THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT – MARCH 22, 2021 @ 7:00 P.M. VIA WEB CONFERENCING

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. https://us02web.zoom.us/j/85472521768

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) Webinar ID: 854 7252 1768

> PAGE NUMBER

CALLING TO ORDER - Mayor Lennox

MINUTES OF PREVIOUS MEETING(S)

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

4

Recommendation:

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

DISCLOSURE OF PECUNIARY INTEREST

A02/21 - Garrid & Eden Schlueter

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 location of the property is shown on the map attached.

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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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

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

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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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

DISCLOSURE OF PECUNIARY INTEREST

A04/21 – Kings Court Apartments Inc.

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 location of the property is shown on the map attached.

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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

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CORRESPONDENCE FOR COMMITTEE'S REVIEW

Barbara M.J. Baranow, Enbridge Gas Inc.

• Email dated March 9, 2021 (No Objection)

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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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

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

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of March 22, 2021 be adjourned.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT - MARCH 8, 2021 @ 2:00 P.M. VIA WEB CONFERENCING: https://www.youtube.com/watch?v=G3G1b9vjNic

Acting Chair: Members: **Sherry Burke**

> Lisa Hern Steve McCabe

Dan Yake

Chair: Andrew Lennox Absent:

Staff Present:

Members 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 Human Resources Manager: Chanda Riggi

Director of Operations: Matthew Aston Community Recreation Coordinator: Mandy Jones

Manager of Recreation Services: Tom Bowden Chief Building Official: Darren Jones

Manager of Planning and Environment: Linda Redmond

Planner: **Matthieu Daoust**

CALLING TO ORDER

Acting Chair Yake called the meeting to order at 2:02 p.m.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

Committee of Adjustment, January 25, 2021 (A01/21)

RESOLUTION: CoA 2021-003

Moved: McCabe Seconded: Burke

THAT the Committee of Adjustment meeting minutes of January 25, 2021 – A01/21 be

adopted as presented.

CARRIED

APPLICATION

A03/21 – Brian Black & Vicki Moore

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16. The property is approximately 0.36 ha (0.89 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a 66.9 m² (720 ft²) garage 9.14 m (30 ft) from the front lot line. 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 February 23, 2021.

PRESENTATIONS

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

Planning Report dated March 1, 2021

PLANNING OPINION:

The variance requested would provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a new 66.9 m2 (720 ft2) garage located 9.14 m (30 ft) from the front lot line.

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 Part Lot 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16. The property is approximately 0.36 ha (0.89 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum front yard setback for an accessory structure. The applicants are proposing to construct a new 66.9 m2 (720 ft2) garage located 9.14 m (30 ft) from the front lot line.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL. 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 Agricultural (A). The applicant is proposing to construct a new accessory structure and required the following variance:

Reduced Lot	Permitted	Proposed	Difference
Regulations			
Front Yard Minimum	18.3 m (60 ft)	9.14 m (30 ft)	9.16 m (30 ft)
(Section 8.5.2.3)	, ,		

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the required 60 ft location would not be viable on the subject lands given the location of the house, lot line and drilled well. 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

Laura Warner, Grand River Conservation Authority

Email dated February 23, 2021 (No Objection)

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

Brian Black, Applicant, was present to answer any questions regarding the application

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A03/21, for the property described as Part Lot 10, Concession 8; RP 60R3244; Part 1 and is Municipally known as 9049 Wellington Rd 16 to provide the following relief;

1. THAT a reduced minimum front yard setback, for an accessory structure, of 9.14m (30 ft) be permitted; whereas the By-Law requires 18.3m (60 ft).

APPROVED

ADJOURNMENT

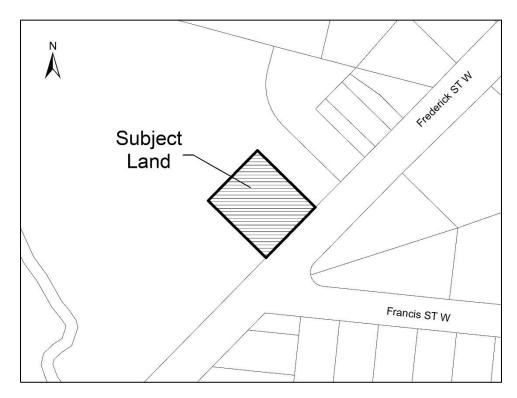
RESOLUTION: CoA 2021-004

Moved: Hern Seconded: Burke

THAT the committee of adjustment meeting of March 8, 2021 be adjourned at 2:11 p.m.

CARRIED

Secretary Treasurer	Chair







COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 10, 2021

Mr. Darren Jones, Chief Building Official Township of Wellington North Committee of Adjustment 7490 Sideroad 7 West Kenilworth, ON NOG 2E0

Dear Mr. Jones,

Re: Minor Variance Application A02/21

182 Frederick St W
Garrid & Eden Schlueter

We have reviewed the application for minor variance and provide the following comments.

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 m^2 (1,700 ft^2) 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 Bylaw, 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. The location of the property is shown on Figure 1.

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).



Figure 1. 2015 Aerial photo of subject lands

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	4.57 m (15 ft)	5.6 m (18.4 ft)	1.03 m (3.38 ft)
(Section 6.1.3a)			

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.

Yours truly,

Matthieu Daoust, MCIP RPP

Planner



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

PLAN REVIEW REPORT: Township of Wellington North

Tammy Pringle, Development Clerk

DATE: March 17, 2021 **YOUR FILE:** A02/21

GRCA FILE: A02-21 – 182 Frederick Street West

RE: Application for Minor Variance A02-21

182 Frederick Street West, Arthur, Township of Wellington North

Garrid and Eden Schlueter

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the subject property contains floodplain associated with the Conestogo River and the regulated allowance adjacent to the floodplain.

2. Legislative/Policy Requirements and Implications:

The floodplain is identified as a natural hazard feature within the Provincial Policy Statement (PPS, 2020) and it is also part of the Greenlands System outlined in the County of Wellington Official Plan (2019). The proposed detached garage is on the edge of the floodplain and GRCA staff do not anticipate any negative impacts to the floodplain as a result of this application or the proposed garage.

Due to the presence of the above-noted features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The proposed detached garage and any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Plan Review Fees:

As per the GRCA's 2021 Plan Review Fee Schedule, the 'minor' minor variance application review fee of \$280.00 is required for our review of this application. The applicant will be invoiced in the amount of \$280.00 under separate cover.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,

Andrew Herreman, CPT

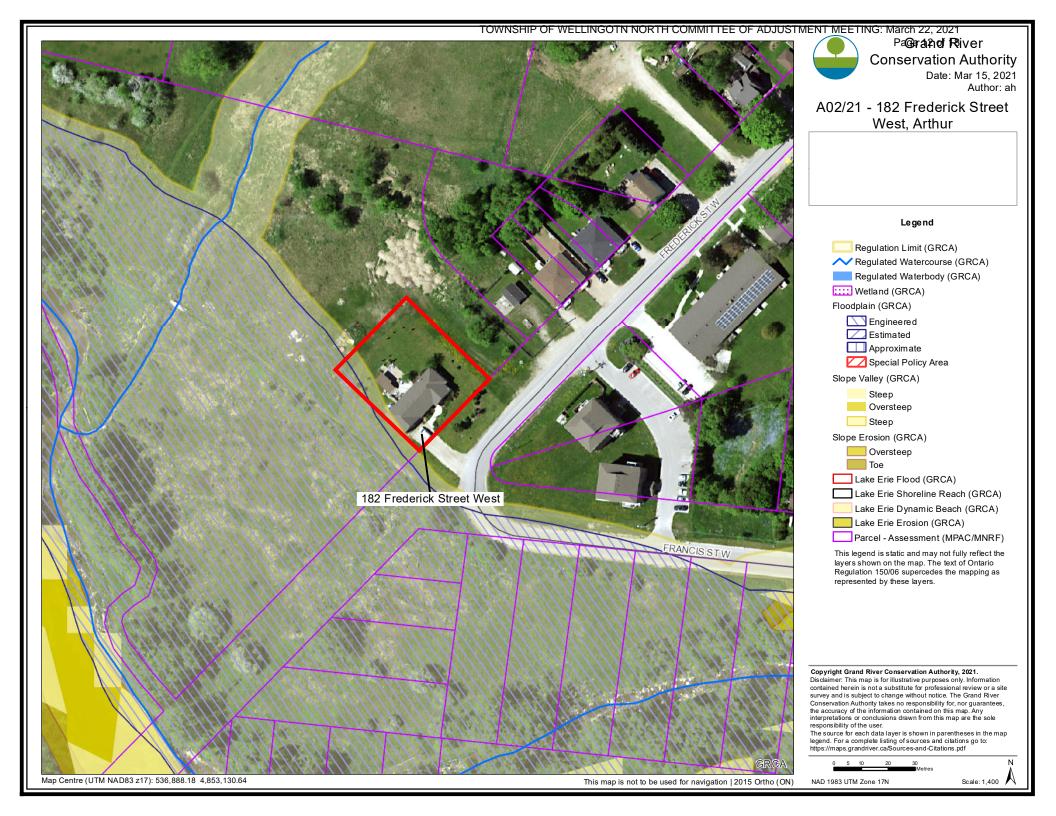
Anchew Men

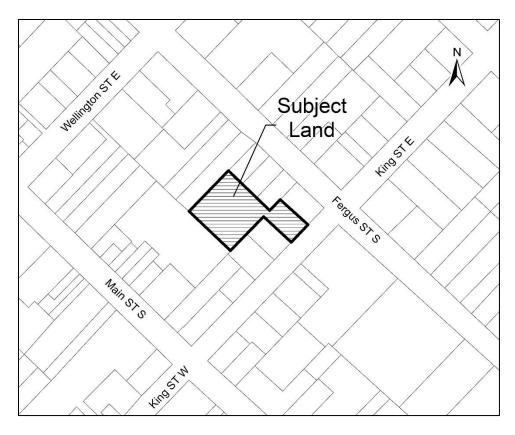
Resource Planning Technician

Grand River Conservation Authority

c.c. Garrid and Eden Schlueter (via email only)
John Vanderwoerd (via email only)

^{*} These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.









COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR TEL: (519) 837-2600 FAX: (519) 823-1694 1-800-663-0750 ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

1

March 17, 2021

Mr. Darren Jones, Chief Building Official Township of Wellington North Committee of Adjustment 7490 Sideroad 7 West Kenilworth, ON NOG 2E0

Dear Mr. Jones,

Re: Minor Variance Application A04/21 187 King St. E, Mount Forest Kings Court Apartments

We have reviewed the application for minor variance and provide the following comments.

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. The location is shown in Figure 1.

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

A04/21

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.

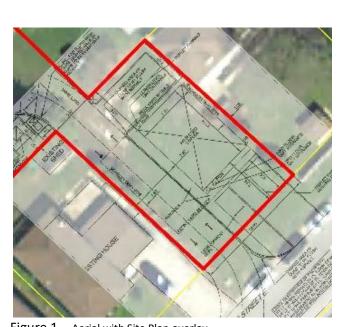


Figure 1 — Aerial with Site Plan overlay

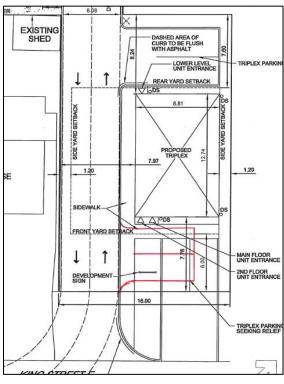


Figure 2 – reconfigured parking spaces

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. The new configuration is shown on figure 2.

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.

Respectfully submitted

Lkalmond

County of Wellington Planning and Development Department

Linda Redmond

Manager of Planning and Environment

From: ONTUGLLandsINQ < ONTUGLLandsINQ@enbridge.com>

Sent: March 9, 2021 2:13 PM

To: Tammy Pringle

Subject: RE: [External] ADDITIONAL SITE PLAN RE: NOTICE OF PUBLIC HEARING OF

APPLICATION FOR MINOR VARIANCE: A04-21 Kings Court Apartments Inc.

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

Barbara M.J. Baranow Analyst Land Support

Enbridge Gas Inc.

50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Tammy Pringle < tpringle@wellington-north.com >

Sent: Tuesday, March 9, 2021 1:54 PM

Subject: [External] ADDITIONAL SITE PLAN RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR

VARIANCE: A04-21 Kings Court Apartments Inc.

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon Everyone,

Please find attached the additional "Triplex Site Plan". This one will show the location of the parking spaces in question.



Tammy Pringle

Development Clerk, Township of Wellington North

519.848.3620 ext. **4435** 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON NOG 2E0







Focused on Building Capacity

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From: Tammy Pringle

Sent: March 9, 2021 10:45 AM

Subject: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A04-21 Kings Court

Apartments Inc.

TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)

A04/21

TAKE NOTICE that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

Monday, March 22, 2021 @ 7:00 p.m.

Via Zoom electronic meeting

The public is invited to watch the remote meeting:

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. https://us02web.zoom.us/j/85472521768

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial: 855 703 8985 (Toll Free) Webinar ID: 854 7252 1768