

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
MARCH 6, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present: Chairperson: Andrew Lennox
Members: Sherry Burke
Lisa Hern (via Zoom)
Penny Renken

Member Absent: Member: Steve McCabe

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Director of Finance: Farhad Hossain
Deputy Treasurer: Mary Jo Marshall
Payroll Administrator: Laura Rooney
Chief Building Official: Darren Jones
Director of Operations: Matthew Aston
Manager of Transportation Services: Dale Clark
Manager of Environment and Development Services: Corey Schmidt
Recreation Services Manager: Tom Bowden
Community Recreation Coordinator: Tasha Grafos
Director of Fire Services: Chris Harrow
Deputy Fire Chief: Marco Guidotti
Senior Planner: Matthieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No disclosure of pecuniary interest.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, February 6, 2023 (A23/22, A24/22)

RESOLUTION: CoA 2023-004

Moved: Renken

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of February 6, 2023 – A23/22 & A24/22 be adopted as presented.

CARRIED

APPLICATION

A24/22 Cordon Canada Ltd.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 22 and is municipally known as 250 Main Street S, Mount Forest. The property is approximately 654.39 m² (0.16 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum width requirements for a proposed driveway. The proposed variance will permit a reduced driveway width of 3 m (9.84 ft) whereas the By-law requires a minimum width of 6 m (19.6 ft). Additionally, relief is sought to permit one residential unit to be located on the main floor of a commercial use, occupying 25% of the ground floor area. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners, for this second meeting, within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on February 14, 2023.

PRESENTATIONS

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

- Planning Report dated March 6, 2023

Planning Opinion: At the February 6th, 2023 Council meeting, Staff and Council expressed concerns with the size of the proposed residential unit located on the ground floor. The applicant had originally proposed that 50% of the ground floor be utilized for a residential use. Following the public meeting a revised site plan was submitted which proposes that 25% of the ground floor be utilized for a residential use.

The variance requested would provide relief from Section 16.3b which states that accessory residential use shall be located above the main commercial use. In addition, the applicant is seeking additional relief from Section 6.27.2 to permit a 3m driveway whereas the By-law requires 6m (width).

Mr. Daoust informed the Committee that a site plan was submitted this morning with one larger commercial use, not two smaller commercial uses.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated January 16, 2023 (No Objections)

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

Alam Makur, Intequa Designs, was present to represent the Applicant.

COMMENTS/QUESTIONS FROM THE COMMITTEE

The Committee was in support of the revised proposal.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A24/22, for the property described as Part Lot 22 and is Municipally known as 250 Main St S, Mount Forest, to provide the following relief;

1. **THAT a reduced Access to Parking Spaces of 3 m (9.8 ft) be permitted, for a proposed commercial (mixed use) building, whereas the By-Law requires 6 m (19.6 ft).**

APPROVED

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

THAT the minor variance applied for in Application A24/22, for the property described as Part Lot 22 and is Municipally known as 250 Main St S, Mount Forest, to provide the following relief;

2. **THAT an Accessory Residential Use be permitted on 25% of the ground floor of a Commercial use whereas the By-law permits a Residential Use above a commercial use.**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2023-005

Moved: Burke

Seconded: Renken

THAT the committee of adjustment meeting of March 6, 2023 be adjourned at 3:55 p.m.

CARRIED

DocuSigned by:

Karren Wallace

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Secretary Treasurer

DocuSigned by:

[Signature]

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Chair