planner:	Matthieu Daoust

CALLING TO ORDER -

Acting Chair Yake called the meeting to order at 7:12 p.m.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, March 8, 2021 (A03/21)

RESOLUTION: CoA 2021-005

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of March 8, 2021 – A03/21 be adopted as presented.

CARRIED

A02/21 GARRID & EDEN SCHLUETER

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

APPLICATION

A02/21 – Garrid & Eden Schlueter

THE LOCATION OF THE SUBJECT PROPERTY is described as Survey Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. in the town of Arthur. 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 applicants are proposing to construct a new garage for personal use with a height of 5.6 m (18.4 ft). 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 March 9, 2021.

PRESENTATIONS

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

- Planning Report dated March 10, 2021

Planning Opinion: The variance requested would provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 158 m² (1,700 ft²) garage with a height of 5.6 m (18.4 ft).

We have no concerns with the requested relief provided the applicable conservation authority are satisfied. 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 Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. The property is approximately 0.16 ha (0.4 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 158 m² (1,700 ft²) garage with a height of 5.6 m (18.4 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL and a small portion of CORE GREENLANDS and located within the Urban Center of Arthur. 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 Holding ((H)R3) and a portion is zoned Residential Site Specific Holding ((H)R3-33). The applicant is proposing to construct a new accessory structure and requires the following variance:

General Provisions	Permitted	Proposed	Difference
Height (Section 6.1.3a)	4.57 m (15 ft)	5.6 m (18.4 ft)	1.03 m (3.38 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the additional height request is to accommodate a hoist to do work on a personal hobby car. The variances meet 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

- Andrew Herreman, Grand River Conservation Authority
 - Letter dated March 17, 2021 (No Objection) and Map

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

Garrid Schlueter, Applicant, was present.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

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

THAT the minor variance applied for in Application A02/21, for the property described as Survey Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. in the town of Arthur, to provide the following relief;

1. ***THAT an increased height, for an accessory structure, of 5.6 m (18.4 ft.) be permitted; whereas the By-Law permits a maximum height of 4.57 m (15 ft).***

APPROVED

A04/21 KINGS COURT APARTMENTS INC.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

APPLICATION

A04/21 – Kings Court Apartments Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Mount Forest Plan Pt Lots 16 to 18 W Fergus St RP 61R11262 Pt 1 RP 61R20426 Parts 1 3 4 6 & 8 and is Municipally known as 187 King St E. The property is approximately 0.24 ha (0.59 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from section 6.27.4 of the Zoning By-law which precludes parking from being in the front yard. Additional relief is required for the minimum number of parking spaces for a triplex. The applicants are proposing to construct a triplex with four parking spaces (two located in the front yard and two located in the rear yard). 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 March 9, 2021.

PRESENTATIONS

- Linda Redmond, Manager of Planning and Environment, County of Wellington, Township of Wellington North
 - Planning Report dated March 17, 2021

Planning Opinion: The variance requested would provide relief from the minimum front yard setback for a parking area as well as relief from the minimum parking required for a triplex. The applicants are proposing to construct a new three unit dwelling.

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 Mount Forest Plan Pt Lots 16; to 18 W Fergus St RP; 61R11262 Pt 1 RP 61R20426; Parts 1 4 6 & 8 and is Municipally known as 187 King St E. The property is approximately 0.24 ha (0.59 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from section 6.27.4 of the Zoning By-law which precludes parking from being in the front yard. Additional relief is required for the minimum number of parking spaces for a triplex. The applicants are proposing to construct a triplex with four parking spaces (two located in the front yard and two located in the rear yard).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL TRANSITION AREA in 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 (MU1). The applicants are proposing to construct triplex on the subject lands and requires the following variance for parking:

1. Relief from section 6.27.4 which requires the parking to be located behind the front wall of the main building, whereas the applicants are proposing to be located in front of the building.
2. Relief from the minimum parking required for a triplex dwelling to allow 4 parking spaces, whereas the by-law requires 5 spaces. A reduction of one space.

PLANNING COMMENTS

Parking Location

As proposed, the parking in the front yard will be backing directly onto King Street. Staff are recommending that the parking spaces are reconfigured to back onto the access driveway to the west. This change will achieve a safer ingress and egress, retain the on street parking in front of this property for additional parking and provide an opportunity for some landscaping features that will buffer the parking area.

Parking Reduction

Currently the proposed triplex is part of the same property as the apartments located to the rear. The parking requirement of 5 spaces for the triplex can be met as one additional space is provided in the apartment parking lot. The applicants may want to sever the triplex in the future and this variance to reduce the required parking will facilitate a consent in the future. The additional parking will still be available for the triplex on the adjacent site as well there is on street parking available to accommodate visitors.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Barbara M.J. Baranow, Enbridge Gas Inc.

- Email dated March 9, 2021 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated March 22, 2021 (application is acceptable)

Jennifer Fell, 175 Fergus Street South

- Email dated March 21, 2021 (requesting a fence on the shared property boundary)

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

Illa Routkevitch, Applicant, was present to answer questions regarding the application. Mr. Routkevitch commented that fencing is required for the development.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A04/21, for the property described as: PT LT 16 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PTS 1, 3 & 4, 61R20426, PT LT 17 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PTS 6 & 8, 61R20426 & PT LT 18 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PT 1, 61R11262; SUBJECT TO AN EASEMENT AS IN RO801447; SUBJECT TO AN EASEMENT AS IN DN47384; TOWNSHIP OF WELLINGTON NORTH, to provide the following relief;

- 1. THAT relief from section 6.27.4 which requires the parking to be located behind the front wall of the main building be allowed; and**
- 2. THAT relief from the minimum parking required for a tri-plex dwelling be given to allow 4 parking spaces whereas the By-Law requires 5 spaces.**

AND FURTHER THAT the parking spaces are reconfigured to back onto the access driveway to the west rather than on to King St E.

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2021-006

Moved: Burke

Seconded: McCabe

THAT the committee of adjustment meeting of March 22, 2021 be adjourned at 7:30 p.m.

CARRIED

Secretary Treasurer

Chair