

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – OCTOBER 25, 2021 AT 7:00 PM  
VIA WEB CONFERENCING**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake**

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Manger of Environment and Development Services:</b>	<b>Corey Schmidt</b>
<b>Planner:</b>	<b>Matthieu Daoust</b>

**CALLING TO ORDER - Chairperson Lennox**

Chairperson Lennox called the meeting to order at

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, October 12, 2021 (A13/21)

RESOLUTION: CoA 2021-020

Moved: Burke

Seconded: Yake

*THAT the Committee of Adjustment meeting minutes of October 12, 2021 – A13/21 be adopted as presented.*

CARRIED

**APPLICATION**

A13/21 – Blue Grotto Global Investments Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Survey Carroll Lot 1 and is municipally known as 137 Smith St, Arthur. The property is approximately 0.1 ha (0.25 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to permit a portion of the accessory residential use in the side of the main commercial use and permit an area greater than 49% of the ground floor area to be a residential use. The applicants are proposing to add two additional residential units on the main floor of the existing commercial/residential use. Other variances may be considered where deemed appropriate.

**SECRETARY TREASURER**

Notices of the first public meeting 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 September 21, 2021.

Notices of the second public meeting were mailed to the owner, agent and participants of the September 21<sup>st</sup>, 2021 meeting on October 15, 2021.

## PRESENTATIONS

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

- Planning Report dated October 19, 2021

Planning Opinion: The variance requested would provide relief from the maximum residential ground floor area (GFA) for an accessory residential unit on the ground floor of a commercial building. The applicant is seeking relief to permit 57% of the ground floor area to be a residential use.

Planning staff have no concerns with the requested relief and 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 Survey Carroll Lot 1 and is Municipally known as 137 Smith St. The property is approximately 0.1 ha (0.25 ac) in size.

### PROPOSAL

The purpose of this application is to permit 57% of the ground floor area to be a residential use on the ground floor of a commercial building.

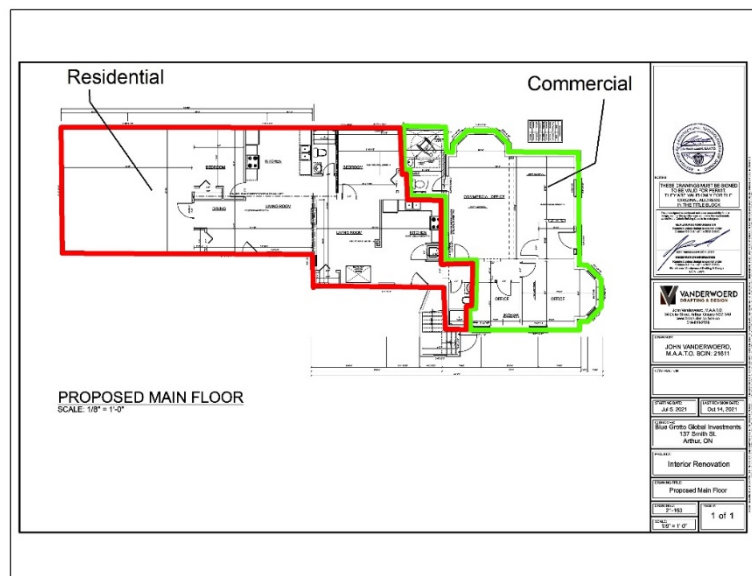
### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated CENTRAL BUSINESS DISTRICT. 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 Central Commercial Zone (C1). The applicant is proposing to add two accessory residential units on the main floor of an existing commercial/residential use and required the following variance:

Accessory Residential Uses	Permitted	Proposed	Difference
<b>Residential Use GFA</b> (Section 16.3c)	49% Residential GFA	57% Residential GFA	8% Residential GFA



## CORRESPONDENCE FOR COMMITTEE'S REVIEW

No correspondence for Committee's review.

## 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

John Vanderwoerd, Vanderwoerd Drafting and Design, Applicant's Agent, was present to answer any questions regarding the application.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

The Committee agreed that this is a good plan for the building and more in line with the Zoning By-law.

## DECISION

CALL FOR VOTE: SHOW OF HANDS

*THAT the minor variance applied for in Application A13/21, for the property described as Survey Carroll Lot 1, geographic Town of Arthur, with a civic address of 137 Smith Street, to provide the following relief;*

- 1. THAT a 57% residential use ground floor area be permitted whereas the By-Law permits 49% residential use ground floor area.***

APPROVED

## ADJOURNMENT

RESOLUTION: CoA 2021-020

Moved: Hern

Seconded: Burke

*THAT the committee of adjustment meeting of October 25, 2021 be adjourned at 7:17 p.m.*

CARRIED

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Secretary Treasurer

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Chair