

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
AUGUST 14, 2023 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=XSejuFcX-40>**

Members Present:	Chairperson: Andrew Lennox
	Members: Sherry Burke Lisa Hern (via Zoom) Penny Renken
Member Absent:	Steve McCabe
Staff Present:	
	Chief Administrative Officer: Brooke Lambert
	Director of Legislative Services/Clerk: Karren Wallace
	Deputy Clerk: Catherine Conrad
	Chief Building Official: Darren Jones
	Human Resources Manager: Amy Tollefson
	Director of Finance: Jerry Idialu
	Deputy Treasurer: Laura Rooney
	Recreation Community Coordinator: Tasha Grafos
	Manager of Recreation Services: Tom Bowden
	Manager Community & Economic Development: Dale Small
	Senior Project Manager: Tammy Stevenson
	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, July 10, 2023 (A07/23)

RESOLUTION: 013-2023

Moved: Burke

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of July 10, 2023 – A07/23 be adopted as presented.

CARRIED

APPLICATION

A08/23 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 7 Plan 61M253 and is municipally known as 153 Jack's Way. The property is approximately 0.06 ha (608.30 m²) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum rear yard setback for a single detached residential dwelling. The applicant is proposing to construct a new single detached residential dwelling with a reduced minimum rear yard setback of 7.52 m (24.67 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 July 28, 2023.

PRESENTATIONS

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

- Planning Report dated August 14, 2023

Planning Opinion: The variance requested would provide relief from the minimum rear yard setback for a single detached residential dwelling. The applicant is proposing to construct a new single detached residential dwelling with a minimum rear yard setback of 7.52 m (24.67 ft).

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 Lot 7 Plan 61M253 and is municipally known as 153 Jack's Way. The property is approximately 0.06 ha (608.30 m²) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum rear yard setback for a single detached residential dwelling. The applicant is proposing to construct a new single detached residential dwelling with a minimum rear yard setback of 7.52 m (24.67 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within 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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct a new single detached residential dwelling unit and require the following variance:

Lot Regulations Section 12.2.1.6	Permitted	Proposed	Difference
Rear Yard, Minimum	7.6 m (24.9 ft)	7.52 m (24.67 ft)	0.08 m (0.23 ft)

The variance requested is minor and appropriate for the use of the lot. The variance meets 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

Kim Funk, Source Protection Coordinator, Wellington Source Water Protection

- Email dated August 1, 2023 (No Objection)

Cassandra Malo, Environmental Planning Technician, Saugeen Conservation

- Correspondence dated August 10, 2023 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Tracy Lesperance, Van Harten Surveying Inc., clarified this minor variance application is for an existing dwelling.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Renken asked for clarification that this is request for a variance of three inches from the porch. Tracy Lesperance, Van Harten Surveying Inc., responded that a porch is permitted to encroach, this minor variance is for the dwelling itself.

DECISION**CALL FOR VOTE: SHOW OF HANDS**

THAT the minor variance applied for in Application A08/23, for the property described as Lot 7 Plan 61M253, with a civic address of 153 Jack's Way, to provide the following relief;

1. **THAT a reduced Rear Yard Setback of 7.52 m (24.67 ft) be permitted, for a proposed single detached residential dwelling, whereas the By-Law requires 7.6 m (24.9 ft).**

APPROVED

ADJOURNMENT

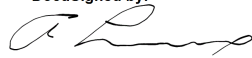
RESOLUTION: 014-2023

Moved: Renken

Seconded: Burke

THAT the committee of adjustment meeting of August 14, 2023 be adjourned at 2:38 P.M.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:

F00A113C71324C9...
CLERK