

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
SEPTEMBER 25, 2023 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85691491248>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 856 9149 1248

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

A10/23 Eugene Sidlar

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment September 11, 2023 (A09/23)

3

Recommendation:

THAT the Committee of Adjustment meeting minutes of September 11, 2023 – A09/23 be adopted as presented.

APPLICATION

A10/23 - Eugene Sidlar

THE LOCATION OF THE SUBJECT PROPERTY is described as Survey Thomas Harris Lot 5, Part Lot 4 and municipally known as 370 Queen St W. The property is approximately 0.16 ha (0.4 ac) in size. The location of the property is shown on the map attached.

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THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to build a garage for personal use with a height of 28 ft (8.53 m). 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 September 12, 2023.

PRESENTATIONS

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

- Planning Report dated September 20, 2023 8

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Kim Funk, Source Protection Coordinator, Wellington Source Water Protection

- Email dated September 18, 2023 (No Objections) 10

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated August 24, 2023 (No Objections) 13

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A10/23, for the property described as Survey Thomas Harris Lot 5, Part Lot 4, geographic Town of Mount Forest, with a civic address of 370 Queen St W, to provide the following relief;

1. **THAT an increased Maximum Height of 8.53 m (28 ft) be permitted, for an accessory building, whereas the By-Law allows 4.57 m (15 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of September 25, 2023 be adjourned at _____.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum width requirements for a proposed private garage. The proposed variance will permit a reduced width of 5.18 m (17 ft). The applicants are proposing to add an additional dwelling unit and require one additional permanent parking space. 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 August 18, 2023.

PRESENTATIONS

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

- Planning Report dated September 11, 2023

Planning Opinion: The variance requested would provide relief from the minimum width for a private garage. The applicants are proposing to add an additional residential unit in the basement. As a result, an additional permanent parking space is required. The applicant is proposing to make use of the existing 5.18 m (17 ft) wide private garage, whereas the bylaw requires a minimum garage width of 6.0 m (19.6 ft) to park two vehicles.

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 the request is desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Plan 7119D PT Lot 17 and is Municipally known as 334 Egremont St N, Mount Forest. The property is approximately 6,100 ft² (566 m²) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum width for a private garage. The applicants are proposing to add an additional residential unit in the basement. As a result, an additional permanent parking space is required. The applicant is proposing to make use of the existing 5.18 m (17 ft) wide private garage, whereas the bylaw requires a minimum garage width of 6.0 m (19.6 ft) to park two vehicles.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL located within the Urban Center 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 (R1C). The applicant is proposing to add an additional residential unit in the basement and requires an additional permanent parking space. The applicant is proposing to make use of the existing 5.18 m (17 ft) wide private garage to park two vehicles and requires the following variance:

Committee of Adjustment Minutes September 11, 2023

Parking Regulations	Required Width	Proposed Width	Difference
Size of Parking Spaces (Section 6.27.1)	6.0 m (19.6 ft)	5.18 m (17 ft)	0.82 m (2.2 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant is proposing to add an additional residential unit in the basement. As a result, an additional permanent parking space is required. 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 18, 2023 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated August 24, 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

Warren Dickson, Applicant was present to answer questions regarding the application.

Gloria Bell, 109 Byeland Drive, Mount Forest, inquired if another apartment can be built above the garage. Darren Jones, CBO, responded that the proposal is to build an apartment in the basement. An apartment would be allowed anywhere in the house, above the garage or in a detached building on the property; to a maximum of three units provided parking can be accommodated. A third unit would not meet the parking regulations.

Harvey Jackson, 102 Byeland Drive, Mount Forest, commented that the infrastructure is not set for all the traffic that will be there and advised there is no back yard to that house. The owner does not live there and will not be impacted noting these are single family dwellings.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Burke inquired if the parking space will be adjacent to the parking space that is there now or elsewhere in the property; and if it will impede the sight triangle at the corner. Mayor Lennox commented that this is for an additional space in an existing garage. The minor variance is required because the garage is too narrow. Matthieu Daoust explained that the existing dwelling is serviced by the existing 6 m garage. The additional unit in the basement requires a second permanent parking space. The driveway cannot be used as a permanent parking space so they will be parking vehicles for both units in the two-car garage.

Committee of Adjustment Minutes September 11, 2023

Page 1 of 4

DECISION

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

THAT the minor variance applied for in Application A09/23, for the property described as Plan 7119D Part Lot 17, geographic Town of Mount Forest, with a civic address of 334 Egremont St N, to provide the following relief;

1. THAT a reduced width of 5.18 m (17 ft) be permitted, for an existing private garage to allow for an additional permanent parking space for an additional residential unit, whereas the By-law requires 6.0 m (19.6 ft).

APPROVED

ADJOURNMENT

RESOLUTION: 016-2023

Moved: McCabe

Seconded: Renken

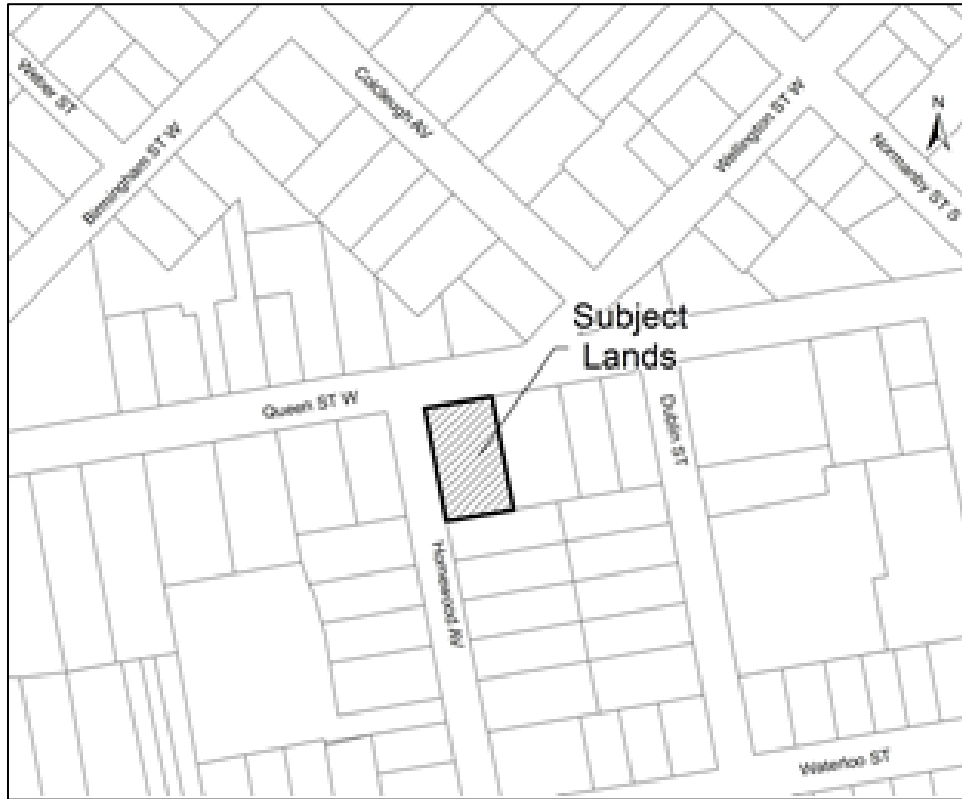
THAT the committee of adjustment meeting of September 11, 2023 be adjourned at 2:13 p.m.

CARRIED

MAYOR

CLERK

EUGENE SIDLAR





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 20th, 2023

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 – A10/23
370 Queen St W
Survey Thomas Harris Lot 5, Part Lot 4
Eugene Andre Sidlar**

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested would provide relief from maximum height for an accessory structure. The applicant is proposing to construct a new garage for personal use which will include a second floor for a future additional dwelling unit. The garage is proposed to have a maximum height of 8.5 m (28 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 Survey Thomas Harris Lot 5, Pt Lot 4 and is municipally known as 370 Queen St W. The property is approximately 1,650 m² (17,754 ft²) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from maximum height for an accessory structure. The applicant is proposing to construct a new garage for personal use which will include a second floor for a future additional dwelling unit. The garage is proposed to have a maximum height of 8.5 m (28 ft).



Figure 1. 2020 Aerial photo of subject lands

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 (R1B). The applicant is proposing to construct a new garage and requires the following variance:

General Regulations	Permitted	Proposed	Difference
Height, Maximum Section 6.1.3 a	4.57 m (15 ft)	8.53 m (28 ft)	3.96 m (13 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.

Yours truly,



Matthieu Daoust, MCIP RPP
Planner

Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: September 18, 2023 3:03 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A10/23 370 Queen St W
Attachments: WHPA_Map_QueenW_370.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

Please note that we would appreciate the opportunity to comment on future applications, if submitted.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Thanks,

Kim

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x283 | kfunk@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: Tuesday, September 12, 2023 11:03 AM
Subject: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A10/23 370 Queen St W

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)

A10/23

TAKE NOTICE that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

Monday, September 25, 2023 @ 7:00 p.m.

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85691491248>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 856 9149 1248

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers

7490 Sideroad 7 West, Kenilworth

THE LOCATION OF THE SUBJECT PROPERTY is described as Survey Thomas Harris Lot 5, Part Lot 4 and municipally known as 370 Queen St W. The property is approximately 0.16 ha (0.4 ac) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to build a garage for personal use with a height of 28 ft (8.53 m). Other variances may be considered where deemed appropriate.

Tammy Pringle

Development Clerk, *Township of Wellington North*

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0

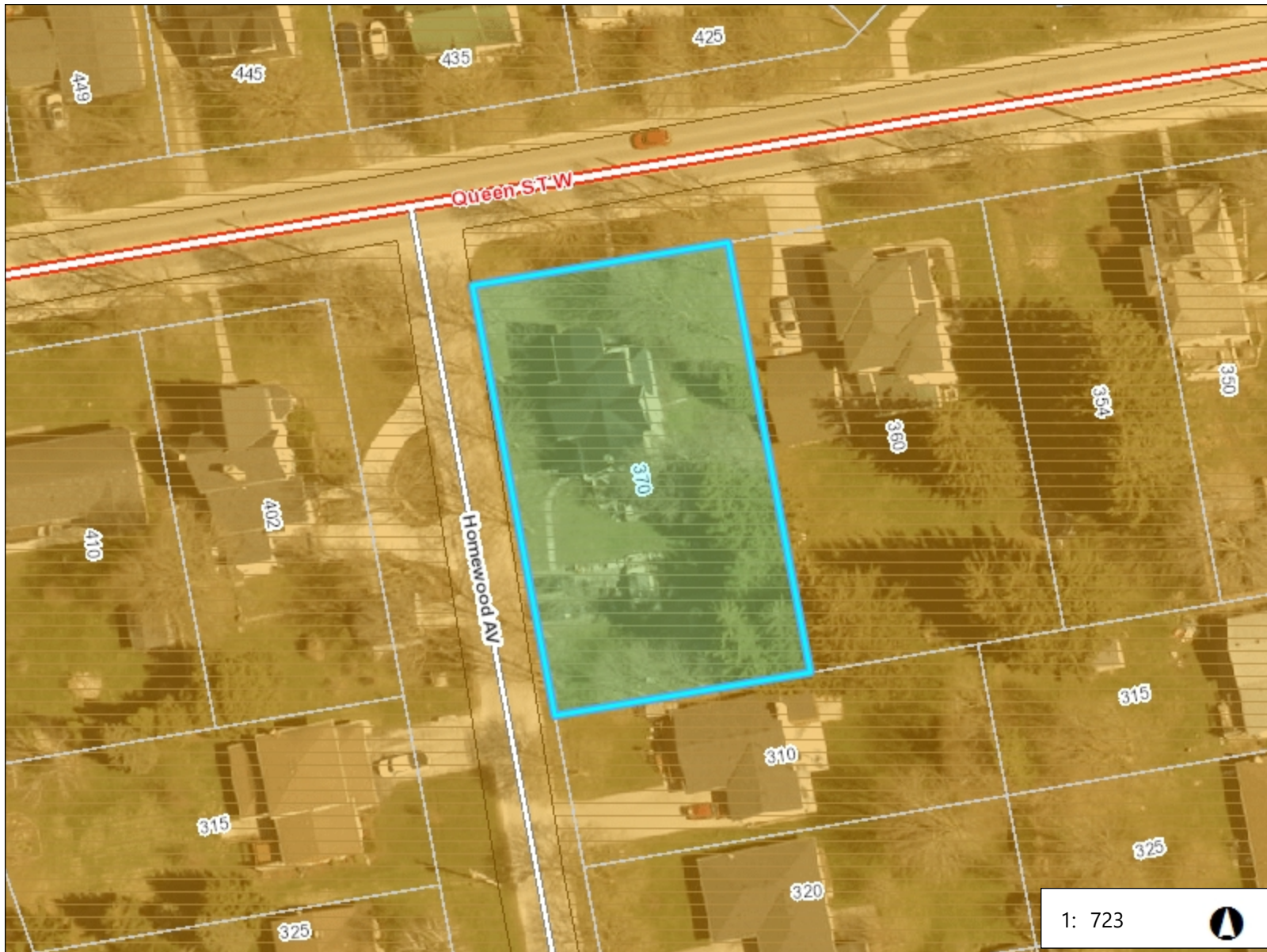
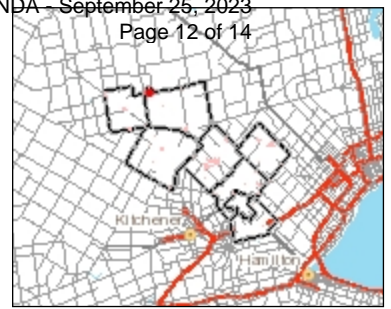


Focused on Building Capacity

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370 Queen Street West, Mount Forest



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- Roads look up

1: 723



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes

SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

August 24, 2023

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Minor Variance A10-23 (Sidlar)
370 Queen Street West
Roll No.: 234900000503600
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose and effect of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to build a garage for personal use with a height of 28 ft (8.53 m). Other variances may be considered where deemed appropriate.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the County of Wellington Official Plan. Additionally, the property not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Township of Wellington North
Proposed Minor Variance A10-23 (Sidlar)
September 19, 2023
Page 2 of 2

Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)