

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
NOVEMBER 7, 2022 AT 2:00 P.M.  
HYBRID MEETING WITH COMMITTEE IN PERSON AND OTHERS  
VIA WEB CONFERENCING**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe

**Member Absent:** Councillor: Dan Yake

**Staff Present:**

Chief Administrative Officer: Brooke Lambert  
Director of Legislative Services/Clerk: Karren Wallace  
Deputy Clerk: Catherine Conrad  
Chief Building Official: Darren Jones  
Director of Operations: Matthew Aston  
Economic Development Officer: Dale Small  
Director of Finance: Farhad Hossain  
Interim Manager, Programming and Community Engagement: Mandy Jones  
Manager of Recreation Services: Tom Bowden  
Director of Fire Services: Chris Harrow  
Senior Planner: Matthieu Daoust

**CALLING TO ORDER** - Chairperson Lennox

Chairperson Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, September 12, 2022 (A18/22, A19/22, A20/22)

RESOLUTION: CoA 2022-023

Moved: Hern

Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of September 12, 2022 – A18/22, A19/22 & A20/22 be adopted as presented.

CARRIED

**APPLICATION**

A21/22 – Robert & Linda Carder

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4 and is Municipally known as 6804 Sideroad 3 W, Mount Forest. The property is approximately 0.55 ha (1.35 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to permit an accessory building to be constructed in the required front yard with reduced front yard setback. Further, a relief is also requested from the maximum height for the proposed accessory building. The applicants are proposing to construct a 185 m<sup>2</sup> (1,991.32 ft<sup>2</sup>) accessory building in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a

maximum height of 6.5 m (21.32 ft). Other variances may be considered where deemed appropriate.

## **SECRETARY TREASURER**

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on October 18, 2022.

## **PRESENTATIONS**

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated November 7, 2022

Planning Opinion: The variance requested would provide relief from the minimum front yard setback and height for an accessory structure. Further, relief is requested from Section 6.1.2 c to permit an accessory structure in the required front yard setback. The applicants are proposing to construct a 185 m<sup>2</sup> (1,991.32 ft<sup>2</sup>) garage in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a maximum height of 6.5 m (21.32 ft). The applicant has indicated that the additional height is to accommodate additional personal storage of the recreational vehicle.

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

### **SUBJECT PROPERTY AND LOCATION**

The location of the subject property is described as Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4 and is Municipally known as 6804 Sideroad 3 W, Mount Forest.

### **PROPOSAL**

The purpose of this application is provide relief from the minimum front yard setback and height for an accessory structure. Further, relief is requested from Section 6.1.2 c to permit an accessory structure in the required front yard setback. The applicants are proposing to construct a 185 m<sup>2</sup> (1,991.32 ft<sup>2</sup>) garage in the required front yard with a reduced front yard setback of 16 m (52.49 ft) and a maximum height of 6.5 m (21.32 ft). The applicant has indicated that the additional height is to accommodate additional personal storage of the recreational vehicle.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated as Country Residential in the County Official Plan. 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 Estate Residential (ER). The applicant is proposing to construct a new accessory building and requires the following variance:

<b>General Provisions – Accessory Use</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Minimum Front Yard Setback</b> (Section 6.1.2 c and Section 14.2.3)	30.5 m (100.0 ft.)	16 m (52.49 ft)	14.5 m (47.51)
<b>Height</b> (Section 6.1.3 a)	4.57 m (15 ft)	6.5 m (21.32 ft)	1.67 m (5.5 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the proposed location of the garage is due to the existing location of the well and hydro lines on the subject property. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

#### **CORRESPONDENCE FOR COMMITTEE’S REVIEW**

- Agnes Strachan letter dated November 2, 2022 (Concerns)
- Cassandra Malo, Environmental Planning Technician, Saugeen Valley Conservation Authority, letter dated November 3, 2022 (application is acceptable)

#### **REQUEST FOR NOTICE OF DECISION**

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

#### **CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

Robert & Linda Carder, applicants, were present to answer any questions regarding the application. They worked with engineer to try to meet requirements regarding positioning on the property. The hydro lines that run across and serve their neighbours to the east cut through the property in an awkward place and require them to be about 4.8 m away from that vertical distance. Because of that it puts them closer to the allowance to the road than what the by-law allows. In terms of height, they have looked at roof design, depth of building and other alternatives to try to accommodate the motor home they have that is approximately 13 ft high and there doesn't appear to be anything they can do to accommodate. It is strictly for personal use. There are a couple of older sheds that they will be removing.

#### **COMMENTS/QUESTIONS FROM THE COMMITTEE**

Mayor Lennox inquired if there are any concerns with site lines as this is a corner property. Mr. Daoust commented that it is set back far enough that there are no concerns related to site lines.

#### **DECISION**

**CALL FOR VOTE: SHOW OF HANDS**

*THAT* the minor variance applied for in Application A21/22, for the property described as Arthur Concession 12 Part Lot 6 RP 61R21305 Parts 3 and 4, with a civic address of 6804 Sideroad 3 W, to provide the following relief;

1. **THAT a reduced Front Yard Setback of 16 m (52.49 ft) be permitted, for a proposed accessory building, whereas the By-law requires 30.5 m (100 ft); and**
2. **THAT an increased Height of 6.5 m (21.32 ft) be permitted, for a proposed accessory building, whereas the By-law allows 4.57 m (15 ft).**

APPROVED

## **ADJOURNMENT**

RESOLUTION: CoA 2022-024

Moved: McCabe

Seconded: Burke

*THAT* the committee of adjustment meeting of November 7<sup>th</sup>, 2022 be adjourned at 2:16 p.m.

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Secretary Treasurer

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Chair