



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Committee of Adjustment

Monday, April 13, 2015 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 6

AGENDA ITEM	PAGE NO.
<p>Chairman</p> <ol style="list-style-type: none">1. Officially open the public meeting.2. Declaration of Pecuniary Interest and General Nature Thereof.3. Minutes, A02/15 and A03/15 (attached)	1
<p><u>APPLICATION A04/15</u></p>	
<p>Owners/Applicant: Elwyn Rice</p>	7
<p>THE LOCATION OF THE SUBJECT PROPERTY is described as Part Park Lots 1 and 2, Registered Plan 60R3016, Parts 7, 8, 13 and 14, geographic Town of Mount Forest, with civic addresses of 500 & 510 Sligo Rd W and 657 Queen St W. The locations of the properties are shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to permit the construction of a new single-detached residential dwelling to be serviced by a private septic system whereas connection to municipal sewers would normally be required.</p>	
<ol style="list-style-type: none">4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property.	8
<ol style="list-style-type: none">5. Application for a Minor Variance.	8
<ol style="list-style-type: none">6. Township Planner – Linda Redmond will review the County Comments (attached)	17

AGENDA ITEM	PAGE NO.
<p>7. Correspondence/Comments received:</p> <ul style="list-style-type: none">- Valerie Lamont, Environmental Planning Technician, SVCA <p>8. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <ul style="list-style-type: none">- Comments and questions	18A

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A05/15</u></p> <p>Owners/Applicant: Mary Mainland, Kay Giles, Earl Hutchison, Harvey Hutchison, Brian Hutchison and Stewart Hutchison</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as South Part Lot 4, Concession 4, geographic Township of West Luther, with a civic address of 8681 Sideroad 3. The subject land is approximately 38.68 ha (95.60 acres). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to allow the construction of a shed on a parcel of land that does not have frontage or access on an open and maintained road (Section 6.10).</p> <p>9. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property.</p> <p>10. Application for a Minor Variance.</p> <p>11. Township Planner – Linda Redmond will review the County Comments (attached)</p> <p>12. Correspondence/Comments received:</p> <p style="padding-left: 40px;">- None</p> <p>13. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p style="padding-left: 40px;">Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p style="padding-left: 40px;">Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <p style="padding-left: 40px;">- Comments and questions</p>	<p>19</p> <p>20</p> <p>31</p>

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A06/15</u></p> <p>Owners/Applicant: Steven and Marie Archibald</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 23, Concession B, geographic Township of Peel, with a civic address of 7987 Wellington Rd 12. The subject land is approximately 0.40 ha (1.01 acres). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures shall not exceed 92.9 m² (1000 ft²) and shall not exceed 4.57 m. (15 ft.) in height. The applicant is requesting permission to construct a 111m² (1200 ft²) detached garage with a height of 5.18 m (17 ft.) for personal storage use.</p> <p>14. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property.</p> <p>15. Application for a Minor Variance.</p> <p>16. Township Planner – Linda Redmond will review the County Comments (attached)</p> <p>17. Correspondence/Comments received:</p> <p style="padding-left: 40px;">- None</p> <p>18. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p style="padding-left: 40px;">Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p style="padding-left: 40px;">Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <p style="padding-left: 40px;">- Comments and questions</p>	<p>33</p> <p>34</p> <p>45</p>

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A07/15</u></p> <p>Owners/Applicant: Home Hardware Stores Ltd.</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 32, Concession 1, geographic Township of Normanby, with a civic address of 525 Main St N. The subject land is approximately 2.41 ha (5.97 acres). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site. Other variances related to addition or parking may be considered further where deemed appropriate.</p> <p>19. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on April 1, 2015 as well as posted on the property.</p> <p>20. Application for a Minor Variance.</p> <p>21. Township Planner – Linda Redmond will review the County Comments (attached)</p> <p>22. Correspondence/Comments received:</p> <ul style="list-style-type: none"> - Scott Patterson, Principal, Senior Planner, Labreche Patterson & Associates Inc. (Applicant’s Agent) - Addendum to application - Valerie Lamont, Environmental Planning Technician, SVCA <p>23. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p>	<p style="text-align: center;">47</p> <p style="text-align: center;">50</p> <p style="text-align: center;">58</p> <p style="text-align: center;">61</p> <p style="text-align: center;">62A</p>

**Committee of Adjustment Agenda
April 13, 2015 at 7:00 p.m.**

AGENDA ITEM	PAGE NO.
Committee: <ul style="list-style-type: none">- Comments and questions 24. Adjournment	

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, MARCH 9, 2015
A02/15 and A03/15**

The Committee of Adjustment met at the Kenilworth Municipal Office Council Chambers at 7:00 p.m.

Members Present: Chairman: Andy Lennox
Sherry Burke
Mark Goetz
Steve McCabe
Dan Yake

Also Present: Secretary-Treasurer, Karren Wallace
C.A.O./Deputy Clerk, Michael Givens
Senior Planner, Linda Redmond
Executive Assistant, Cathy Conrad
Chief Building Official, Darren Jones
Treasurer, Paul Dowber
Business/Economic Manager, Dale Small
Tourism, Marketing, Promotion Manager, April Marshall
Director of Public Works, Matthew Aston

THE CHAIRMAN CALLED THE MEETING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None Reported

MINUTES

RESOLUTION NUMBER CoA 2015-005

Moved by: McCabe

Seconded by: Goetz

THAT the Committee of Adjustment meeting minutes of January 26, 2015 – A001/15 be adopted as presented.

CARRIED

The public meeting is held to consider Minor Variance Application A02/15 and A03/15 pursuant to Section 45 of the Planning Act R.S.O. 1990 as amended.

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, MARCH 9, 2015
A02/15 and A03/15**

APPLICATION A02/15

Owners/Applicant: Richard Bartling

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Park Lot 5, Crown Survey, Geographic Arthur Village, with a civic address of 7890 Wellington Road 109. The subject land is approximately 2.42 ha (5.98 acres).

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 6.1.5 which prohibits the construction of accessory buildings on any lot until the main building has commenced construction. Further variances may be required to address the location of the structure within the Natural Environment. The applicant has constructed a 28.4 sq.m (306 sq.ft) accessory structure on a vacant lot.

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on February 13, 2015 as well as posted on the property.

Township Planner – Linda Redmond reviewed the County Comments

Planning Opinion: The variance requested is to permit a small utility shed (306 sq.ft.) within a Natural Environment (NE) area prior to the establishment of a main use (residence).

The Planning Department had no concerns with the relief requested at this time. This application is considered minor and would maintain the general intent and purpose of the Official Plan and Zoning By-law. It is desirable and appropriate for the development of the subject property.

Wellington County Official Plan: The subject property is designated PRIME AGRICULTURAL and CORE GREENLAND. 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.

Wellington North Zoning By-law: The subject lands are zoned Future Development (FD) and Natural Environment (NE). The owners have installed a 28.4 sq.m (306 sq.ft) utility shed on the NE portion of the property. This type of structure would be considered an accessory building and the current NE zoning only permits this use within the following context:

- Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law.

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In this instance there are no other buildings or uses on these lands.

The GRCA has reviewed the application and have no concerns with the location of the structure. The owner has applied for the required GRCA permit.
I trust that these comments will be of assistance to the Committee in their consideration of this matter.

CORRESPONDENCE/COMMENTS RECEIVED

Andrew Herreman, Resource Planner, GRCA

- No objection.

Letter from proponent

- Neighbours had no objections

QUESTIONS/COMMENTS

- Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

Dave Stack, trail committee member, advised that the trail committee is in support of the application

- Persons present who wish to make oral and/or written submissions against this application.

No one present.

- Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

- Committee – Comments and Questions

No comments or questions

RESOLUTION NUMBER CoA 2015-006

Moved by: McCabe

Seconded by: Goetz

THAT the minor variance applied for in Application A02/15 be authorized.

CARRIED

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, MARCH 9, 2015
A02/15 and A03/15**

APPLICATION A03/15

Owners/Applicant: Alaudin and Almas Ramji

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lots 5 & 6, Concession 7, geographic Arthur Township, with a civic address of 9450 Concession 6 North. The subject land is approximately 60.7 ha (150 acres) and is occupied by a farm operation.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements. The applicants are proposing to construct an addition onto their existing poultry barn and cannot meet the required distances from the nearest neighbours dwelling and the road allowance. This application will also consider any other deficiencies that may be present.

The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on February 13, 2015 as well as posted on the property.

Township Planner – Linda Redmond reviewed the County Comments

Planning Comments: A minor variance is being requested for relief from minimum distance separation II (MDS II) for a proposed barn expansion and the neighbouring farm residence to the west. The location of the barn addition seems to be logical and makes sense given the layout of existing barns.

We have no concerns with the relief requested at this time. This application is considered minor and would maintain the general intent and purpose of the Official Plan and Zoning By-law. It is desirable and appropriate for the development of the subject property.

Provincial Policy Statement (PPS): The subject property is within an area of prime agricultural land. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline 46 of the MDS Implementation Guidelines states that “minor variances to MDS II distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.”

Wellington County Official Plan: The subject property is designated PRIME AGRICULTURAL and CORE GREENLAND. 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.

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MONDAY, MARCH 9, 2015
A02/15 and A03/15**

Wellington North Zoning By-law The subject property is zoned Agricultural.(A) and Natural Environment (NE). The applicants are proposing to construct an addition to the existing egg laying poultry barn. The following variance is required:

- An MDS II setback to the nearest neighbor's dwelling (west) of 103.6 m (340 ft.), whereas 168m (552 ft.) is required.

CORRESPONDENCE/COMMENTS RECEIVED

Valerie Lamont, Environmental Planning Technician, SVCA

- No objection.

QUESTIONS/COMMENTS

- Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

Brian Padfield, applicant's agent, filed application in consultation with Darren Jones, Building Inspector. They understand that their neighbour, Mr. Martin, has concerns regarding ventilation. They are prepared to involve him in the design process.

Stewart Martin, neighbour, asked if he would need a minor variance, because of this minor variance, to add a granny flat in the future. He also asked if a wind break would be put in place on the north side. Ms Redmond explained that if it was an addition it would not need a zone amendment or minor variance. If it was a garden suite it would require a zoning amendment.

- Persons present who wish to make oral and/or written submissions against this application.

No one present.

- Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Mayor Lennox asked about the existing manure storage. Mr. Ramji stated that new manure storage would be built further away from the boundary line. A wind break will be planted.

RESOLUTION NUMBER CoA 2015-007

Moved by: Goetz

Seconded by: Yake

THAT the minor variance applied for in Application A03/15 be authorized.

CARRIED

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
MONDAY, MARCH 9, 2015
A02/15 and A03/15**

ADJOURNMENT

RESOLUTION NUMBER CoA 2015-008

Moved by: Goetz

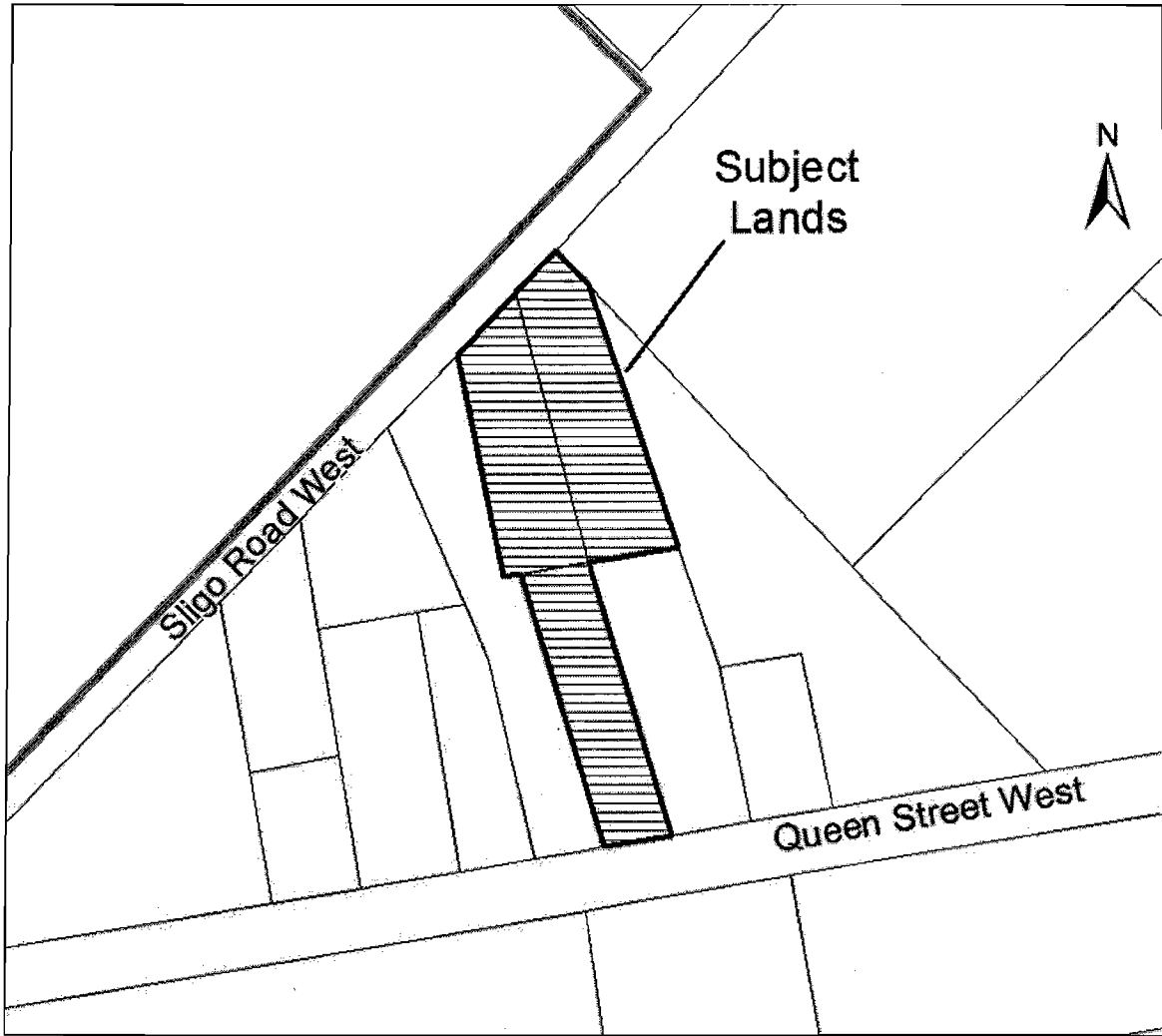
Seconded by: Yake

THAT the Committee of Adjustment meeting of March 9, 2015 be adjourned at 7:17 p.m.

CARRIED

Secretary Treasurer

Chairman



APPLICATION A04/15

Owners/Applicant: Elwyn Rice

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 3, 2015

Roll No.: 23-49-000-004-12050-0000

File Number: A 4 1 15

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Elwyn Rice

Address: 635 Queen Street No. 241

Phone: Home 514 323 7185 Work () Fax ()

Email: No. 241

b. *Applicant (Agent) Name(s): Elwyn Rice

Address: 635 Queen Street Mount Forest

Phone: Home 514 323 7185 Work () Fax ()

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. No mortgage

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent [] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [] Imperial units

b. Municipal Address: 510 Sligo Rd W

c. Concession: _____ Lot: Pt Pk 1 Registered Plan No.: 60R3016, P1 14

d. Area: 0.53 ac Depth: _____ Frontage (Width): 87.30

e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [] Right-of-way []
County Road Seasonally maintained municipal road [] Water access []

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 3, 2015

Roll No.: 23-49-000-004-12655-0000

File Number: A 4 1 15

Application Fee Received: \$ —

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

b. *Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent Other

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric Imperial units

b. Municipal Address: 500 Sligo Road West

c. Concession: _____ Lot: P4 PK 1 Registered Plan No.: 60R3010 P+13

d. Area: 0.65 Depth: _____ Frontage (Width): 65'

e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 3, 2015

Roll No.: 23-49-000-004-03420-0000

File Number: A 4-15

Application Fee Received: \$ —

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

b. *Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To: Owner [] Agent [] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [] Imperial units

b. Municipal Address: 657 Queen St W
pt PK Lot

c. Concession: _____ Lot: 1+2 Registered Plan No.: RPGOR3016 Pt 7+8

d. Area: 0.51 ac Depth: _____ Frontage (Width): 75

e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road Right-of-way []
County Road [] Seasonally maintained municipal road [] Water access []

4. *IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: Industrial / Residential
b. Zoning: R2

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[]	[]	[✓]	[✓]	[]	[]
b. Proposed	[]	[]	[✓]	[✓]	[]	[]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches [] Swales [✓] Other means (explain below) []

8. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Queen Street - Silo road. W

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

Selling lots for [redacted] homes, and to allow for a septic system in the urban area.



10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

municipal sewer is not available

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: vacant
- b. The abutting properties: residential

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>N/A</u>	<u>new home</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	_____	_____
e. Total floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) _____ (sq ft)
f. Ground floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) _____ (sq ft)
g. Percent lot coverage	_____ (%)	_____ (%)
h. Number of parking spaces	_____	_____
i. Number of loading spaces	_____	_____

13. *WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)

14. *DATE OF ACQUISITION OF SUBJECT PROPERTY:

_____ 1985 _____

15. DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

16. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?

_____ 1985 _____

17. *HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?

YES [] NO

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

18. *PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|-----|
| a. Official Plan Amendment | Yes | [] | No | [✓] |
| b. Zoning By-law Amendment | Yes | [] | No | [✓] |
| c. Plan of Subdivision | Yes | [] | No | [✓] |
| d. Consent (Severance) | Yes | [✓] | No | [] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s)

Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Edmond Ruce of the Town of Mount Forest

County/Region of Well solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 3 day of March, 2015.

Edmond Ruce
Signature of Owner or Authorized Solicitor or Authorized Agent

March 3 / 2015
Date

Paul Dowber
Signature of Commissioner

March 03/2015
Date

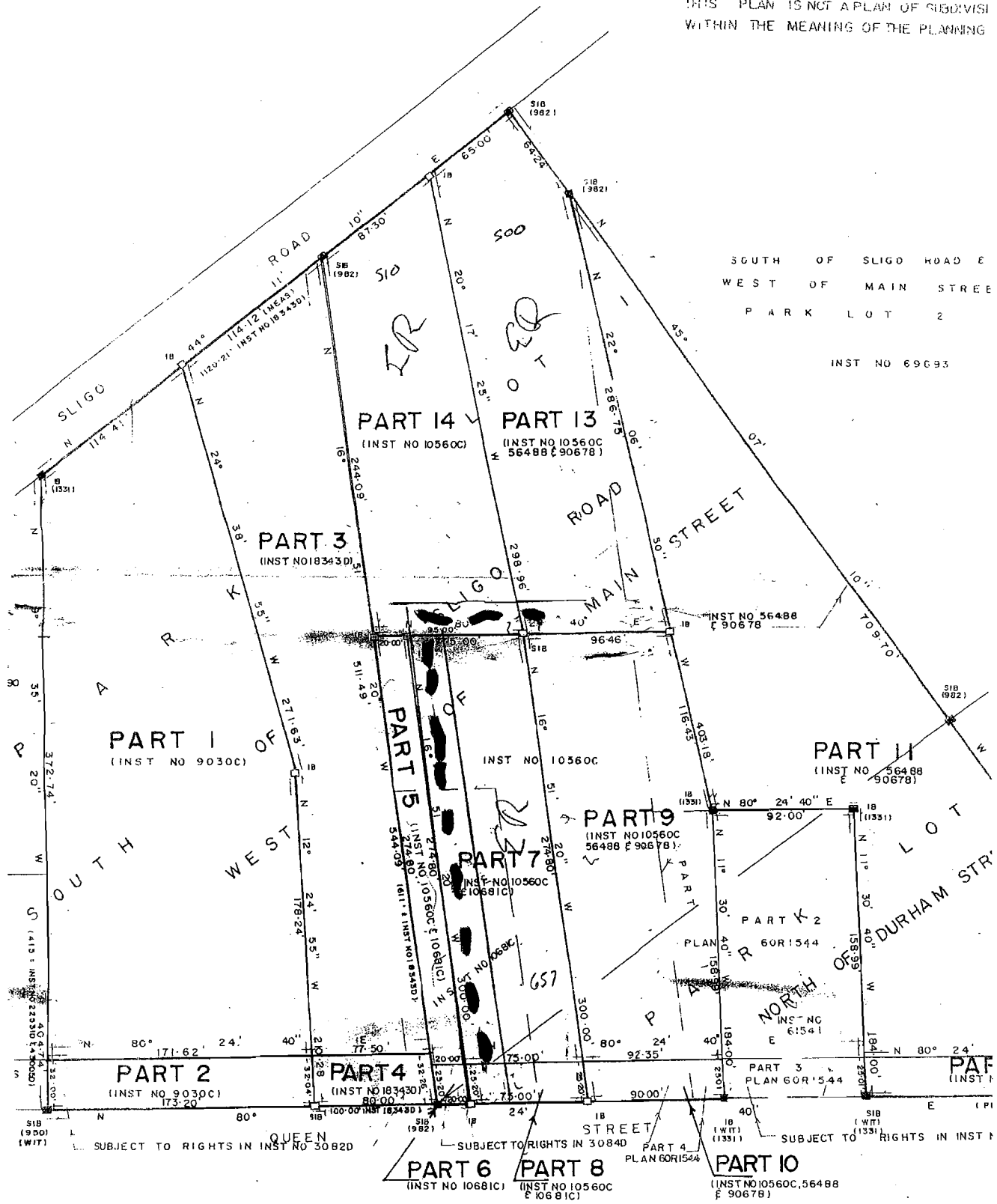
APPLICATION AND FEE OF \$ 75000 RECEIVED BY MUNICIPALITY

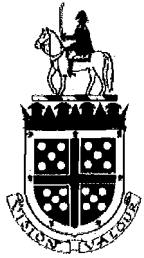
Lauren Jones
Signature of Municipal Employee

March 3, 2015
Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 7th, 2015

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A4/15**
Part Park Lots 1 & 2, Plan 60R3016
500 & 510 Sligo Rd. W & 657 Queen St.W
Rice

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

Planning Comments: The applicant has requested relief to construct single-detached residences on three separate lots, to be serviced by a private septic system. If granted, the variance would recognize the individual on-site servicing where municipal servicing is normally required. Provided the Committee is satisfied that future municipal servicing on this lot is not reasonably anticipated, we feel the application meets the general intent of the Official Plan and Zoning By-law and is minor and desirable for the appropriate development of the land.

SUBJECT PROPERTY AND LOCATION

The subject lands are located on Part Park Lots 1 and 2, Registered Plan 60R3016, Parts 7, 8, 13 and 14, geographic Town of Mount Forest, with civic addresses of 500 & 510 Sligo Rd W and 657 Queen St W.

PROPOSAL

The purpose of this application is to allow the construction of single-detached residences that are to be serviced by a private individual septic system, whereas connection to municipal sewers would normally be required.

PROVINCIAL POLICY STATEMENT (PPS)

Section 1.6.6.2 of the PPS states that municipal services are the preferred form of servicing for settlement areas. However, Section 1.6.6.4 gives consideration to individual on-site services where municipal services are not provided subject to the municipality ensuring that those services satisfy the criteria set out in policy 1.6.6.5.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are currently designated INDUSTRIAL and HIGHWAY COMMERCIAL 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.

Section 7.5.2 gives consideration to individual on-site servicing for new development in an urban centre, stating that "Individual on-site servicing is not allowed in urban centres which have central systems except:...b) to allow a small scale use on an existing lot in an area where central services are not reasonably anticipated".

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned R2 Residential in the Township of Wellington North Zoning By-law. Section 6.8 requires that development of any kind within the urban area of Mount Forest be serviced by municipal sewage collection and municipal water supply, with exception given to existing lots in the R1A zone.

I trust that this information will be of assistance to Committee when making their decision on this application.

Yours truly,



Linda Redmond
Senior Planner



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (djones@wellington-north.ca)

April 8, 2015

Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kennilworth, ON
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Minor Variance A4/15
Part Park Lots 1 and 2, RP 60R-3016
Parts 7, 8, 13, and 14
Roll No. 234900000412050
Geographic Town of Mount Forest
Township of Wellington- North (Elwyn Rice)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies relating to Plan Review. The purpose of this minor variance is to permit the construction of a new single-detached residential dwelling to be serviced by a private septic system whereas connection to municipal sewers would normally be required. The proposed Minor Variance is acceptable to the SVCA. The following comments are offered.

Natural Heritage

The Significant Natural Heritage Feature affecting the subject property are the habitat of threatened or endangered species.

It has come to the attention of the SVCA that habitat of threatened or endangered species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The Authority is of the opinion that this proposed minor variance conforms to the relevant policies of the Wellington County Official Plan, and Provincial Policies.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

18A

Township of Wellington-North
A7/15 (Elwyn Rice)
April 8, 2015
Page 2 of 2

We trust that these comments are helpful. Should questions arise, please do not hesitate to contact this office.

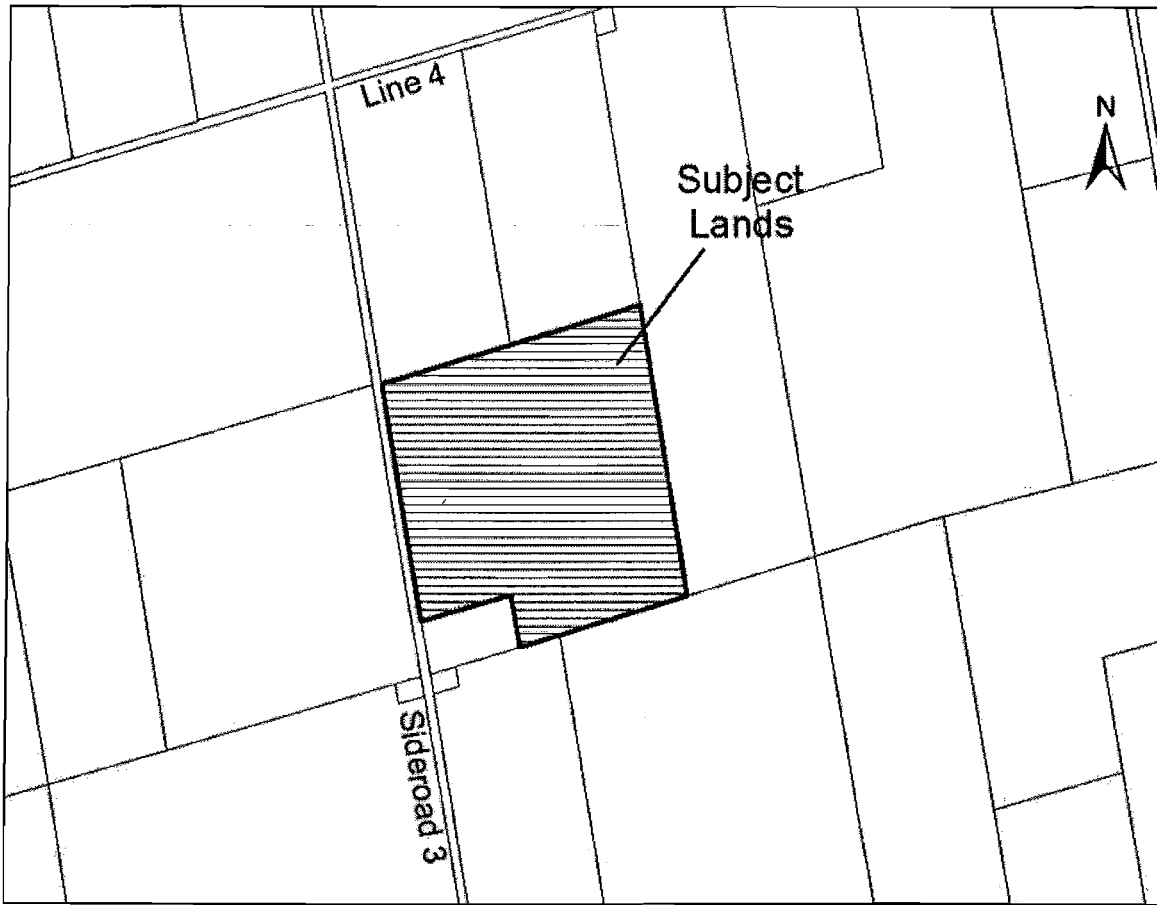
Sincerely,



Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation

VL\

cc: Elwyn Rice, Owner (635 Queen Street, Mount Forest, ON, N0G 2L1)
Karen Wallace, Clerk – Township of Wellington-North (via email)
Steve McCabe, SVCA Director (via email)



APPLICATION A05/15

**Owners/Applicant: Mary Mainland, Kay Giles, Earl Hutchison,
Harvey Hutchison, Brian Hutchison and Stewart Hutchison**

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 3, 2015

Roll No.: 23-49-000-014-11100-0000

File Number: A S 1 15

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Stuart Donald Hutchison

Address: 8648 Sideroad 3, RR#2 Arthur Ont.

Phone: Home (519 848-3623) Work (519 622-2300) Fax ()

Email: stuart.hutchison@sympatico.ca

b. *Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () Work () Fax ()

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. N/A

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent [] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [] Imperial units

b. Municipal Address: 8681 Sideroad 3, Wellington North

c. Concession: 4 Lot: 4 Registered Plan No.: _____

d. Area: 4.08 x 10⁶ sq Ft Depth: 2087 Ft Frontage (Width): 1687 Ft

e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [] Right-of-way []
County Road [] Seasonally maintained municipal road Water access []

4. *IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: PRIME Agricultural ~~Urban~~ Conservation
b. Zoning: AGRICULTURAL NATURAL ENVIRONMENT *handwritten*

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[]	[]	[]	[]	[]	[]
b. Proposed	[]	[]	[]	[]	[]	[]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

8. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Sideroad 3

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

BUILD ON A SEASONAL MAINTENANCE RD
STORAGE SHED

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

NO FRONTAGE ON AOKEN RD.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: Agricultural
- b. The abutting properties: Agricultural

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	_____		<u>STORAGE SHED</u>	
b. Date of construction	_____		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	<u>16</u> (ft)
d. Number of storey's (excluding basement)	_____		<u>2</u>	
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>864</u> (sq ft)
g. Percent lot coverage	_____ (%)		_____ (%)	
h. Number of parking spaces	_____		_____	
i. Number of loading spaces	_____		_____	

13. ***WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?**

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	<u>225</u> 750 (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>664</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>740</u> (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	<u>1130</u> (ft)

14. ***DATE OF ACQUISITION OF SUBJECT PROPERTY:**

_____ 100 + _____

15. **DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:**

_____ NOT APPLICABLE _____

16. **HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?**

_____ 100 + _____

17. ***HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?**

YES [] NO []

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

18. ***PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:**

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|-----|
| a. Official Plan Amendment | Yes | [] | No | [X] |
| b. Zoning By-law Amendment | Yes | [] | No | [X] |
| c. Plan of Subdivision | Yes | [] | No | [X] |
| d. Consent (Severance) | Yes | [] | No | [X] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed) 217 10 AV

I (we) Brian Hutchins of the town of Sundre Alberta
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Brian Hutchins
Signature of Owner(s)

Mar 22 / 2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Harvey Hutchins of the Township of Wellington North

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 3 day of March, 2015.

Harvey Hutchins
Signature of Owner or Authorized Solicitor or Authorized Agent

Mar 3 / 15
Date

Paul Dowber
Signature of Commissioner

March 3 / 2015
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) EARL HUTCHISON ^{OF ME} CITY of WHITE ROCK,
Province of British Columbia do hereby authorize Harvey Hutchison to
Act as my agent in this application.

[Signature]
Signature of Owner(s)

March 30/2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) _____ of the _____ of _____,

County/Region of _____ solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the _____ of _____, County/Region
of _____ this _____ day of _____, _____.

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

Signature of Commissioner

Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Kay Giles of the Town of ARTHUR,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Kay Giles
Signature of Owner(s)

Mar 7 / 2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Harvey Hutchins of the Township of Wellington North,

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 3 day of March, 2015.

Harvey Hutchins
Signature of Owner or Authorized Solicitor or Authorized Agent

Mar 3 / 15
Date

Paul Dowber
Signature of Commissioner

March 3 / 2015
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Stuart Hutchison of the Township of Wellington North

County/Region of Wellington do hereby authorize _____ to Act as my agent in this application.

[Signature]
Signature of Owner(s)

March/2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Harvey Hutchison of the Township of Wellington North

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region of Wellington this 3 day of March, 2015.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

MAR 3/15
Date

[Signature]
Signature of Commissioner

March 3 / 2015
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) PAULINE MAINLAND of the CITY of SARNIA

County/Region of LAMBTON do hereby authorize _____ to Act as my agent in this application.

[Signature]
Signature of Owner(s)

April 12, 2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Harvey Hutchins of the Township of Wellington North

County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region of Wellington this 3 day of March, 2015.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

Mar 3/15
Date

[Signature]
Signature of Commissioner

March 3/2015
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s) Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) HARVEY HUTCHINSO of the TOWNSHIP of WELLINGTON-NORTH,
County/Region of WELLINGTON solemnly declare that all the statements contained in this
application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 3 day of March, 2015.

Harvey Hutchins
Signature of Owner or Authorized Solicitor or Authorized Agent

Mar 3/15
Date

Paul Dowber
Signature of Commissioner

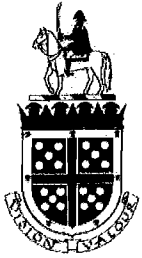
March 3 / 2015
Date

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

Loeppen Dorker
Signature of Municipal Employee

March 3, 2015
Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 7th, 2015

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A5/15**
Part Lot 4, Concession 4
8681 Sideroad 3
Mainland/Giles/Hutchison

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

Planning Comments: The applicant has requested relief to construct a shed on a property that does not have access on a road that is maintained year round. Relief from section 6.10 is required in order to allow the shed. We have no concerns with this request as the building is not habitable.

We have no concerns with the proposed structure 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. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for habitable purposes. A condition of this nature may be warranted.

SUBJECT PROPERTY AND LOCATION

The subject lands are located on South Part Lot 4, Concession 4, geographic Township of West Luther, with a civic address of 8681 Sideroad 3. The subject land is approximately 38.68 ha (95.60 acres) in size.

PROPOSAL

The purpose of this application is to allow the construction of a shed on a parcel of land that does not have frontage or access on a maintained road (Section 6.10).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLAND. 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 and Natural Environment. The applicants would like to construct a 80.2 sq.m. (864 sq.ft.) shed on their property. The subject land has access on a portion of Sideroad 3 that is not maintained all year round. Section 6.10 requires that any building on a lot must abut a public street. The definition of a street requires the street is maintained. For the purposes of the zoning by-law "maintained" means year round maintenance. In this instance the road does not meet this requirement as it is not maintained year round.

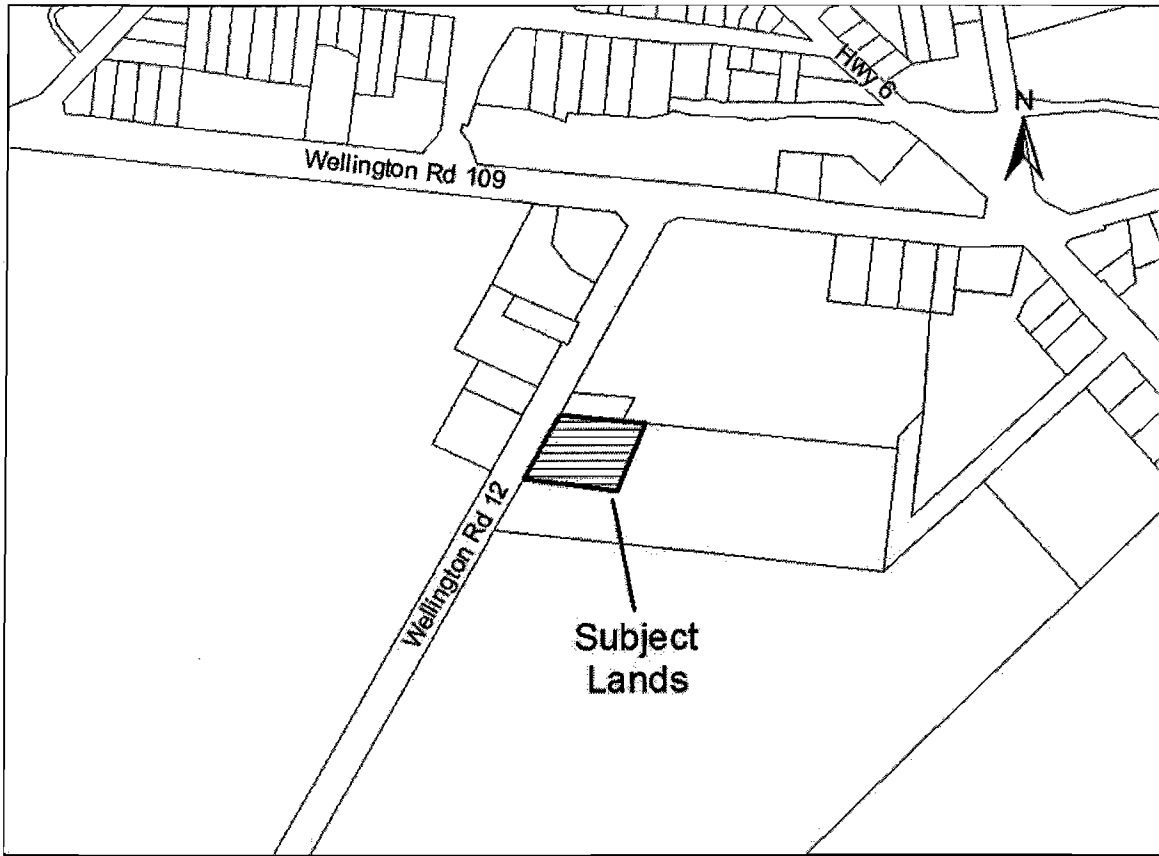


I trust that this information will be of assistance to Committee when making their decision on this application.

Yours truly,

A handwritten signature in cursive script, appearing to read 'L. Redmond'.

Linda Redmond
Senior Planner



APPLICATION A06/15

Owners/Applicant: Steven and Marie Archibald

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 12, 2015

Roll No.: 23-49-000-017-14640-0000

File Number: A 06/15

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): STEVE ARCHIBALD

Address: 7987 WELLINGTON RD. 12 ARTHUR

Phone: Home (519) 856-9494 Work () _____ Fax () _____

Email: _____

b. *Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent Other

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric Imperial units

b. Municipal Address: 7987 WELLINGTON RD 12

c. Concession: B Lot: Pt 23 Registered Plan No.: RP01R10173

d. Area: 1.01 Ac. Depth: 254.1' Frontage (Width): 118'

e. Width of Road Allowance (if known): _____

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

4. *IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: PRIME AG.

b. Zoning: AG.

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[]	[]	<input checked="" type="checkbox"/>	[]	[]	<input checked="" type="checkbox"/>
b. Proposed	[]	[]	[]	[]	[]	[]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches Swales [] Other means (explain below) []

8. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

WELLINGTON RD 12 ARTHUR

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

1200 SQ' GARAGE X 17' HIGH.

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

NEED EXTRA HIGHT FOR CAR HOIST. FOR HOBBY CAR.
NEED 1200 SQ' FOR DRAYS + EQUIPMENT

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: RESIDENTIAL
- b. The abutting properties: RES. + AG.

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>GARDEN SHED</u>	<u>POLE</u>
b. Date of construction	<u>10+ YEARS</u>	<u>SPRING 2015</u>
c. Building height	_____ (m) <u>8'</u> (ft)	_____ (m) <u>17</u> (ft)
d. Number of storey's (excluding basement)	_____ <u>1</u>	_____ <u>ONE</u>
e. Total floor area	_____ (sq m) <u>100'</u> (sq ft)	_____ (sq m) <u>1200</u> (sq ft)
f. Ground floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) _____ (sq ft)
g. Percent lot coverage	_____ (%)	_____ (%)
h. Number of parking spaces	_____	_____
i. Number of loading spaces	_____	_____

13. ***WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?**

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	120 (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	40+ (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	90+ (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	60+ (ft)

14. ***DATE OF ACQUISITION OF SUBJECT PROPERTY:**

APRIL 2014

15. **DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:**

16. **HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?**

17. ***HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?**

YES [] NO

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

18. ***PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:**

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. ***HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?**

- | | | | | |
|----------------------------|-----|-----|----|-----|
| a. Official Plan Amendment | Yes | [] | No | [x] |
| b. Zoning By-law Amendment | Yes | [] | No | [x] |
| c. Plan of Subdivision | Yes | [] | No | [x] |
| d. Consent (Severance) | Yes | [] | No | [x] |

20. ***IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:**

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I (we) Mavis Archibald of the Township of Wellington North
County/Region of Wellington do hereby authorize Steve Archibald to
Act as my agent in this application.

Mavis Archibald
Signature of Owner(s)

03/12/2015
Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) STEVE ARCHIBALD of the TOWNSHIP of WELLINGTON NORTH,
County/Region of WELLINGTON solemnly declare that all the statements contained in this
application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region
of Wellington this 6 day of March, 2015.

Steve Archibald
Signature of Owner or Authorized Solicitor or Authorized Agent

X MARCH 6 2015
Date

Karren Wallace
Signature of Commissioner

Mar 6/15
Date

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

March 12, 2015
Date

Karren Wallace
CLERK
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

P3

SET 18

FENCE
0.5' SW

house

NO

PART 2

Garage

FENCE

NO

FENCE

N 29° 30' 00" E
227.23' SET 18

SET 18

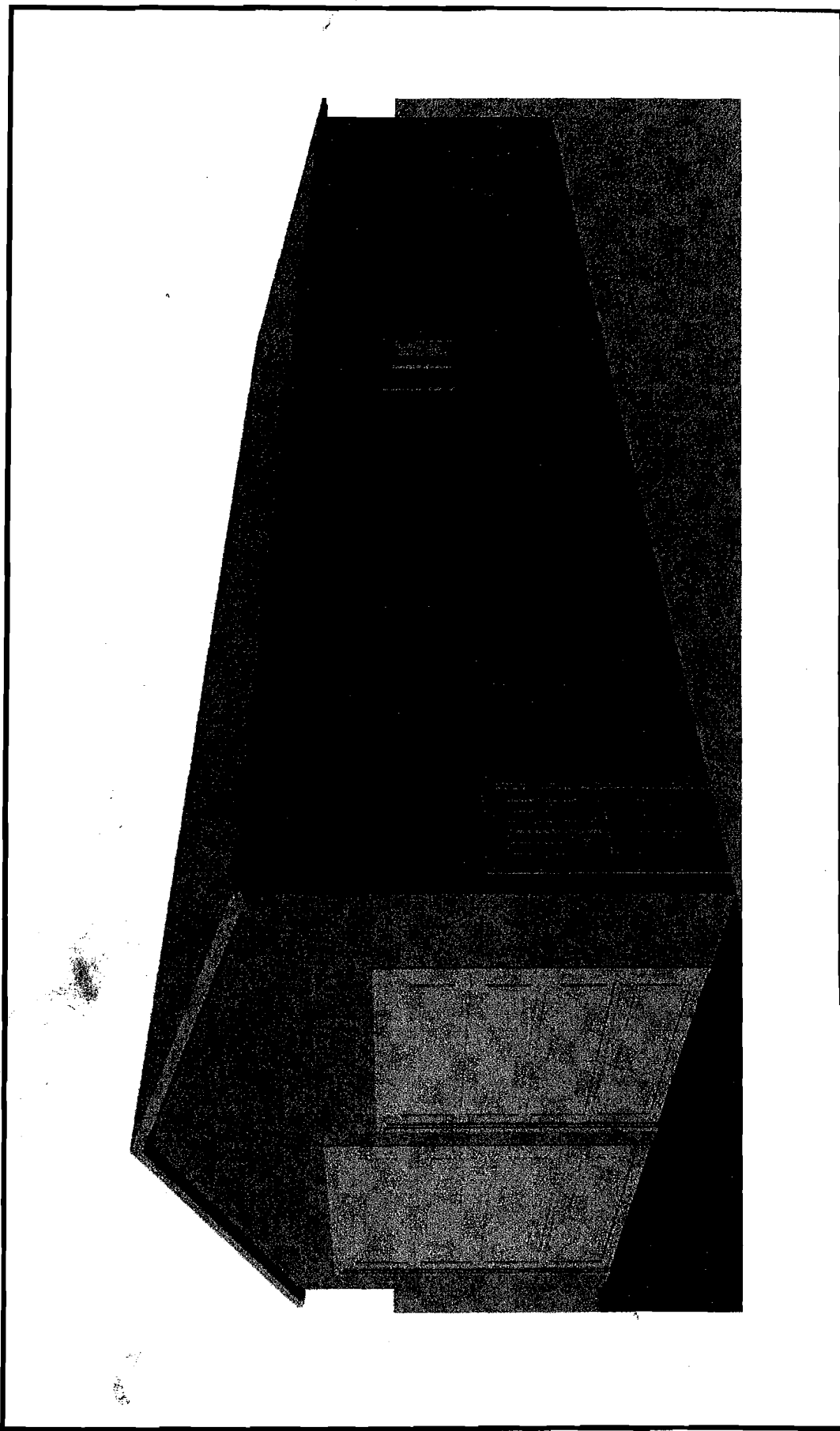
N 60° 30' 00" W
54.00' SET

PART 2
COR-1241

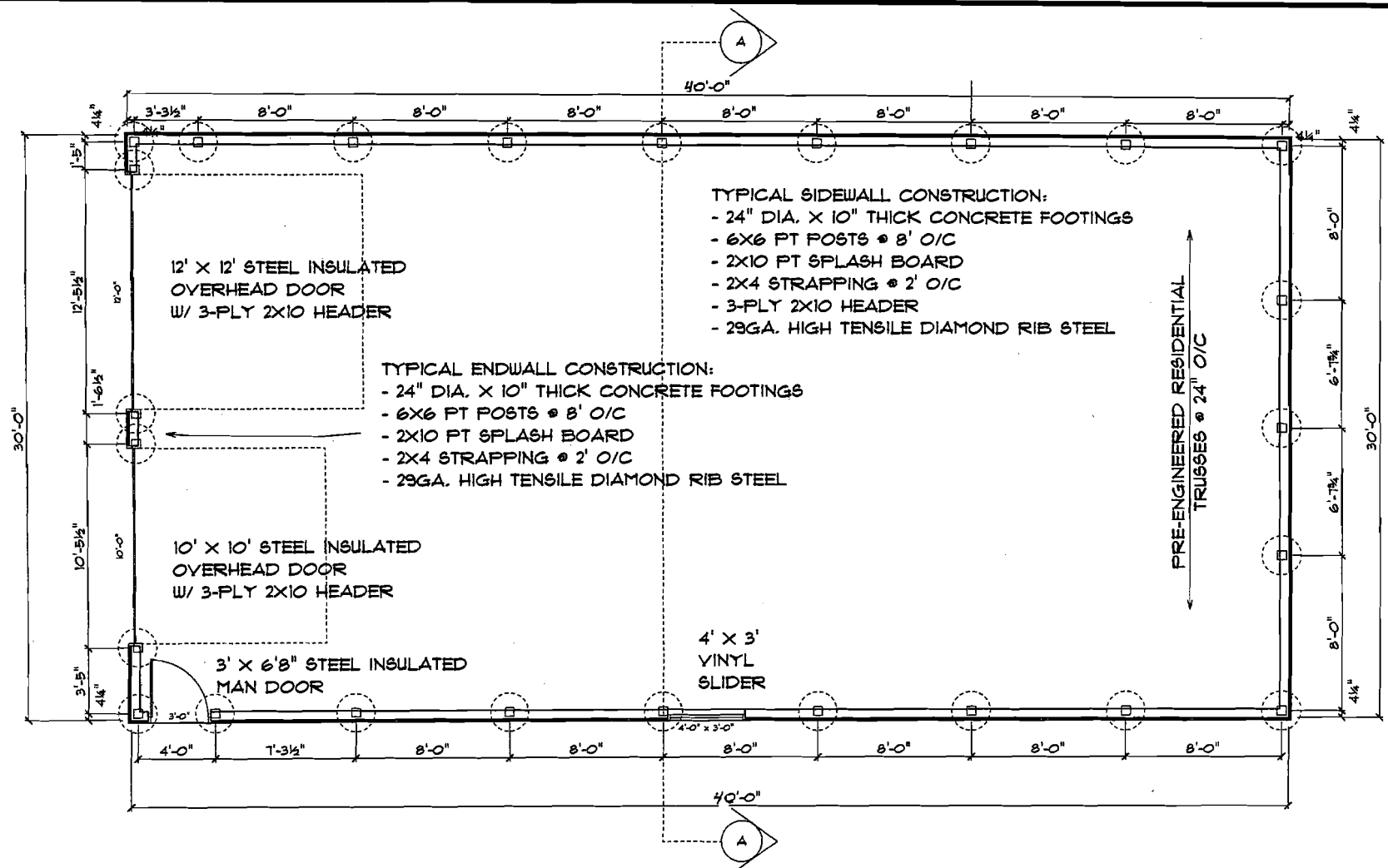
FD. 18

LIMIT BETWEEN AS
AND WC57034 AND COR-
COR-1598

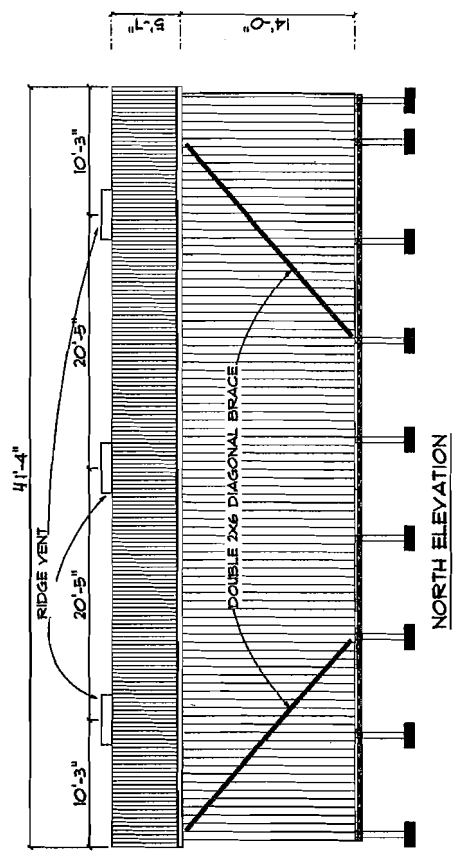
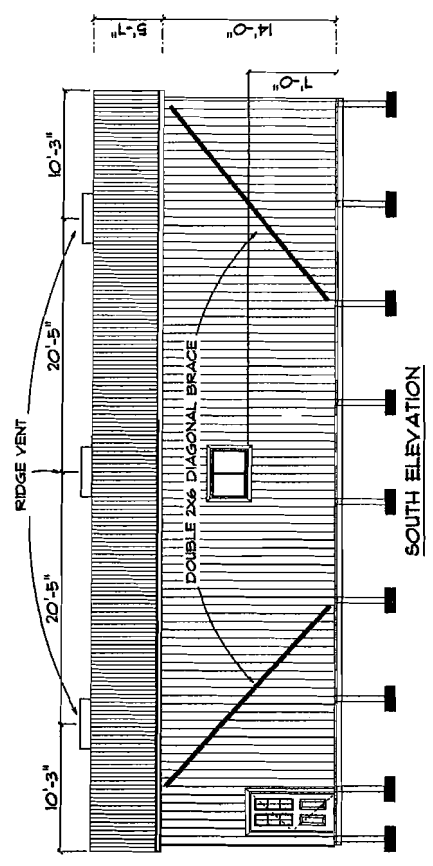
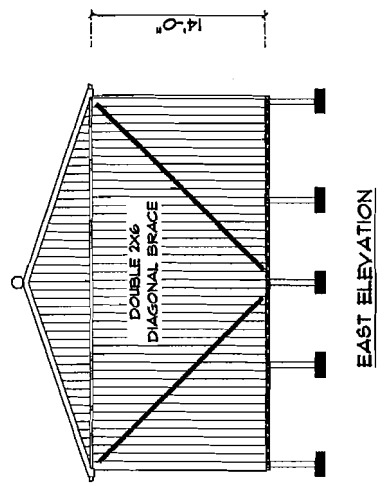
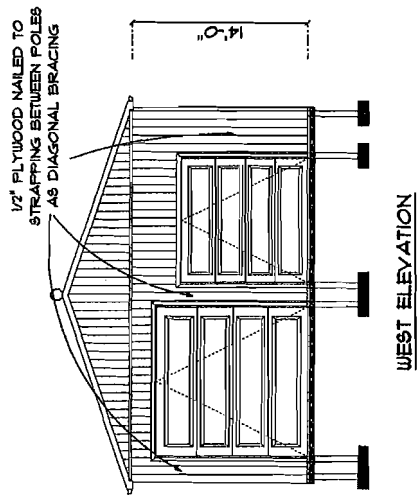
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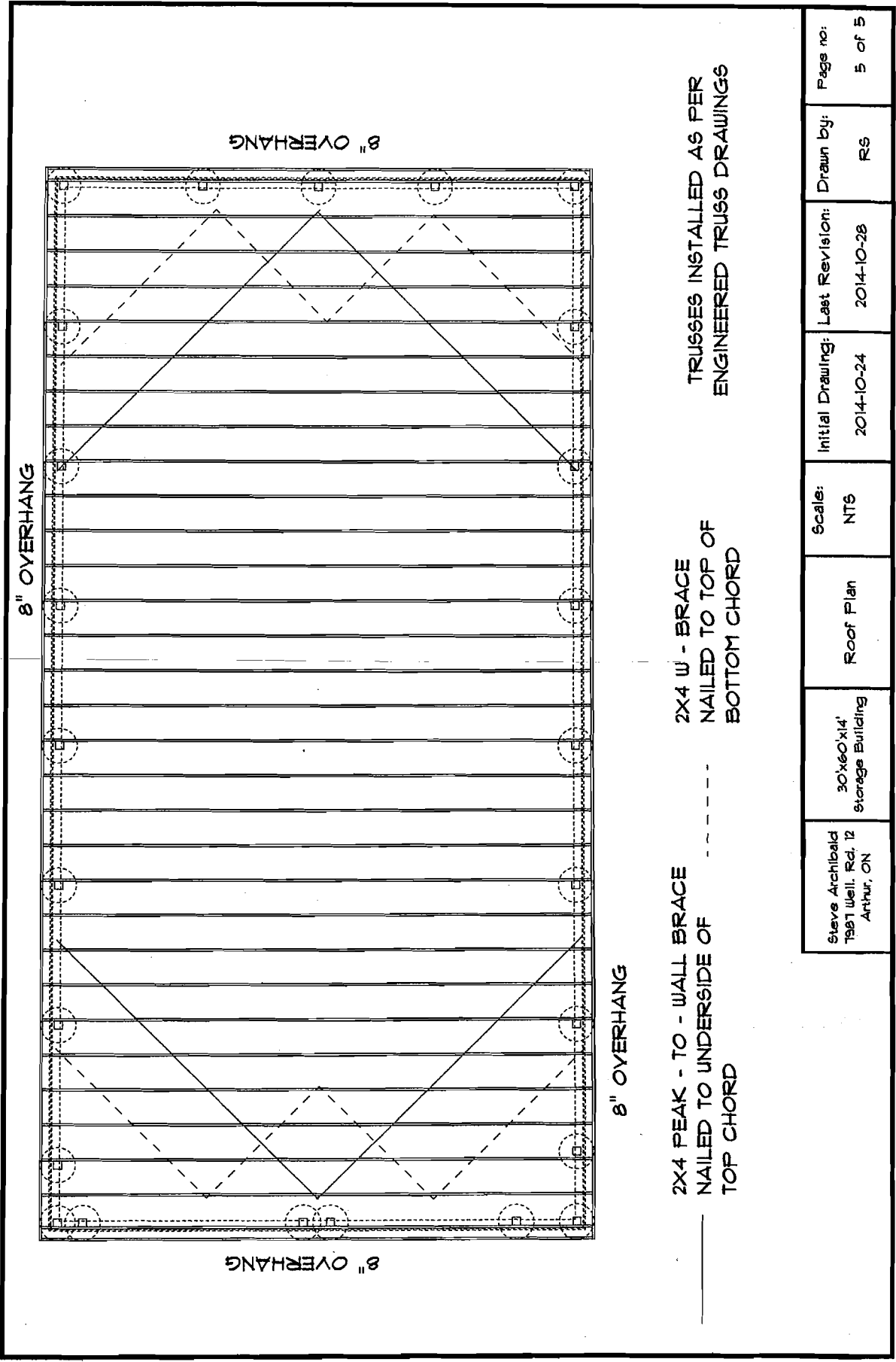
Steve Archibald 1961 Well, Rtd. 12 Arthur, ON	30'x40'x14' Storage Building	3-D CONCEPT	Scale: NTS	Initial Drawing: 2014-10-24	Last Revision: 2014-10-28	Drawn by: RS	Page no: 1 of 5
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Steve Archibald 7987 Well. Rd. 12 Arthur, ON	30'x60'x14' Storage Building	FLOOR PLAN	Scale: 3/16" = 1'	Initial Drawing: 2014-10-24	Last Revision: 2014-10-28	Drawn by: RS	Page no: 2 of 5
----------------------------------------------------	---------------------------------	------------	----------------------	--------------------------------	------------------------------	-----------------	--------------------



Stevs Archibald 7987 Weil, Rd. 12 Arthur, ON	30'x60'x14' Storage Building	ELEVATIONS	Scale: 1" = 10'	Initial Drawing: 2014-10-24	Last Revision: 2014-10-28	Drawn by: RS	Page no: 4 of 5
----------------------------------------------------	---------------------------------	------------	--------------------	--------------------------------	------------------------------	-----------------	--------------------



TRUSSES INSTALLED AS PER
ENGINEERED TRUSS DRAWINGS

2X4 W - BRACE
NAILED TO TOP OF
BOTTOM CHORD

2X4 PEAK - TO - WALL BRACE
NAILED TO UNDERSIDE OF
TOP CHORD

Steve Archibald 1987 Well. Rd. 12 Arthur, ON	30'x60'x14' Storage Building	Roof Plan	Scale: NTS	Initial Drawing: 2014-10-24	Last Revision: 2014-10-28	Drawn by: RS	Page no: 5 of 5
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COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 7th, 2015

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A6/15**
Part Lot 23, Concession B
7987 Wellington Rd 12
Archibald

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

Planning Comments: The variance requested would provide relief from the maximum floor area requirement for a detached accessory structure on a (rural) residential lot. The applicant is proposing to construct a 1200 ft² garage, whereas the by-law allows 1000 ft² maximum. In addition, the applicants are further requesting relief from the height restriction of 15 ft. to permit the proposed structure to have a height of approximately 17 ft.

We have no concerns with the size and scale of the proposed structure 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. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes. A condition of this nature may be warranted.

SUBJECT PROPERTY AND LOCATION

The subject lands are described as Part Lot 23, Concession B, geographic Township of Peel, with a civic address of 7987 Wellington Rd 12. The subject land is approximately 0.40 ha (1.01 acres)

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures shall not exceed 92.9 m² (1000 ft²) and shall not exceed 4.57 m. (15 ft.) in height. The applicant is requesting permission to construct a 111m² (1200 ft²) detached garage with a height of 5.18 m (17 ft.) for personal storage use.

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

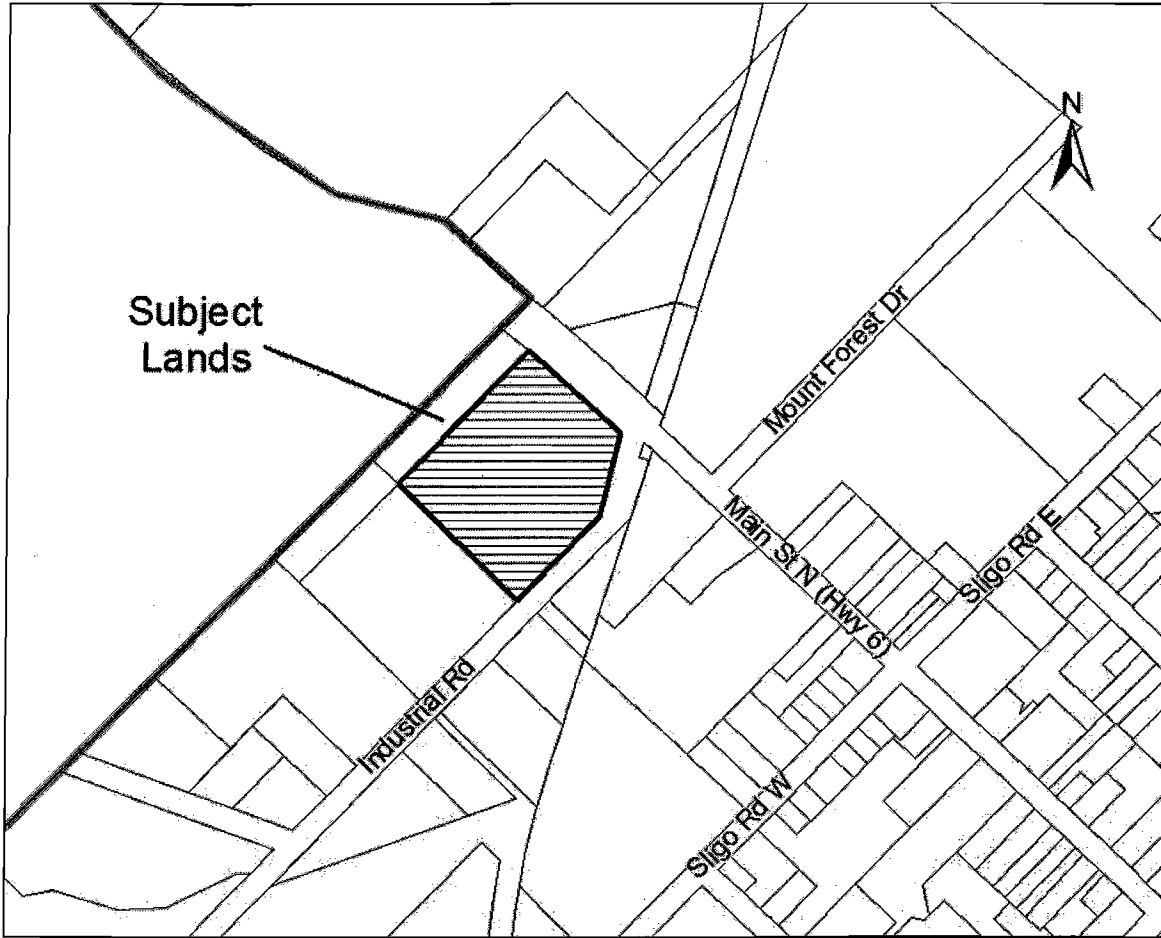
The subject property is zoned Agricultural (A). The applicants are proposing to construct a new garage with the following required variances:

1. A total ground floor area of 111m² (1200 ft²), whereas section 6.1.4 of the By-law permits a total maximum ground floor area of 92.9 m² (1000 ft²) for a lot this size.
2. A maximum height of 5.18 m (17 ft.), whereas the by-law allows a maximum height of 4.57 m. (15 ft.).

I trust that this information will be of assistance to Committee when making their decision on this application.

Yours truly,

Linda Redmond
Senior Planner



APPLICATION A07/15

Owners/Applicant: Home Hardware Stores Ltd.



Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

Via Courier

10
YEARS
2005 - 2015

Celebrating our
10th anniversary!

Our File: P-799-14

March 12, 2015

Ms. Karren Wallace, Secretary Treasurer
Committee of Adjustment
Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

RECEIVED

MAR 13 2015

TWP. OF WELLINGTON NORTH

Dear Ms. Wallace:

**Re: 525 Main Street North, Mount Forest
Minor Variance Application
Home Hardware Stores Limited**

Labreche Patterson & Associates Inc. is pleased to submit this Committee of Adjustment Application for Minor Variance on behalf of Home Hardware Stores Limited (HHSL) for the lands municipally known as 525 Main Street North, in Mount Forest.

On site currently exists a 1,845.1sq.m Home Hardware Building Centre (HHBC) with three (3) lumber/materials storage sheds. In support of the HHBC use, HHSL is proposing to construct a 929sq.m addition to the main building, plus a new 1,021.9sq.m storage shed on site. A formal Site Plan Application will be submitted for this new development in the very near future.

In support of the proposed development, we would request the following variances:

1. Relief from Section 6.27.5 Table 3 of Zoning By-law 66-01 which requires 204 parking spaces whereas 113 parking spaces are proposed.
2. Relief from Section 6.27.5 Table 2 of Zoning By-law 66-01 which requires 13 Barrier Free parking spaces whereas 6 Barrier Free parking spaces are proposed.
3. Relief from Section 6.26.b of Zoning By-law 66-01 which permits outdoor storage area to occupy a maximum of 40% of the subject property whereas an area of 45% is proposed.
4. Relief from Section 6.26.a of Zoning By-law 66-01 which prohibits outdoor storage in any required yard. This would result in a setback of 7.6m for outdoor storage along the rear and interior side yard whereas a reduction to allow for a 3.0m setback is proposed.

The above noted parking variance is being sought in response to the excessive requirements for this property which are not a true reflection of the business operation. A survey conducted by the local store operator confirmed that the parking needs are much less than what the by-law requires (see chart on page 2).

Parking Count**Home Hardware Building Centre - 525 Main Street North, Mount Forest**

Date	Time			Daily
	10:00 AM	1:00 PM	4:00 PM	Average
Thu Feb 19/2015	21	18	23	20.7
Fri Feb 20/2015	24	19	22	21.7
Sat Feb 21/2015	20	24	16	20.0
Sun Feb 22/2015	Closed for Inventory			
Mon Feb 23/2015	19	22	21	20.7
Tue Feb 24/2015	18	19	20	19.0
Wed Feb 25/2015	16	18	21	18.3
Thu Feb 26/2015	19	19	17	18.3
Fri Feb 27/2015	21	16	21	19.3
Sat Feb 28/2015	17	19	13	16.3
Sun Mar 1 /2015	8	9	6	7.7
Total Average**				18.2

***all counts include staff vehicles*

The proposed outdoor storage variance is being sought in order to allow additional storage area which comprises a large part of a building supply use and will ultimately support the overall success of the business. The proposed setback variance will enable for maximum utilization of the subject lands but will still allow for a buffer strip along the rear lot line.

In support of this application, enclosed herein please find the following:

- Three (3) copies of the completed Minor Variance Application;
- Three (3) copies of the Minor Variance Sketch; and
- One (1) cheque in the amount of \$750.00 made payable to the Township of Wellington North.

We trust that the enclosed material and the above information are sufficient for the acceptance of the application at this time. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

Labreche Patterson & Associates Inc.



Scott Patterson, BA, CPT, MCIP, RPP
Principal, Senior Planner

SP/ad

Copy: Home Hardware Stores Limited

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 13, 2015

Roll No.: 23-49-000-004-16201-0000

File Number: A 07/15

Application Fee Received: \$ 750

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Home Hardware Stores Limited

Address: 34 Henry Street St. Jacobs, Ontario NOB 2N0

Phone: Home () _____ Work (519)664-4638 Fax (519)664-1323

Email: Barbara.Sutherland@homehardware.ca

b. *Applicant (Agent) Name(s): Scott Patterson c/o Labreche Patterson & Associates Inc.

Address: 330-F Trillium Drive Kitchener, Ontario N2E 3J2

Phone: Home () _____ Work (519) 896-5955 Fax (519) 896-5355

Email: scott@lpplan.com

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. Bank of Nova Scotia, 519-571-6401
Regional Commercial Banking Centre, 101 Frederick Street, Suite 700, Kitchener, ON N2H 6R2

ii. _____

iii. _____

d. Send Correspondence To: Owner [] Agent [x] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [x] Imperial [] units

b. Municipal Address: 525 Main Street, Mount Forest NOG 2L1

c. Concession: _____ Lot: _____ Registered Plan No.: _____

d. Area: 24,191 m2 Depth: 153.55 m Frontage (Width): 102.9 m

e. Width of Road Allowance (if known): Industrial Road 14.5m & Main Street - unknown

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [x] Right-of-way []

County Road [] Seasonally maintained municipal road [] Water access []

4. ***IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.**

(This information should be illustrated on the required drawing under item E of this application.)

N / A

5. ***WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?**

a. Official Plan Designation: Highway Commercial

b. Zoning: C2 – Highway Commercial Zone

B. EXSTING AND PROPOSED SERVICES

6. ***INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[x]	[]	[]	[x]	[]	[]
b. Proposed	[x]	[]	[]	[x]	[]	[]

7. **IS STORM DRAINAGE PROVIDED BY:**

a. Storm Sewers [x] Ditches [] Swales [] Other means (explain below) []

8. **WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?**

Main Street (Highway #6) and Industrial Road

C. REASON FOR APPLICATION

9. ***WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?**

(Please specifically indicate on sketch)

1. Relief to permit 113 parking spaces on site whereas 204 parking spaces are required.
2. Relief to permit 6 Barrier Free parking spaces on site whereas 13 Barrier Free parking spaces are required.
3. Relief to permit outdoor storage areas to occupy 45% of the subject property whereas a maximum of 40% is permitted.
4. Relief to permit outdoor storage to be permitted within 3.0m of an interior lot line or rear lot line.

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

1. The by-law parking requirements for this use are excessive and do not reflect the business operation. A survey conducted by the local store operator confirmed the Municipal requirement to be excessive. The cost of developing and maintaining parking that will not be utilized is not viable and as such a reduction is being sought.
2. Barrier free parking space requirements are reflective of the amount of parking required. A corresponding variance to have the amount of barrier free parking required to match that of the parking reduction is appropriate.
3. Outdoor storage is a large component of a building supply use and as such a modest increase to allow additional storage area will support the overall success of the business.
4. The by-law currently requires a 7.6m setback for storage to a rear or interior lot line. A reduction to 3.0m will still enable a buffer strip to be provided and allow for a better utilization of the subject lands.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: Building Supply Outlet
- b. The abutting properties: M1 – Manufacturing & C2 Emergency Services, Drive Thru Restaurant

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Existing HHBC</u>	<u>Expansion to HHBC</u>
b. Date of construction	<u></u>	<u>Expected 2015</u>
c. Building height	<u> </u> (m) <u> </u> (ft)	<u> </u> (m) <u> </u> (ft)
d. Number of storey's (excluding basement)	<u> 1 </u>	<u> 1 </u>
e. Total floor area (Main Building)	<u>1,845.1</u> (sq m) <u>19,861</u> (sq ft)	<u>2,774.1</u> (sq m) <u>29,861.14</u> (sq ft)
f. Ground floor area (Main Building)	<u>1,845.1</u> (sq m) <u>19,861</u> (sq ft)	<u>2,774.1</u> (sq m) <u>29,861.14</u> (sq ft)
g. Percent lot coverage	<u>16.7</u> (%)	<u>24.4</u> (%)
h. Number of parking spaces	<u>63</u>	<u>99</u>
i. Number of loading spaces	<u>1</u>	<u>3</u>

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage A</u>	<u>Lumber Storage A</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Existing Cut Shop</u>	<u>Existing Cut Shop</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)
f. Ground floor area	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage B</u>	<u>Lumber Storage B</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>445.9</u> (sq m) <u>4,800</u> (sq ft)	<u>445.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>445.9</u> (sq m) <u>4,800</u> (sq ft)	<u>445.9</u> (sq m) <u>11,000</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage C</u>	<u>Lumber Storage C</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)
f. Ground floor area	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	_____	<u>Proposed Shed</u>
b. Date of construction	_____	<u>Expected 2015</u>
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	_____	<u>1</u>
e. Total floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|-----|
| a. Official Plan Amendment | Yes | [] | No | [X] |
| b. Zoning By-law Amendment | Yes | [] | No | [X] |
| c. Plan of Subdivision | Yes | [] | No | [X] |
| d. Consent (Severance) | Yes | [] | No | [X] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

~~I (we)~~ Home Hardware Stores Limited of the Township of Woolwich

County/Region of Waterloo do hereby authorize Labreche Patterson & Associates to

Act as my agent in this application.
HOME HARDWARE STORES LIMITED

Barbara J. Sutherland

March 9, 2014

Signature of Owner(s)
Barbara J. Sutherland, Director, Real Estate Business

Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) SCOTT PATTERSON of the MUNICIPALITY of NORTH PERTH

County/Region of PERTH solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Kitchener, County/Region of Waterloo this 11th day of March, 2015.

Scott Patterson

Signature of Owner or Authorized Solicitor or Authorized Agent

MARCH 11/2015

Date

V. M.

Signature of Commissioner

March 11 / 2015

Date

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

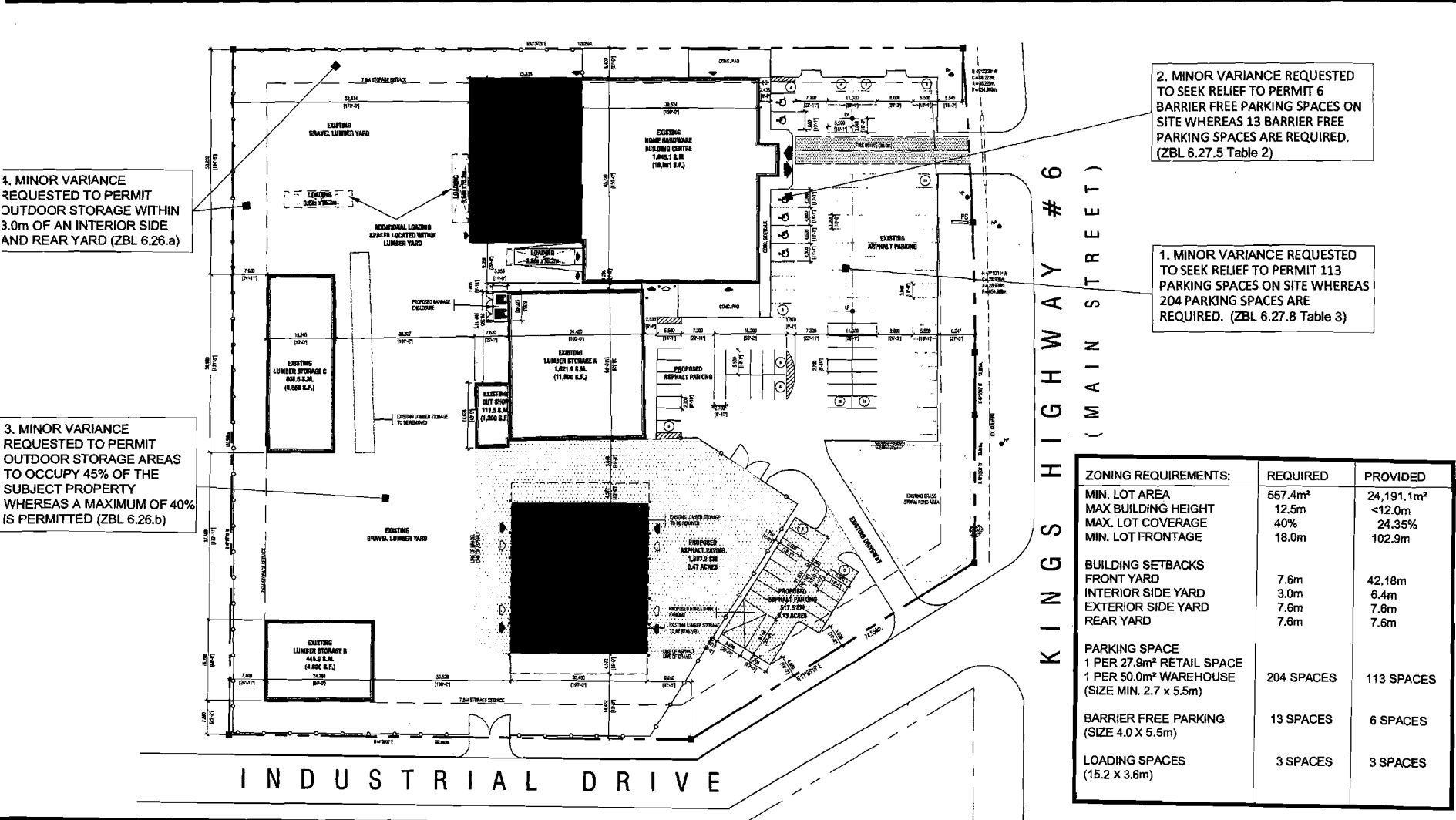
Laurence Jones

Signature of Municipal Employee

March 13, 2015

Date

Victor Claude Labreche, a Commissioner,
etc., Province of Ontario, for Labreche
Patterson & Associates Inc.
Expires November 7, 2015.



4. MINOR VARIANCE REQUESTED TO PERMIT OUTDOOR STORAGE WITHIN 3.0m OF AN INTERIOR SIDE AND REAR YARD (ZBL 6.26.a)

3. MINOR VARIANCE REQUESTED TO PERMIT OUTDOOR STORAGE AREAS TO OCCUPY 45% OF THE SUBJECT PROPERTY WHEREAS A MAXIMUM OF 40% IS PERMITTED (ZBL 6.26.b)

2. MINOR VARIANCE REQUESTED TO SEEK RELIEF TO PERMIT 6 BARRIER FREE PARKING SPACES ON SITE WHEREAS 13 BARRIER FREE PARKING SPACES ARE REQUIRED. (ZBL 6.27.5 Table 2)

1. MINOR VARIANCE REQUESTED TO SEEK RELIEF TO PERMIT 113 PARKING SPACES ON SITE WHEREAS 204 PARKING SPACES ARE REQUIRED. (ZBL 6.27.8 Table 3)

KINGS HIGHWAY # 6
(MAIN STREET)

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MIN. LOT AREA	557.4m ²	24,191.1m ²
MAX BUILDING HEIGHT	12.5m	<12.0m
MAX. LOT COVERAGE	40%	24.35%
MIN. LOT FRONTAGE	18.0m	102.9m
BUILDING SETBACKS		
FRONT YARD	7.6m	42.18m
INTERIOR SIDE YARD	3.0m	6.4m
EXTERIOR SIDE YARD	7.6m	7.6m
REAR YARD	7.6m	7.6m
PARKING SPACE		
1 PER 27.9m ² RETAIL SPACE		
1 PER 50.0m ² WAREHOUSE (SIZE MIN. 2.7 x 5.5m)	204 SPACES	113 SPACES
BARRIER FREE PARKING (SIZE 4.0 X 5.5m)	13 SPACES	6 SPACES
LOADING SPACES (15.2 X 3.6m)	3 SPACES	3 SPACES

INDUSTRIAL DRIVE

525 MAIN STREET NORTH
HOME HARDWARE STORES LIMITED
MOUNT FOREST, ONTARIO
TOWNSHIP OF WELINGTON NORTH



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 7th, 2015

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A7/15**
525 Main St N., Mount Forest
Home Hardware

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

Planning Comments: The variances requested would provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

Staff are pleased to see this proposal moving forward and have no concerns with the variances requested. 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 subject lands are described as Part Lot 32, Concession 1, geographic Township of Normanby, with a civic address of 525 Main St N. The subject land is approximately 2.41 ha (5.97 acres).

PROPOSAL

The purpose of this application is to provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

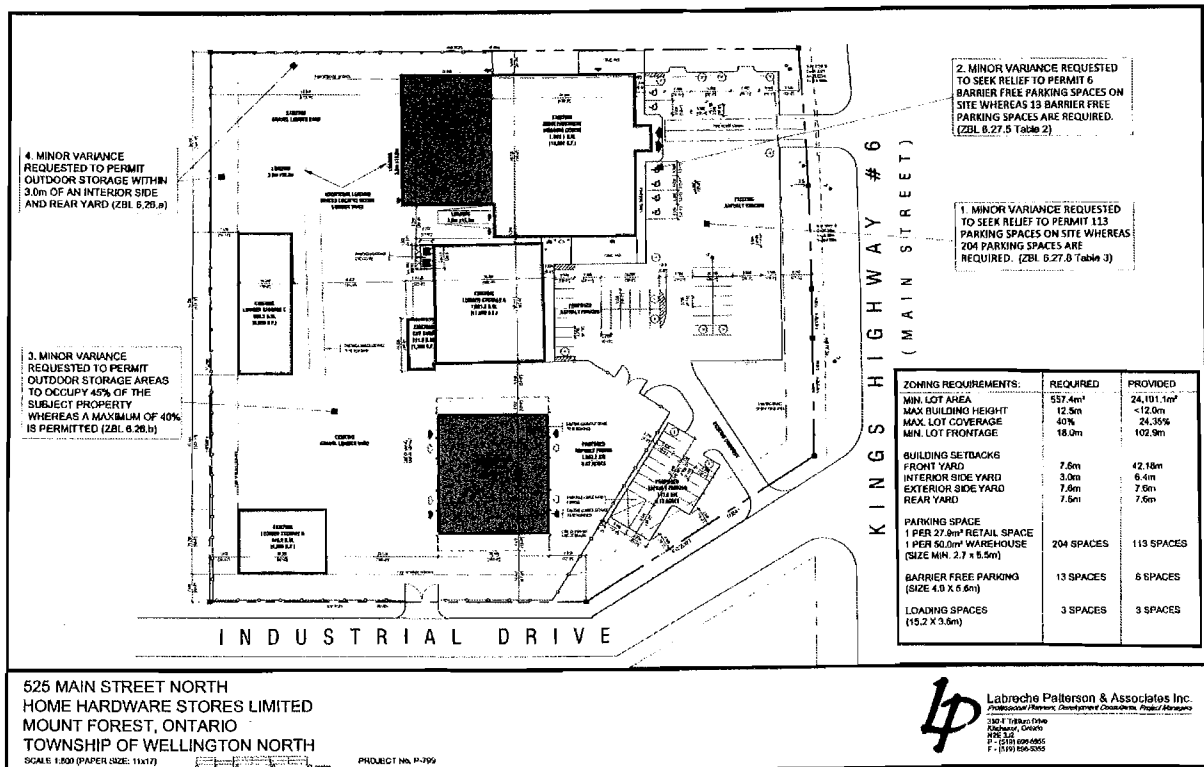
WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated HIGHWAY COMMERCIAL. 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 Commercial (C2). In order to facilitate the proposed addition and storage building the following variances are required:

1. Minimum parking spaces of 113, whereas 171 are required;
2. Minimum barrier free spaces of 6, whereas 10 are required;
3. Outdoor storage area to occupy 45% of the site, whereas the by-law permits 40%;
4. A minimum setback of 3 m (9.8 ft.) for outdoor storage area, whereas 7.6 m (24.9 ft.) is required.



PLANNING DISCUSSION

Parking area

The current use and addition will require parking of 171 vehicles, whereas 113 spaces are proposed. It should be noted that the parking area does not currently meet the required parking criteria, however there are additional spaces proposed as part of this development. The owner has done a parking study which included a vehicle count on various days at various times. The daily average number of cars in the parking lot ranged from 16 to 22. Based on this

it would indicate that the need for 171 parking spaces would be excessive and the variance to reduce the parking area to 113 spaces is minor in nature.

Barrier free parking spaces

Based on the parking study the results would indicate that the need for 10 barrier free parking spaces is not warranted. Therefore a reduction to 6 spaces is a minor adjustment to the requirements.

Outdoor Storage area

The property currently has a large outdoor storage area. The proposed 1021 sq.m (10,990 sq.ft.) storage building will add great value to the site and provide some opportunity for inside storage. The property is surrounded by industrial/commercial uses, in particular parking areas. As such the requirement for a 7.6 m (24.9 ft) setback is not warranted. A 3m (9.8 ft) setback would be adequate



and allow the lumber area to continue in its current state. The applicant has indicated that they are prepared to provide some landscaping features along the perimeter of the site. This combined with a 3m setback would provide adequate buffering.

I trust that this information will be of assistance to Committee when making their decision on this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "Linda Redmond".

Linda Redmond
Senior Planner



Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

Via Courier

10
YEARS
2005 - 2015

Celebrating our
10th anniversary!

Our File: P-799-14

March 12, 2015

Ms. Karren Wallace, Secretary Treasurer
Committee of Adjustment
Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

RECEIVED

MAR 13 2015

TWP. OF WELLINGTON NORTH

Dear Ms. Wallace:

**Re: 525 Main Street North, Mount Forest
Minor Variance Application
Home Hardware Stores Limited**

Labreche Patterson & Associates Inc. is pleased to submit this Committee of Adjustment Application for Minor Variance on behalf of Home Hardware Stores Limited (HHSL) for the lands municipally known as 525 Main Street North, in Mount Forest.

On site currently exists a 1,845.1sq.m Home Hardware Building Centre (HHBC) with three (3) lumber/materials storage sheds. In support of the HHBC use, HHSL is proposing to construct a 929sq.m addition to the main building, plus a new 1,021.9sq.m storage shed on site. A formal Site Plan Application will be submitted for this new development in the very near future.

In support of the proposed development, we would request the following variances:

1. Relief from Section 6.27.5 Table 3 of Zoning By-law 66-01 which requires 204 parking spaces whereas 113 parking spaces are proposed.
2. Relief from Section 6.27.5 Table 2 of Zoning By-law 66-01 which requires 13 Barrier Free parking spaces whereas 6 Barrier Free parking spaces are proposed.
3. Relief from Section 6.26.b of Zoning By-law 66-01 which permits outdoor storage area to occupy a maximum of 40% of the subject property whereas an area of 45% is proposed.
4. Relief from Section 6.26.a of Zoning By-law 66-01 which prohibits outdoor storage in any required yard. This would result in a setback of 7.6m for outdoor storage along the rear and interior side yard whereas a reduction to allow for a 3.0m setback is proposed.

The above noted parking variance is being sought in response to the excessive requirements for this property which are not a true reflection of the business operation. A survey conducted by the local store operator confirmed that the parking needs are much less than what the by-law requires (see chart on page 2).

Parking Count**Home Hardware Building Centre - 525 Main Street North, Mount Forest**

Date	Time			Daily
	10:00 AM	1:00 PM	4:00 PM	Average
Thu Feb 19/2015	21	18	23	20.7
Fri Feb 20/2015	24	19	22	21.7
Sat Feb 21/2015	20	24	16	20.0
Sun Feb 22/2015	Closed for Inventory			
Mon Feb 23/2015	19	22	21	20.7
Tue Feb 24/2015	18	19	20	19.0
Wed Feb 25/2015	16	18	21	18.3
Thu Feb 26/2015	19	19	17	18.3
Fri Feb 27/2015	21	16	21	19.3
Sat Feb 28/2015	17	19	13	16.3
Sun Mar 1 /2015	8	9	6	7.7
Total Average**				18.2

***all counts include staff vehicles*

The proposed outdoor storage variance is being sought in order to allow additional storage area which comprises a large part of a building supply use and will ultimately support the overall success of the business. The proposed setback variance will enable for maximum utilization of the subject lands but will still allow for a buffer strip along the rear lot line.

In support of this application, enclosed herein please find the following:

- Three (3) copies of the completed Minor Variance Application;
- Three (3) copies of the Minor Variance Sketch; and
- One (1) cheque in the amount of \$750.00 made payable to the Township of Wellington North.

We trust that the enclosed material and the above information are sufficient for the acceptance of the application at this time. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

Labreche Patterson & Associates Inc.



Scott Patterson, BA, CPT, MCIP, RPP
Principal, Senior Planner

SP/ad

Copy: Home Hardware Stores Limited

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: March 13, 2015

Roll No.: 23-49-000-004-16201-0000

File Number: A 07/15

Application Fee Received: \$ 750

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Home Hardware Stores Limited

Address: 34 Henry Street St. Jacobs, Ontario NOB 2N0

Phone: Home () _____ Work (519)664-4638 Fax (519)664-1323

Email: Barbara.Sutherland@homehardware.ca

b. *Applicant (Agent) Name(s): Scott Patterson c/o Labreche Patterson & Associates Inc.

Address: 330-F Trillium Drive Kitchener, Ontario N2E 3J2

Phone: Home () _____ Work (519) 896-5955 Fax (519) 896-5355

Email: scott@lpplan.com

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. Bank of Nova Scotia, 519-571-6401
Regional Commercial Banking Centre, 101 Frederick Street, Suite 700, Kitchener, ON N2H 6R2

ii. _____

iii. _____

d. Send Correspondence To: Owner [] Agent [x] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [x] Imperial [] units

b. Municipal Address: 525 Main Street, Mount Forest NOG 2L1

c. Concession: _____ Lot: _____ Registered Plan No.: _____

d. Area: 24,191 m2 Depth: 153.55 m Frontage (Width): 102.9 m

e. Width of Road Allowance (if known): Industrial Road 14.5m & Main Street - unknown

3. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [x] Right-of-way []

County Road [] Seasonally maintained municipal road [] Water access []

4. ***IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.**

(This information should be illustrated on the required drawing under item E of this application.)

N / A

5. ***WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?**

a. Official Plan Designation: Highway Commercial

b. Zoning: C2 – Highway Commercial Zone

B. EXSTING AND PROPOSED SERVICES

6. ***INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[x]	[]	[]	[x]	[]	[]
b. Proposed	[x]	[]	[]	[x]	[]	[]

7. **IS STORM DRAINAGE PROVIDED BY:**

a. Storm Sewers [x] Ditches [] Swales [] Other means (explain below) []

8. **WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?**

Main Street (Highway #6) and Industrial Road

C. REASON FOR APPLICATION

9. ***WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?**

(Please specifically indicate on sketch)

1. Relief to permit 113 parking spaces on site whereas 204 parking spaces are required.
2. Relief to permit 6 Barrier Free parking spaces on site whereas 13 Barrier Free parking spaces are required.
3. Relief to permit outdoor storage areas to occupy 45% of the subject property whereas a maximum of 40% is permitted.
4. Relief to permit outdoor storage to be permitted within 3.0m of an interior lot line or rear lot line.

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

1. The by-law parking requirements for this use are excessive and do not reflect the business operation. A survey conducted by the local store operator confirmed the Municipal requirement to be excessive. The cost of developing and maintaining parking that will not be utilized is not viable and as such a reduction is being sought.
2. Barrier free parking space requirements are reflective of the amount of parking required. A corresponding variance to have the amount of barrier free parking required to match that of the parking reduction is appropriate.
3. Outdoor storage is a large component of a building supply use and as such a modest increase to allow additional storage area will support the overall success of the business.
4. The by-law currently requires a 7.6m setback for storage to a rear or interior lot line. A reduction to 3.0m will still enable a buffer strip to be provided and allow for a better utilization of the subject lands.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: Building Supply Outlet
- b. The abutting properties: M1 – Manufacturing & C2 Emergency Services, Drive Thru Restaurant

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Existing HHBC</u>	<u>Expansion to HHBC</u>
b. Date of construction	<u></u>	<u>Expected 2015</u>
c. Building height	<u> </u> (m) <u> </u> (ft)	<u> </u> (m) <u> </u> (ft)
d. Number of storey's (excluding basement)	<u> 1 </u>	<u> 1 </u>
e. Total floor area (Main Building)	<u>1,845.1</u> (sq m) <u>19,861</u> (sq ft)	<u>2,774.1</u> (sq m) <u>29,861.14</u> (sq ft)
f. Ground floor area (Main Building)	<u>1,845.1</u> (sq m) <u>19,861</u> (sq ft)	<u>2,774.1</u> (sq m) <u>29,861.14</u> (sq ft)
g. Percent lot coverage	<u>16.7</u> (%)	<u>24.4</u> (%)
h. Number of parking spaces	<u> 63 </u>	<u> 99 </u>
i. Number of loading spaces	<u> 1 </u>	<u> 3 </u>

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage A</u>	<u>Lumber Storage A</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Existing Cut Shop</u>	<u>Existing Cut Shop</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)
f. Ground floor area	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)	<u>111.5</u> (sq m) <u>1,200</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage B</u>	<u>Lumber Storage B</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>445.9</u> (sq m) <u>4,800</u> (sq ft)	<u>445.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>445.9</u> (sq m) <u>4,800</u> (sq ft)	<u>445.9</u> (sq m) <u>11,000</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>Lumber Storage C</u>	<u>Lumber Storage C</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>	<u>1</u>
e. Total floor area	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)
f. Ground floor area	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)	<u>608.5</u> (sq m) <u>6,550</u> (sq ft)

	Existing	Proposed
a. Type of building(s) or structure(s)	_____	<u>Proposed Shed</u>
b. Date of construction	_____	<u>Expected 2015</u>
c. Building height	_____ (m) _____ (ft)	_____ (m) _____ (ft)
d. Number of storey's (excluding basement)	_____	<u>1</u>
e. Total floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)
f. Ground floor area	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)	<u>1,021.9</u> (sq m) <u>11,000</u> (sq ft)

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|-----|
| a. Official Plan Amendment | Yes | [] | No | [X] |
| b. Zoning By-law Amendment | Yes | [] | No | [X] |
| c. Plan of Subdivision | Yes | [] | No | [X] |
| d. Consent (Severance) | Yes | [] | No | [X] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

G. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

~~I (we)~~ Home Hardware Stores Limited of the Township of Woolwich

County/Region of Waterloo do hereby authorize Labreche Patterson & Associates to

Act as my agent in this application.
HOME HARDWARE STORES LIMITED

Barbara J. Sutherland

March 9, 2014

Signature of Owner(s)
Barbara J. Sutherland, Director, Real Estate Business

Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) SCOTT PATTERSON of the MUNICIPALITY of NORTH PERTH

County/Region of PERTH solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Kitchener, County/Region of Waterloo this 11th day of March, 2015.

Scott Patterson

Signature of Owner or Authorized Solicitor or Authorized Agent

MARCH 11/2015

Date

V. M.

Signature of Commissioner

March 11 / 2015

Date

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

Laurence J. ...

Signature of Municipal Employee

March 13, 2015

Date

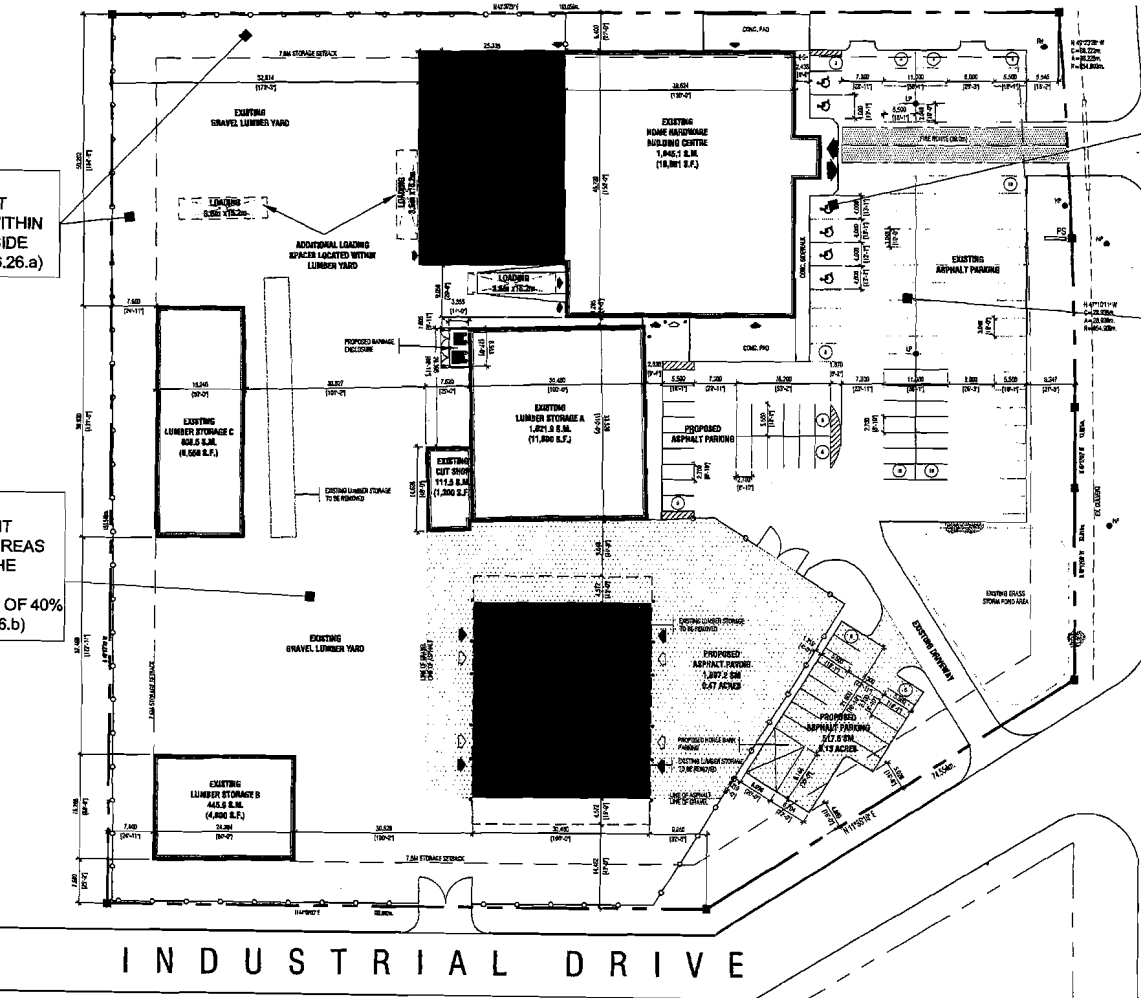
Victor Claude Labreche, a Commissioner,
etc., Province of Ontario, for Labreche
Patterson & Associates Inc.
Expires November 7, 2015.

4. MINOR VARIANCE REQUESTED TO PERMIT OUTDOOR STORAGE WITHIN 3.0m OF AN INTERIOR SIDE AND REAR YARD (ZBL 6.26.a)

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1. MINOR VARIANCE REQUESTED TO SEEK RELIEF TO PERMIT 113 PARKING SPACES ON SITE WHEREAS 204 PARKING SPACES ARE REQUIRED. (ZBL 6.27.8 Table 3)



KINGS HIGHWAY #6
(MAIN STREET)

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MIN. LOT AREA	557.4m ²	24,191.1m ²
MAX. BUILDING HEIGHT	12.5m	<12.0m
MAX. LOT COVERAGE	40%	24.35%
MIN. LOT FRONTAGE	18.0m	102.9m
BUILDING SETBACKS		
FRONT YARD	7.6m	42.18m
INTERIOR SIDE YARD	3.0m	6.4m
EXTERIOR SIDE YARD	7.6m	7.6m
REAR YARD	7.6m	7.6m
PARKING SPACE		
1 PER 27.9m ² RETAIL SPACE		
1 PER 50.0m ² WAREHOUSE (SIZE MIN. 2.7 x 5.5m)	204 SPACES	113 SPACES
BARRIER FREE PARKING (SIZE 4.0 X 5.5m)		
	13 SPACES	6 SPACES
LOADING SPACES (15.2 X 3.6m)		
	3 SPACES	3 SPACES

INDUSTRIAL DRIVE

525 MAIN STREET NORTH
HOME HARDWARE STORES LIMITED
MOUNT FOREST, ONTARIO
TOWNSHIP OF WELINGTON NORTH



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 7th, 2015

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A7/15**
525 Main St N., Mount Forest
Home Hardware

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

Planning Comments: The variances requested would provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

Staff are pleased to see this proposal moving forward and have no concerns with the variances requested. 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 subject lands are described as Part Lot 32, Concession 1, geographic Township of Normanby, with a civic address of 525 Main St N. The subject land is approximately 2.41 ha (5.97 acres).

PROPOSAL

The purpose of this application is to provide relief from section 6.27, required parking and barrier free parking space requirements and section 6.26, outdoor storage area and required setback for outdoor storage. The applicants are proposing to construct 929 sq.m (10,000 sq.ft.) addition onto the existing Home Hardware Building Centre. The proposal also includes a new 1021.9 sq.m (11,000 sq.ft.) storage shed on the site.

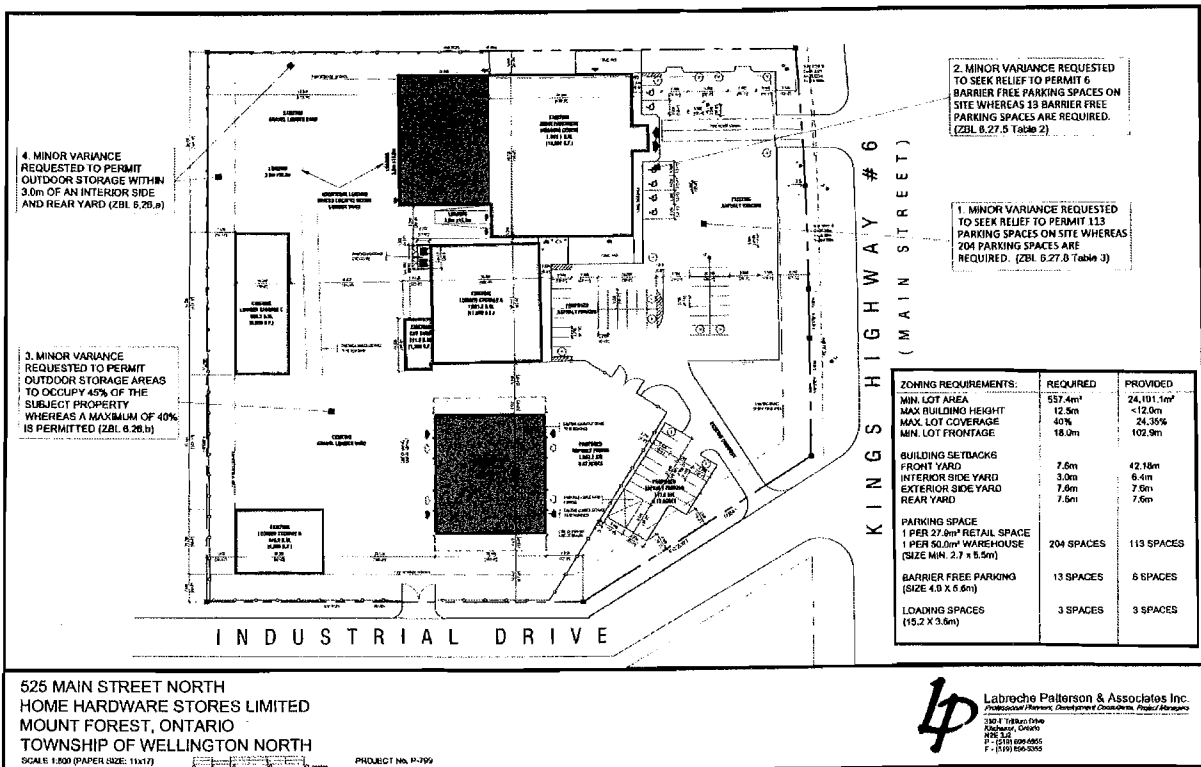
WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated HIGHWAY COMMERCIAL. 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 Commercial (C2). In order to facilitate the proposed addition and storage building the following variances are required:

1. Minimum parking spaces of 113, whereas 171 are required;
2. Minimum barrier free spaces of 6, whereas 10 are required;
3. Outdoor storage area to occupy 45% of the site, whereas the by-law permits 40%;
4. A minimum setback of 3 m (9.8 ft.) for outdoor storage area, whereas 7.6 m (24.9 ft.) is required.



PLANNING DISCUSSION

Parking area

The current use and addition will require parking of 171 vehicles, whereas 113 spaces are proposed. It should be noted that the parking area does not currently meet the required parking criteria, however there are additional spaces proposed as part of this development. The owner has done a parking study which included a vehicle count on various days at various times. The daily average number of cars in the parking lot ranged from 16 to 22. Based on this



Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

Via Email and Courier

10 YEARS
2005 - 2015 Celebrating our
10th anniversary!

Our File: P-799-14

March 18, 2015

Ms. Karren Wallace, Secretary Treasurer
Committee of Adjustment
Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

Dear Ms. Wallace:

**Re: 525 Main Street North, Mount Forest
Minor Variance Application – Correction to Floor Area
Home Hardware Stores Limited**

Labreche Patterson & Associates Inc. has submitted a Committee of Adjustment Application for Minor Variance on March 12, 2015 for the lands municipally known as 525 Main Street North, in Mount Forest.

It has since come to our attention that the floor area figures on which we based our parking calculations were incorrect on the drawings provided to us for our use. Our original application had noted a total parking requirement of 204 spaces. We can now verify that the total required parking is actually 171 spaces which is based upon:

- $2,943.6\text{m}^2$ (main building) @ 1 space/ 27.9m^2 = 106 spaces
- $3,209.7\text{m}^2$ (interior warehouse) @ 1 space/ 50.0m^2 = 65 spaces

Therefore, in light of this error, we wish to change our requested variances as follows:

1. Relief from Section 6.27.5 Table 3 of Zoning By-law 66-01 which requires 171 parking spaces whereas 113 parking spaces are proposed.
2. Relief from Section 6.27.5 Table 2 of Zoning By-law 66-01 which requires 10 Barrier Free parking spaces whereas 6 Barrier Free parking spaces are proposed.

The amount of noted parking variance being sought is less than what we had originally requested. We would request that Township staff consider this new corrected information in their review and recommendations. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Labreche Patterson & Associates Inc.



Scott Patterson, BA, CPT, MCIP, RPP
Principal, Senior Planner

SP/ad

Copy: Home Hardware Stores Limited
Darren Jones, Township of Wellington-North



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (djones@wellington-north.ca)

April 8, 2015

Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kennilworth, ON
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Minor Variance A7/15
525 Main Street North
Roll No. 2349000004162010
Part Lot 32, Concession 1 WGR
Geographic Township of Normanby
Municipality of West Grey (Home Hardware Stores Ltd. c/o Labreche Patterson & Associates Inc.)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. The purpose of this application is to provide relief from required parking and barrier free parking space requirements, outdoor storage area and required setbacks for outdoor storage. The applicants are proposing to construct a 929 square metre addition onto the existing Home Hardware Building Centre; the proposal includes a new 1021.9 square metre storage shed on the site. The proposed Minor Variance is acceptable to the SVCA.

There are no natural heritage or significant natural heritage features affecting the subject property.

All of the plan review functions have been assessed with respect to this proposal. The Authority is of the opinion that the proposed minor variance appears to conform to the relevant policies of the Wellington County Official Plan, and Provincial Policies.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

G2A

Township of Wellington-North
A4/15 (Home Hardware Stores Ltd.)
April 8, 2015
Page 2 of 2

Sincerely,



Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation

VL\

cc: Home Hardware Stores Limited, Owners (via email)
Scott Patterson c/o Labreche Patterson & Associates Inc., Applicant (via email)
Karen Wallace, Clerk – Township of Wellington-North (via email)
Steve McCabe, SVCA Director (via email)

it would indicate that the need for 171 parking spaces would be excessive and the variance to reduce the parking area to 113 spaces is minor in nature.

Barrier free parking spaces

Based on the parking study the results would indicate that the need for 10 barrier free parking spaces is not warranted. Therefore a reduction to 6 spaces is a minor adjustment to the requirements.

Outdoor Storage area

The property currently has a large outdoor storage area. The proposed 1021 sq.m (10,990 sq.ft.) storage building will add great value to the site and provide some opportunity for inside storage. The property is surrounded by industrial/commercial uses, in particular parking areas. As such the requirement for a 7.6 m (24.9 ft) setback is not warranted. A 3m (9.8 ft) setback would be adequate



and allow the lumber area to continue in its current state. The applicant has indicated that they are prepared to provide some landscaping features along the perimeter of the site. This combined with a 3m setback would provide adequate buffering.

I trust that this information will be of assistance to Committee when making their decision on this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "Linda Redmond".

Linda Redmond
Senior Planner



Labreche Patterson & Associates Inc.

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Labreche Patterson & Associates Inc.

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Scott Patterson, BA, CPT, MCIP, RPP
Principal, Senior Planner

SP/ad

Copy: *Home Hardware Stores Limited*
Darren Jones, Township of Wellington-North



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Township of Wellington-North
A4/15 (Home Hardware Stores Ltd.)
April 8, 2015
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Sincerely,



Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation

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