

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
NOVEMBER 6, 2023 @ 2:00 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/81742039772>

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: 817 4203 9772

**PAGE  
NUMBER**

**CALLING TO ORDER - Chairperson Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

- A12/23 Pinestone Construction Inc. (243 & 245 Schmidt Dr.)
- A13/23 Pinestone Construction Inc. (185 & 187 Schmidt Dr.)
- A14/23 2073022 Ontario Inc. (180 & 182 Schmidt Dr.)
- A15/23 Pinestone Construction Inc. (198 Schmidt Dr.)
- A16/23 Pinestone Construction Inc. (207, 209, 211 & 213 Schmidt Dr.)
- A17/23 Pinestone Construction Inc. (217, 219, 221 & 223 Schmidt Dr.)

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, October 23, 2023 (A11/23) 9

Recommendation:

THAT the Committee of Adjustment meeting minutes of October 23, 2023 – A11/23 be adopted as presented.

**APPLICATION**

Map outlining Minor Variance Applications A12/23 through to A17/23 13

A12/23 Pinestone Construction Inc. 14

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 3, RP 61M-255, geographic Town of Arthur, with a civic address of 243 and 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on the map attached.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-

detached dwelling and one (1) attached ADU per lot. 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 31, 2023 15

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 18

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 2023 (No Objection) 20

## 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/seconded required)

*THAT* the minor variance applied for in Application A12/23, for the property described as Part 19 and 20, Reference Plan 61R-22549, Village of Arthur, with a civic address of 243 and 245 Schmidt Drive, to provide the following relief;

1. **THAT a reduced Front Yard Minimum Landscape Area of 35% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.**
2. **THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

## APPLICATION

A13/23 – Pinestone Construction Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 12, RP 61M-255, geographic Town of Arthur, with a civic address of 185 and 187 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on the map attached. 21

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot. 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North  
• Planning Report dated October 31, 2023 22

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection  
• Email dated October 25, 2023 (No Objection) 25  
Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority  
• Letter dated October 30, 2023 (No Objection) 27

## 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/seconded required)

*THAT* the minor variance applied for in Application A13/23, for the property described as Part 3 and 4, Reference Plan 61R-22549, Village of Arthur, with a civic address of 185 and 187 Schmidt Drive, to provide the following relief;

1. **THAT a reduced Front Yard Landscape Area of 35% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.**
2. **THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

## APPLICATION

A14/23 – 2073022 Ontario Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 14, RP 61M-255, geographic Town of Arthur, with a civic address of 180 and 182 Schmidt Drive. The subject land is approximately 0.07 ha (0.18 ac) in size. The location of the property is shown on the map attached. 28

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot. 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North  
• Planning Report dated October 31, 2023 29

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection  
• Email dated October 25, 2023 (No Objection) 30  
Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority  
• Letter dated October 30, 2023 (No Objection) 34

## 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 A14/23, for the property described as Part 47 and 48, Reference Plan 61R-22549, Village of Arthur, with a civic address of 180 and 182 Schmidt Drive, to provide the following relief;

1. **THAT a reduced Front Yard Landscape Area of 34.1% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.**
2. **THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

## APPLICATION

A15/23 – Pinestone Construction Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 18, RP 61M-255, geographic Town of Arthur, with a civic address of 198 Schmidt Drive. The subject land is approximately 0.05 ha (0.12 ac) in size. The location of the property is shown on the map attached. 35

**THE PURPOSE AND EFFECT** of the application is to provide relief from Section 6.27.4 in order to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The subject property is zoned Residential (R2), which permits a single-detached dwelling and one (1) attached Additional Dwelling Unit (ADU). 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 31, 2023

36

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection	
• Email dated October 25, 2023 (No Objection)	40
Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority	
• Letter dated October 30, 2023 (No Objection)	42

## 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 A15/23, for the property described as Lot 18, RP 61M-255, geographic Town of Arthur, with a civic address of 198 Schmidt Drive, to provide the following relief;

- 1. THAT a reduced width of 5.4 m (17.58 ft) be permitted, for an existing private garage to allow for an additional permanent parking space for an additional residential unit, attached, whereas the By-law requires 6.0 m (19.6 ft).**

## APPLICATION

A16/23 – Pinestone Construction Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 14, RP 61M-255, geographic Town of Arthur, with a civic address of 207, 209, 211 and 213 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on the map attached. 43

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a street townhouse. 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 31, 2023 44

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 47

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 2023 (No Objection) 49

## 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/seconded required)

*THAT* the minor variance applied for in Application A16/23, for the property described as Part 7, 8, 9, 10, 11 and 12, Reference Plan 61R-22549, Village of Arthur, with a civic address of 207, 209, 211 and 213 Schmidt Drive, to provide the following relief;

1. **THAT a reduced Front Yard Landscape Area of 40.5% be permitted, for Unit 1 & 4 (213 & 207 Schmidt Dr.), whereas the By-law requires 50%.**

*THAT* the minor variance applied for in Application A16/23, for the property described as Part 7, 8, 9, 10, 11 and 12, Reference Plan 61R-22549, Village of Arthur, with a civic address of 207, 209, 211 and 213 Schmidt Drive, to provide the following relief;

2. **THAT a reduced Front Yard Landscape Area of 26.8% be permitted, for Unit 2 & 3 (211 & 209 Schmidt Dr.), whereas the By-law requires 50%.**

## APPLICATION

A17/23 – Pinestone Construction Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 14, RP 61M-255, geographic Town of Arthur, with a civic address of 217, 219, 221 and 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on the map attached. 50

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a street townhouse. 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 20, 2023.

## PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 31, 2023 51

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 54

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 2023 (No Objection) 56

## 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/seconded required)

*THAT* the minor variance applied for in Application A17/23, for the property described as Part 13, 14, 15, 16, 16 and 18, Reference Plan 61R-22549, Village of Arthur, with a civic address of 217, 219, 221 and 223 Schmidt Drive, to provide the following relief;

- 1. THAT a reduced Front Yard Landscape Area of 40.5% be permitted, for Unit 1 & 4 (223 & 217 Schmidt Dr.), whereas the By-law requires 50%.**

*THAT* the minor variance applied for in Application A16/23, for the property described as Part 7, 8, 9, 10, 11 and 12, Reference Plan 61R-22549, Village of Arthur, with a civic address of 207, 209, 211 and 213 Schmidt Drive, to provide the following relief;

- 2. THAT a reduced Front Yard Landscape Area of 26.8% be permitted, for Unit 2 & 3 (221 & 219 Schmidt Dr.), whereas the By-law requires 50%.**

## ADJOURNMENT

Recommendation:

*THAT* the committee of adjustment meeting of November 6, 2023 be adjourned at \_\_\_\_\_.



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
OCTOBER 23, 2023 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING  
<https://www.youtube.com/watch?v=Sa4fihSgsWU>**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Sherry Burke ((via Zoom)  
Lisa Hern  
Steve McCabe  
Penny Renken

**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  
Manager Community & Economic Development: Dale Small  
Community Recreation Coordinator: Tasha Grafos  
Director of Fire Services: Chris Harrow  
Senior Planner: Jessica Rahim  
Senior Project Manager: Tammy Stevenson

**CALLING TO ORDER - Chairperson Lennox**

Chairperson Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, September 25, 2023 (A10/23)

RESOLUTION: 018-2023

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of September 25, 2023 – A10/23 be adopted as presented.

CARRIED

**APPLICATION**

A11/23 – James Martin

THE LOCATION OF THE SUBJECT PROPERTY is described as EOSR Part Lot 13 DIV 1, and municipally known as 9451 Highway 6. The property is approximately 17.4 ha (43 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum side yard setback requirement for a hobby barn, and to permit the hobby barn within the Natural Environment (NE) Zone. The applicant is proposing to construct a hobby barn with an interior side yard setback of 9.14 m (30 ft) and located partially within the NE zone. 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 3, 2023.

## PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 18, 2023

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 the minimum interior side yard setback requirement for a hobby barn and permit the hobby barn within the Natural Environment (NE) Zone. The applicant is proposing to construct a hobby barn with an interior side yard setback of 9.14 m (30ft) and located partially within the NE Zone.

Section 2.6 of the Wellington North Zoning By-law states that the boundaries of the NE zone can be more precisely determined by the applicable Conservation Authority. Upon re-interpretation of the zone boundary, all requirements (including any setbacks) shall be reviewed relative to the revised interpretation. SVCA provided comments to the Township dated October 17th, 2023 recommending that the Core Greenlands and NE zone be updated to better reflect site conditions on the property. The closest dwelling is located over 615 ft from the proposed hobby barn and the property is surrounded by agricultural land.

Therefore, we have no concerns with the relief requested for the new hobby barn. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

## SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as EOSR Part Lot 13 DIV 1 and is municipally known as 9451 Highway 6. The property is approximately 17.4 ha (43 ac) in size.

## PROPOSAL

The purpose of this application is to provide relief from the minimum side yard setback requirement for a hobby barn and permit the hobby barn within the Natural Environment (NE) Zone. The applicant is proposing to construct a hobby barn with an interior side yard setback of 9.14 m (30ft) and located partially within the NE Zone.

## WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated Prime Agricultural and Core Greenlands within the County Official Plan. Identified environmental features within the Core Greenlands are Saugeen Valley Conservation Authority regulated Hazard Lands. 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.

The proposed hobby barn is in close proximity to the regulated area of the Saugeen Valley Conservation Authority (SVCA). Approval will be required from the SVCA to construct the new hobby barn within the regulated area.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Agricultural (A), Agricultural Site Specific (A-1) and Natural Environment (NE) Zone. The applicant is proposing to construct a new hobby barn within the lands zoned A-1 and within close proximity to the NE zone with a reduced side yard setback. The lands zoned A-1 represents an area of 1 kilometer around urban boundaries. A hobby barn is considered an accessory use to a single detached dwelling, and therefore is permitted within the A-1 Zone.

New hobby barns are not permitted within the NE Zone. Section 2.6 of the Wellington North Zoning By-law states that the boundaries of the NE zone can be more precisely determined by the applicable Conservation Authority. Upon re-interpretation of the zone boundary, all requirements (including any setbacks) shall be reviewed relative to the revised interpretation. SVCA provided comments to the Township dated October 17th, 2023 indicating “SVCA staff have edited our SVCA Hazard Lands, and SVCA staff recommend that the Natural Environment (NE) zone and Core Greenlands designation be updated at the next opportunity to coincide with SVCA Hazard Lands to better reflect site conditions on the property”. With respect to the impact, the closest dwelling is approximately 187 m (615 ft) away from the proposed hobby barn. There are no rural residential uses in proximity that may be impacted.

The applicant is proposing to construct a new hobby barn and requires the following variance:

The applicant is proposing to construct a new hobby barn and requires the following variance:

<b>General Regulations</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Side Yard Setback, Minimum</b> Section 8.3.2 a	22.8 m (74.8 ft)	9.14 m (30 ft)	13.66 m (44.8 ft)

The variance requested is minor and appropriate for the use of the lot. SVCA has reinterpreted the NE zone boundary on the subject lands allowing the hobby barn to be constructed outside the new interpreted regulated area. The proposed hobby barn is also set back sufficient distance from the neighbouring dwellings. 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**

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated October 17, 2023 (No Objection)

Jessica Pegelo, Corridor Management Planner, Ministry of Transportation

- Email dated October 23, 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

James Martin, Applicant, was present to answer questions regarding his application.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Burke commented that she originally had some concerns; but based on the comments about mapping changes it would be hard to dispute. She inquired about the redesignation of the natural environment protected lands and asked if the conservation authority does on a case-by-case basis, or are they looking to reevaluate and update the standards across the board. Darren Jones, CBO, stated that the boundaries are based on old mapping so once an application is received the conservation staff reevaluate each site individually on its merits. This is a common occurrence were they either uphold the boundary or reinterpret the boundary. Member McCabe explained that the SVCA is in the process of updating maps. Chairperson Lennox added that the maps were often created through a desk top exercise rather than feet on the ground and sometimes the contours are not quite what was represented on the desk top exercise and allows for that to be interpreted appropriately.

Member Renken stated that when she first read this she wasn't happy with the variance as almost 45 feet is not a minor variance noting she would have objected if there had been other residences nearby and had no objection at this time.

## DECISION

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

THAT the minor variance applied for in Application A11/23, for the property described as EOSR Part Lot 13, DIV 1, geographic Township of Arthur, with a civic address of 9451 Highway 6, to provide the following relief;

- 1. THAT a Minimum Side Yard Setback, for a Hobby Barn, of 9.14 m (30 ft) be permitted, whereas the By-law requires 22.8 m (74.8 ft).**

APPROVED

## ADJOURNMENT

RESOLUTION: 01x-2023

Moved: Hern

Seconded: Renken

THAT the committee of adjustment meeting of October 23, 2023 be adjourned at 7:25 p.m.

CARRIED

---

CHAIRPERSON

---

CLERK

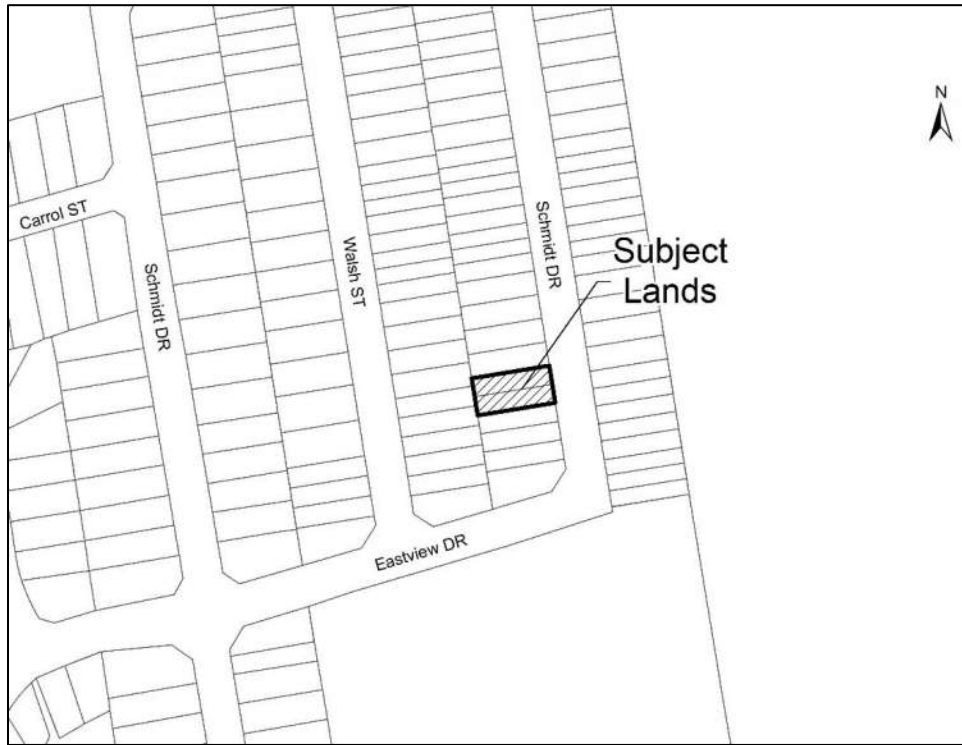
## Minor Variance Applications

November 6<sup>th</sup> Council Meeting



- Semi-detached Dwellings (A12/23, A13/23, & A14/23)**
- Landscaped area at 35%
  - Parking in 12m long driveway
  - ADU in each semi-detached on the lots
- Single Detached Dwelling (A15/23)**
- Parking in 8m long driveway vs parking in garage
- 4-unit townhouse (A16/23 & A17/23)**
- Reduced landscape area end units (40%) vs middle units (26%)

**A12/23 PINESTONE CONSTRUCTION INC. (243 & 245 Schmidt Dr.)**





## 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

October 31<sup>st</sup>, 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 – A12/23  
243 & 245 Schmidt Drive  
Lot 3, Plan 61M255  
Pinestone Construction.**

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 the minimum front yard landscaped requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on one lot.

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 properties is described as Lot 2, Plan 61M255 and are municipally known as 243 & 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct



Figure 1. 2020 Aerial photo of subject lands

an additional dwelling unit (ADU) in each semi-detached unit on one (1) lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU’s). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: “a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit”.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the semi-detached dwelling and require the following variances:

Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



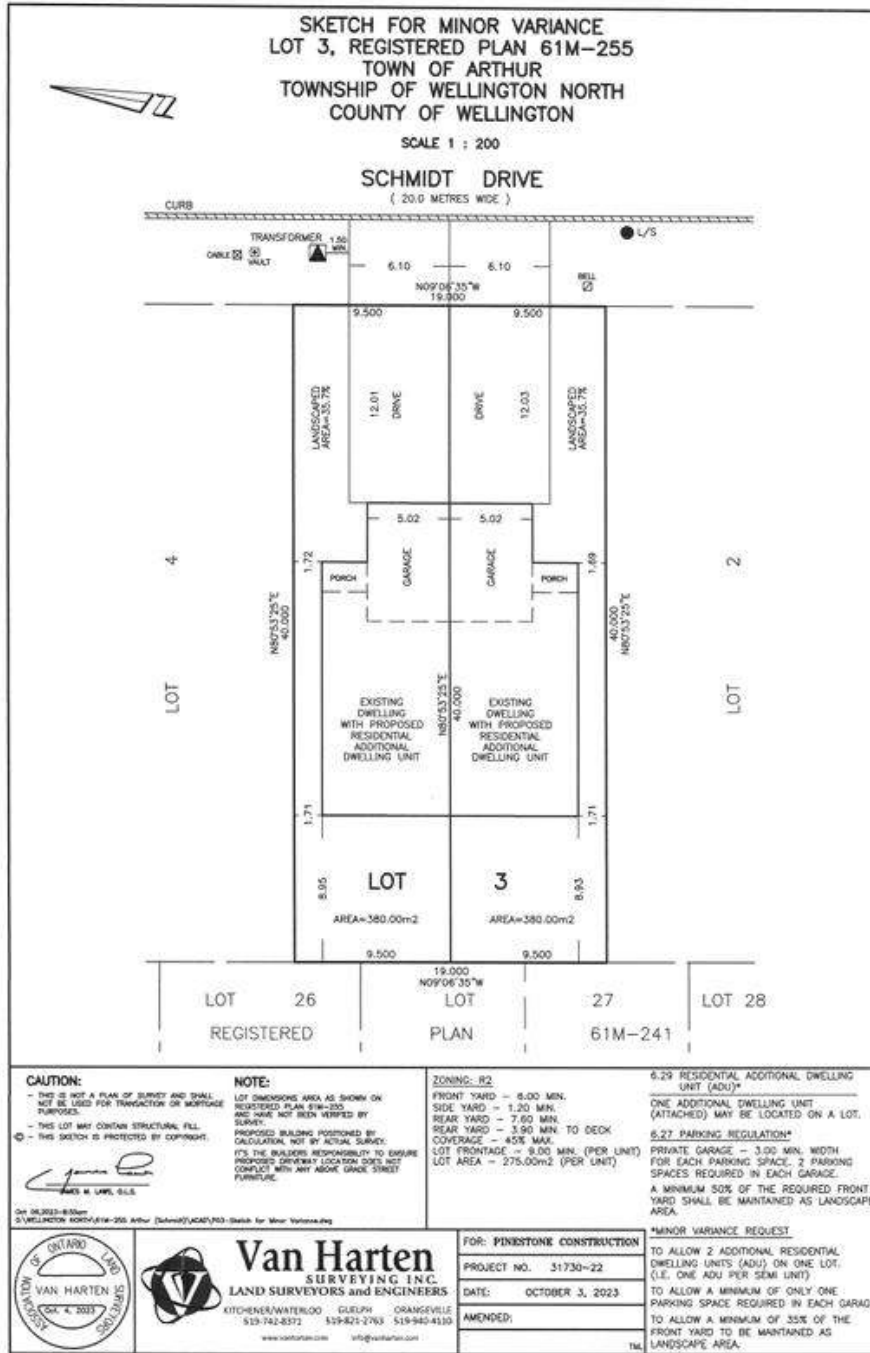
\_\_\_\_\_  
 Jamie Barnes, Junior Planner



\_\_\_\_\_  
 Jessica Rahim, Senior Planner



Attachment 1: Application Site Plan



## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:27 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF COMMITTEE OF ADJUSTMENT MEETING: A12/23 (243 - 245 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_243\_245.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*.

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:02 PM  
**Subject:** NOTICE OF COMMITTEE OF ADJUSTMENT MEETING: A12/23 (243 - 245 Schmidt Dr)

**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.

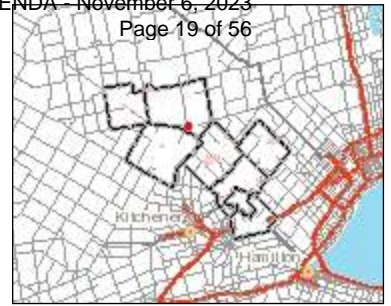
### TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*  
**A12/23**



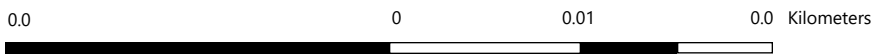
# 243 & 245 Schmidt Drive, Arthur



### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - ♾ Existing
  - ♾ Proposed
- 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
- RoadsLookup

1: 361



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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

### Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

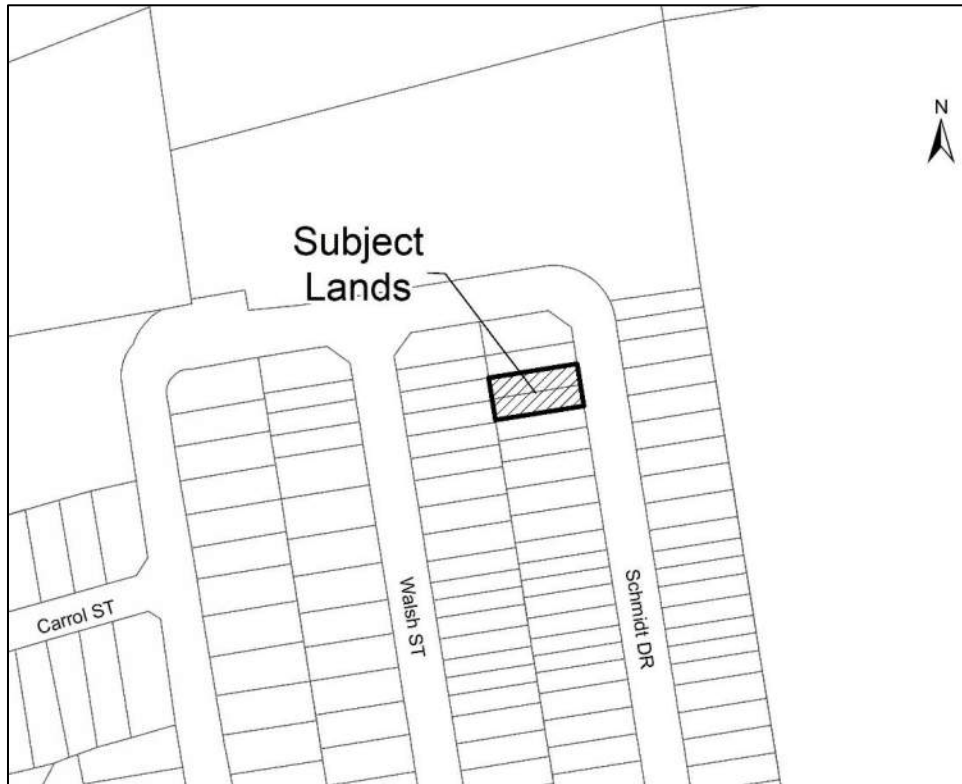
Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

**A13/23 PINESTONE CONSTRUCTION INC. (185 & 187 Schmidt Dr)**





## 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

October 31<sup>st</sup>, 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 – A13/23  
185 & 187 Schmidt Drive  
Lot 12, Plan 61M255  
Pinestone Construction.**

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 the minimum front yard landscaped requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on one lot

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 properties is described as Lot 12, Plan 61M255 and are municipally known as 185 & 187 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to



Figure 1. 2020 Aerial photo of subject lands

construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU’s). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: “a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit”.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct a new semi-detached dwelling with an ADU and require the following variance:

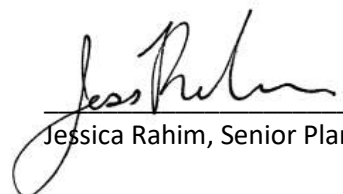
Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

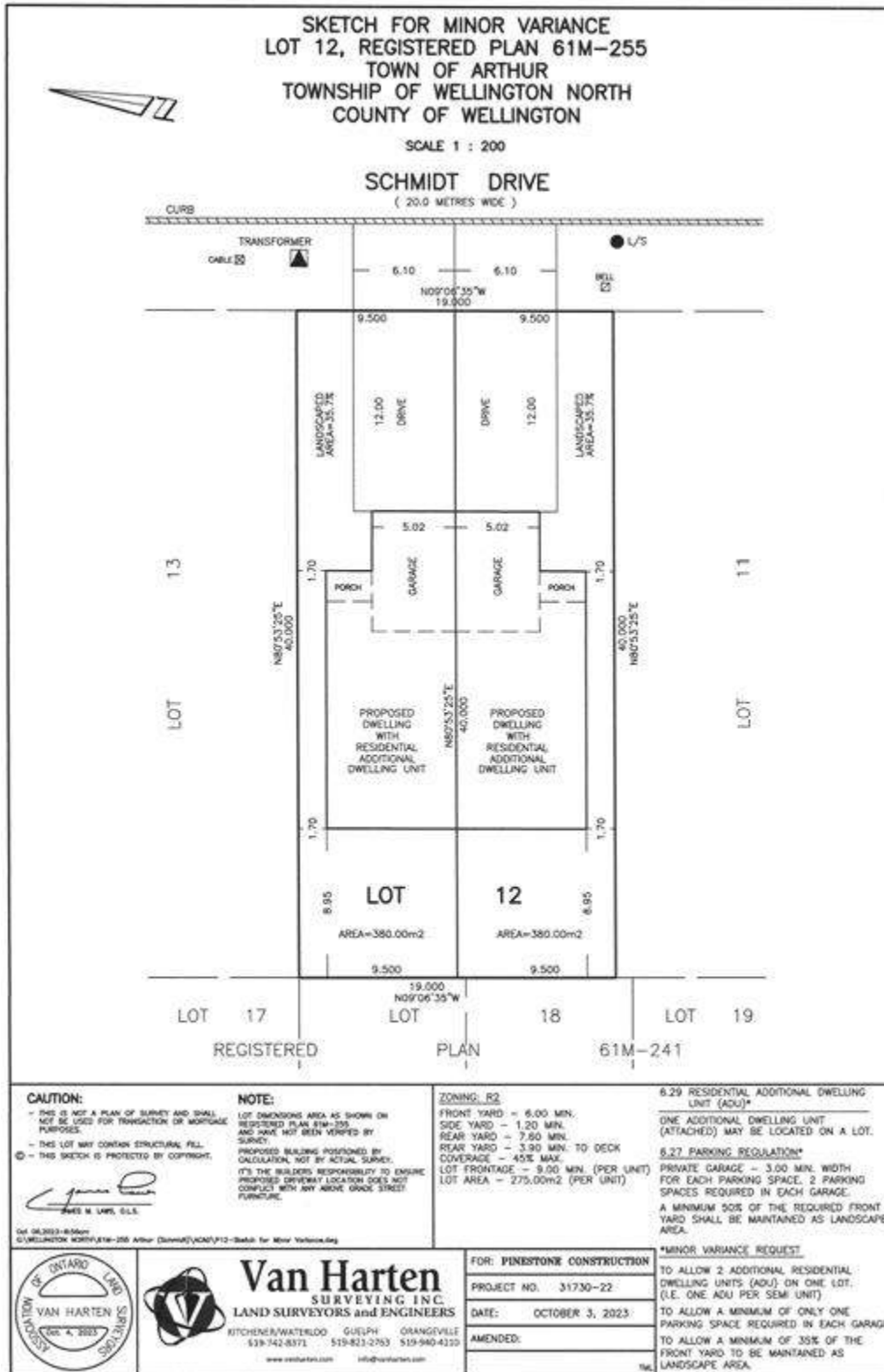


\_\_\_\_\_  
 Jamie Barnes, Junior Planner



\_\_\_\_\_  
 Jessica Rahim, Senior Planner

Attachment 1: Application Site Plan





## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:28 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A13/23 (185-187 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_185\_187.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*.

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:11 PM  
**Subject:** NOTICE COMMITTEE OF ADJUSTMENT MEETING: A13/23 (185-187 Schmidt Dr)

**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.

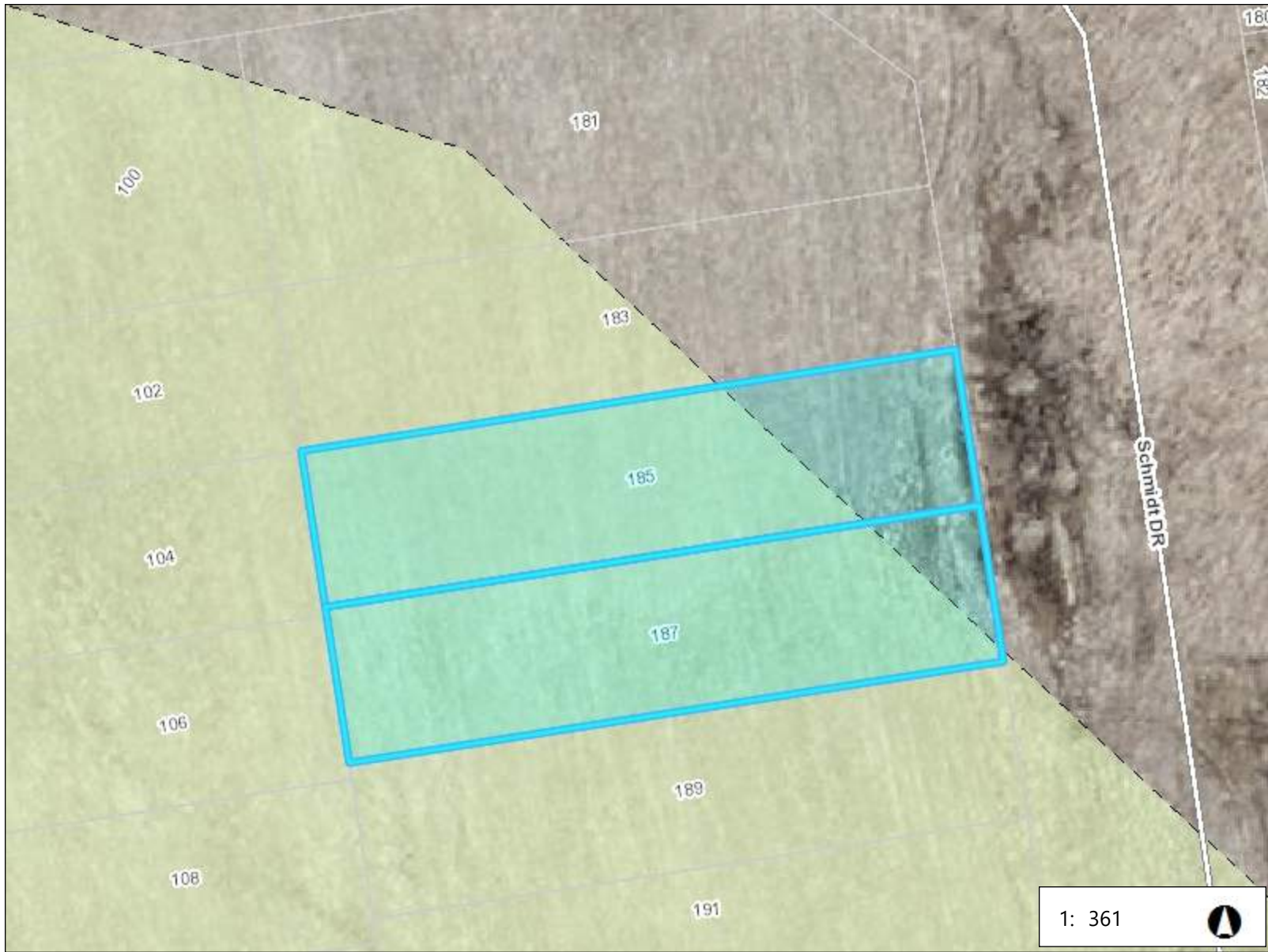
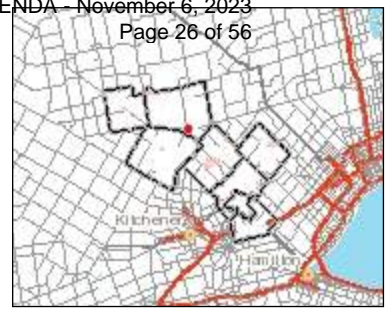
### TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*  
**A13/23**

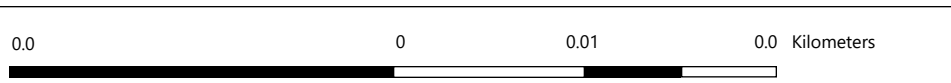


# 185 & 187 Schmidt Drive, Arthur



### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- 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
- RoadsLookup



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.  
 Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

### Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

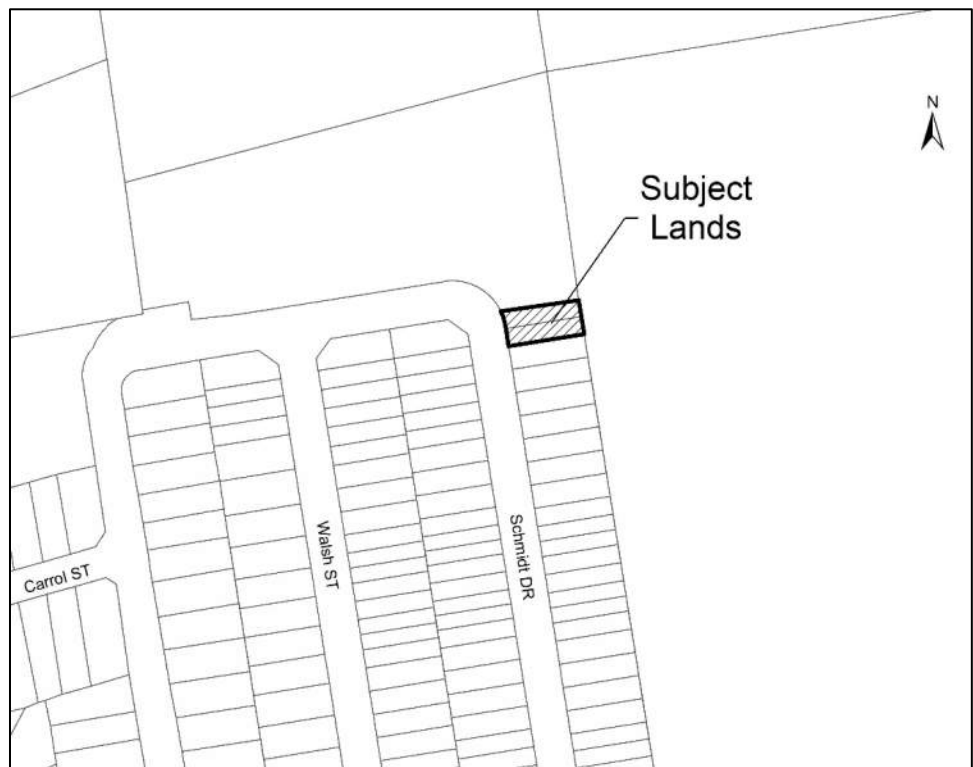
Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

**A14/23 2073022 ONTARIO INC. (180 & 182 Schmidt Dr)**





## 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

October 31<sup>st</sup>, 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 – A14/23  
180 & 182 Schmidt Drive  
Lot 14 Plan 61M255  
Pinestone Construction.**

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 the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot.

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 properties is described as Lot 14 Plan 61M255 and are municipally known as 180 & 182 Schmidt Drive. The subject land is approximately 0.07 ha (0.18 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to



Figure 1. 2020 Aerial photo of subject lands

construct an additional dwelling unit (ADU) in each semi-detached unit on the lot.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU's). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: "a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit".

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the semi-detached dwelling and require the following variances:

Regulations for Semi-Detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	34.1%	15.9%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

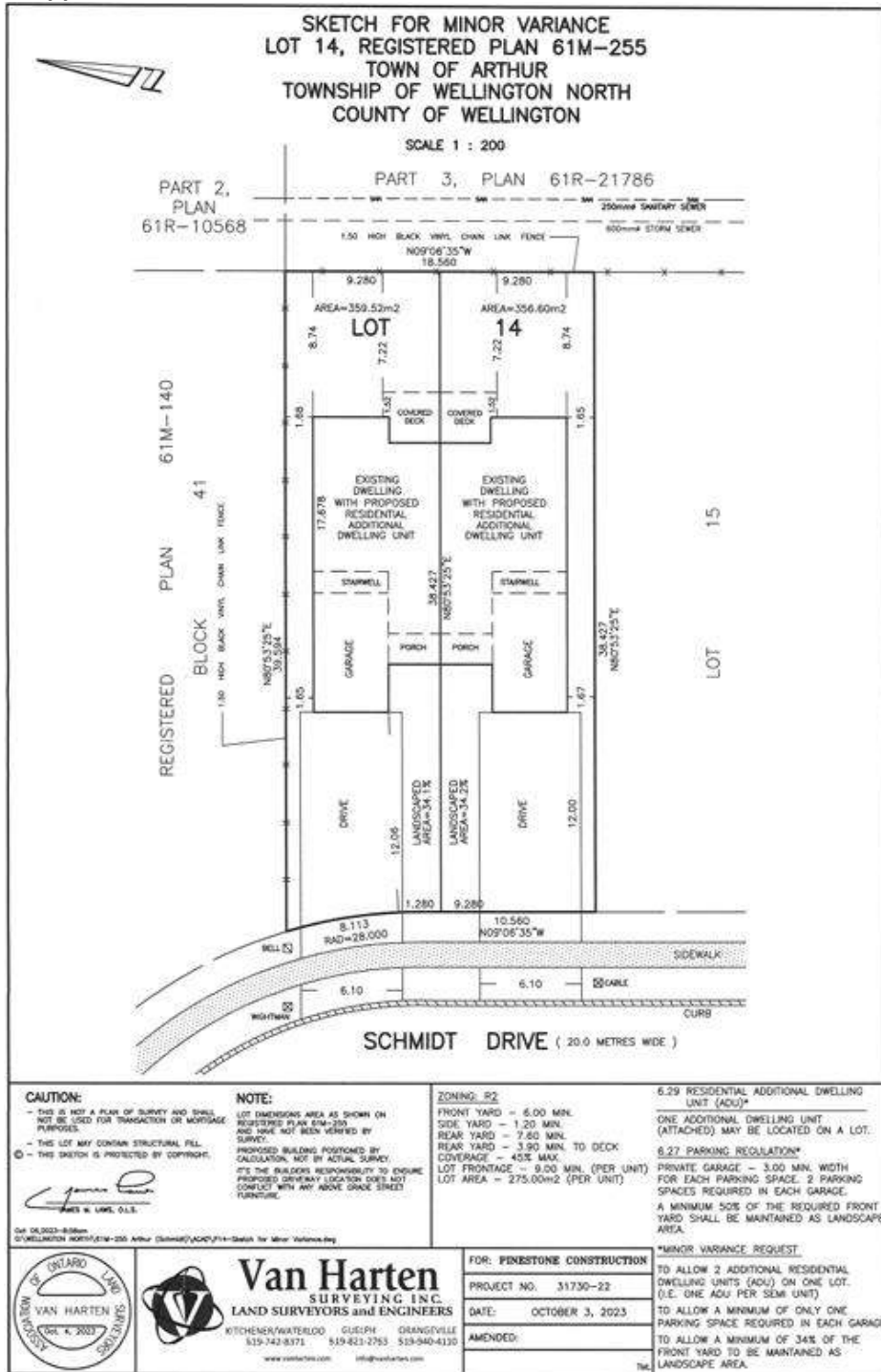


\_\_\_\_\_  
 Jamie Barnes  
 Junior Planner



\_\_\_\_\_  
 Jessica Rahim  
 Senior Planner

Attachment 1: Application Site Plan



## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:26 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A14/23 (180 & 182 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_180\_182.pdf

Hi Tammy,

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

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:16 PM  
**Subject:** NOTICE COMMITTEE OF ADJUSTMENT MEETING: A14/23 (180 & 182 Schmidt Dr)

**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

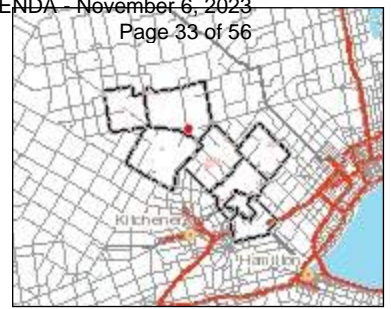
*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*

**A14/23**





180 & 182 Schmidt Drive, Arthur



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- 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
- RoadsLookup

0.0 0 0.01 0.0 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

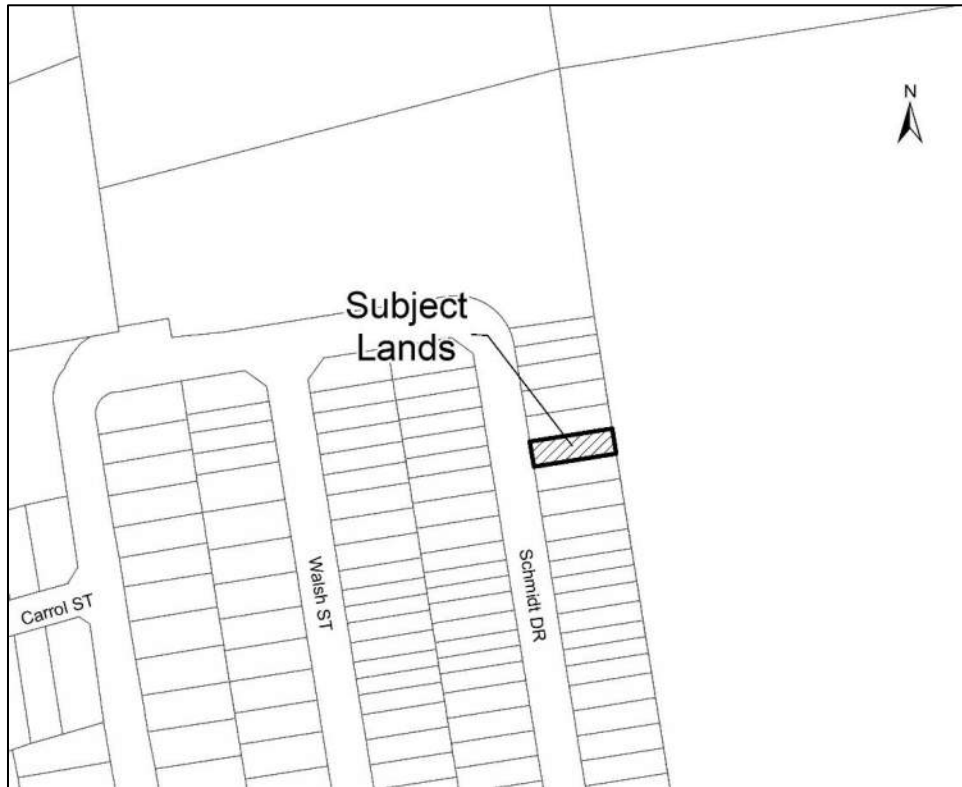
Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

**A15/23 PINESTONE CONSTRUCTION INC. (198 Schmidt Dr)**





## 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

October 31<sup>st</sup>, 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 – A15/23  
198 Schmidt Drive  
Lot 18 Plan 61M255  
Pinestone Construction.**

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 Section 6.27.4 in order to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The subject property is zoned Residential (R2), which permits a single-detached dwelling and one (1) attached Additional Dwelling Unit (ADU).

Planning Staff have concerns with the parking space being located within the required front yard as the dwelling is set back 8.49 m (27.8 ft) from the front lot line. The applicant should consider a relief to the private garage parking width and have the 2 permanent parking spaces be located within the garage.

Planning Staff have no concerns with the relief of the private garage parking space width 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.

Should the Committee approve the permanent parking space be within the driveway then they should be satisfied with the requested relief and should be 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 properties is described as Lot 18 Plan 61M255 and are municipally known as 198 Schmidt Drive. The subject land is approximately 0.05 ha (0.12 ac) in size. The location of the property is shown on Figure 1.

**PROPOSAL**

The of the application is to provide relief from Section 6.27.4 in order to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The subject property is zoned Residential (R2), which permits a single-detached dwelling and one (1) attached Additional Dwelling Unit (ADU). Other variances may be considered where deemed appropriate.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.



Figure 1. 2020 Aerial photo of subject lands

Section 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU’s). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: “a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape”.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the existing dwelling and requires the following variance:

Parking Regulations for a Single Detached Dwelling Section 6.27.4	Permitted	Proposed	Difference
Location of Parking Areas and Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building.	To permit a permanent parking spaces in front of the front wall of the main building.	N/A

Planning Staff have concerns with the parking space being located within the required front yard. The dwelling is set back 8.49 m (27.8 ft) whereas the required front yard in the R2 zone is 6 m (19.7 ft). The applicant should consider a relief to the private garage parking width and have the 2 permanent parking spaces be located within the garage. This will allow the driveway to remain as the temporary parking space as permitted in the zoning by-law.

Planning staff recommended relief to be requested:

<b>Parking Regulations</b>	<b>Required Width</b>	<b>Proposed Width</b>	<b>Difference</b>
<b>Size of Parking Spaces</b> (Section 6.27.1)	6.0 m (19.6 ft)	5.4 m (17.58 ft)	0.6 m (2.02 ft)

If the applicants amend their requested relief, then 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.

Yours truly,



---

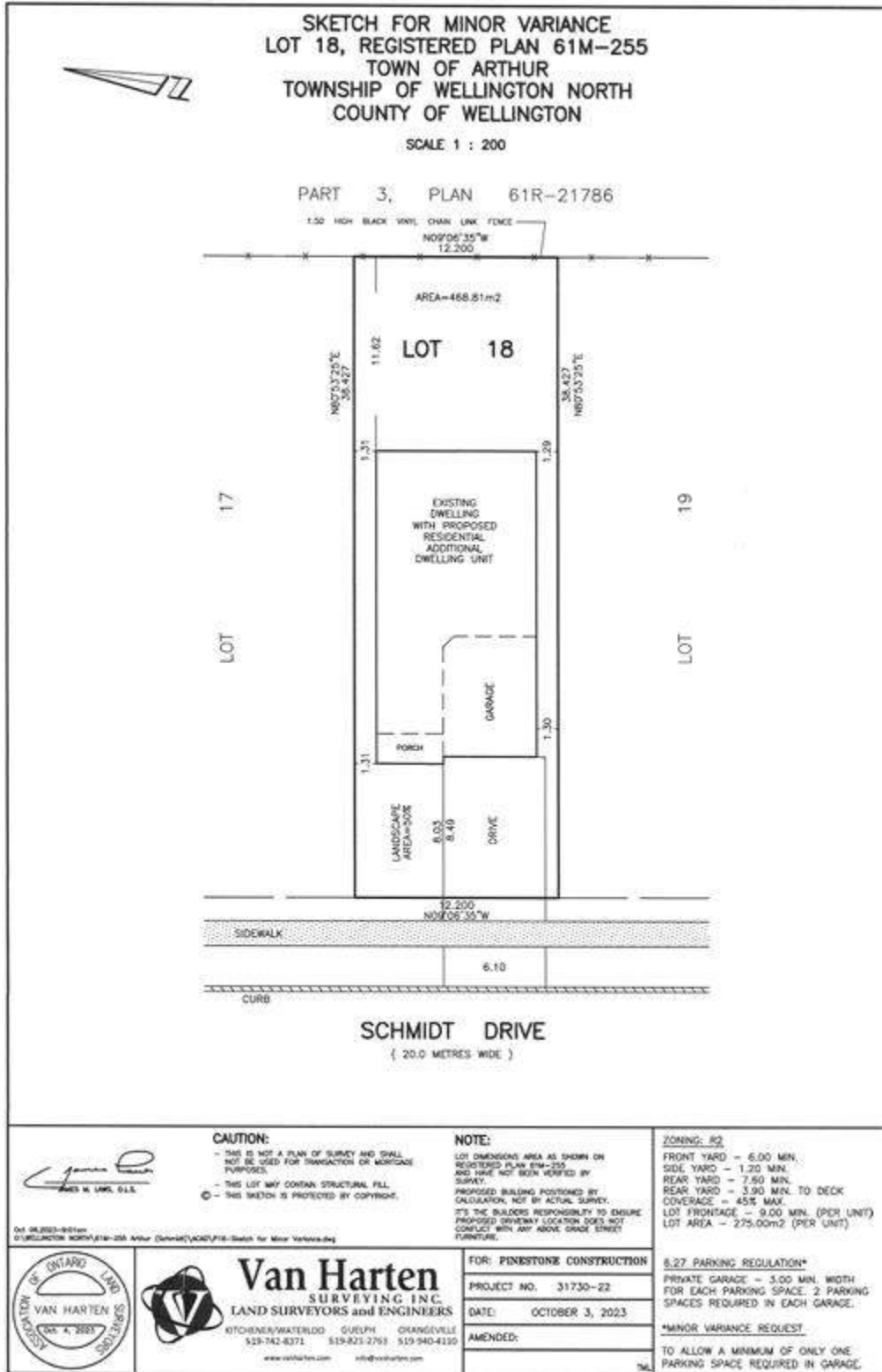
Jamie Barnes  
Junior Planner



---

Jessica Rahim  
Senior Planner

Attachment 1: Application Site Plan



 CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. - THIS LOT MAY CONTAIN STRUCTURAL FILL. © - THIS SKETCH IS PROTECTED BY COPYRIGHT.	NOTE: LOT DIMENSIONS AREA AS SHOWN ON REGISTERED PLAN 61M-255 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY. IT'S THE BUILDERS RESPONSIBILITY TO ENSURE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ANY ABOVE GRADE STREET FURNITURE.	ZONING: #2 FRONT YARD - 6.00 MIN. SIDE YARD - 1.20 MIN. REAR YARD - 7.50 MIN. REAR YARD - 3.90 MIN. TO DECK COVERAGE - 45% MAX. LOT FRONTAGE - 9.00 MIN. (PER UNIT) LOT AREA - 275.00m <sup>2</sup> (PER UNIT)
Ont. 042803-0014m 01985/LANTRON 3039/0110-254 Arthur (Delisted)/VAN/HFIH-Station for Minor Variance.dwg	 <b>Van Harten</b> SURVEYING INC. LAND SURVEYORS and ENGINEERS KITCHEN/WATERLOO GUELPH ORANGEVILLE 519-742-8371 519-823-2763 519-940-4110 www.vanharten.com info@vanharten.com	FOR: PINESTONE CONSTRUCTION PROJECT NO. 31730-22 DATE: OCTOBER 3, 2023 AMENDED: 8.27 PARKING REGULATION* PRIVATE GARAGE - 5.00 MIN. WIDTH FOR EACH PARKING SPACE. 2 PARKING SPACES REQUIRED IN EACH GARAGE. *MINOR VARIANCE REQUEST TO ALLOW A MINIMUM OF ONLY ONE PARKING SPACE REQUIRED IN GARAGE.

## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:25 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A15/23 (198 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_198.pdf

Hi Tammy,

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

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:20 PM  
**Subject:** NOTICE COMMITTEE OF ADJUSTMENT MEETING: A15/23 (198 Schmidt Dr)

**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

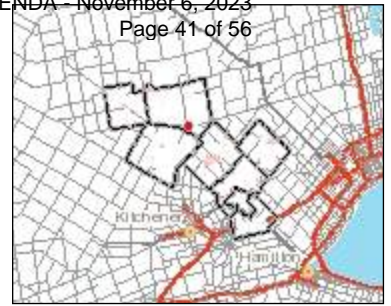
*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*

**A15/23**





198 Schmidt Drive, Arthur



Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- 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
- RoadsLookup

1: 361

0.0 0 0.01 0.0 Kilometers



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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

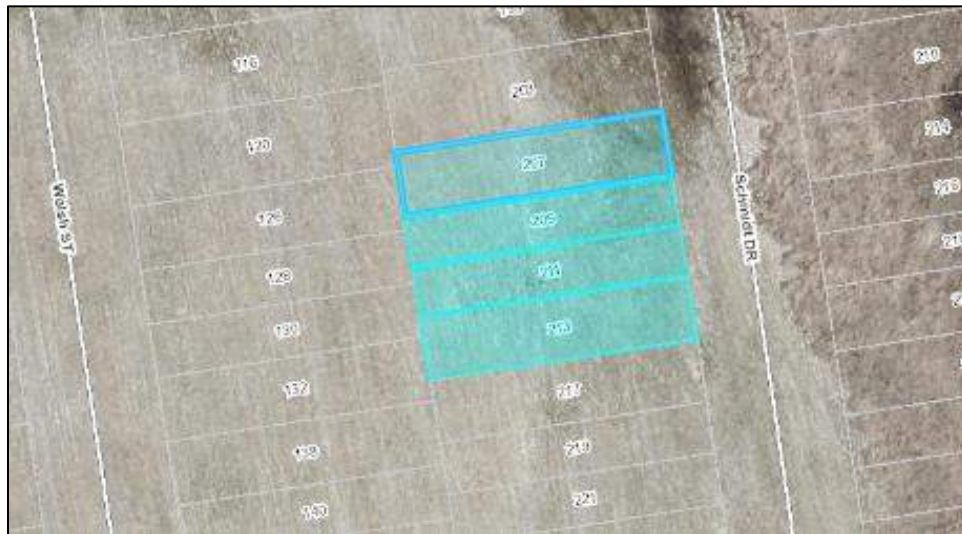
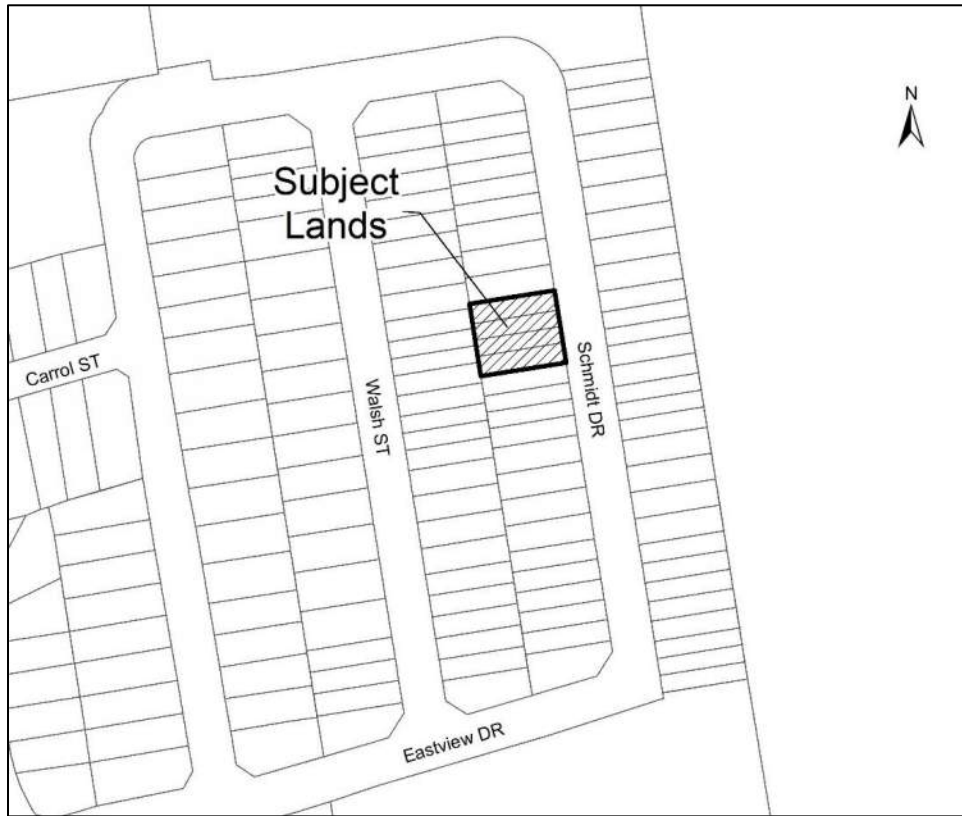
Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

**A16/23 PINESTONE CONSTRUCTION INC. (207, 209, 211 & 213 Schmidt Dr)**





## 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

October 31<sup>st</sup>, 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 – A16/23  
207, 209, 211 & 213 Schmidt Drive  
Block 31 Plan 61M255  
Pinestone Construction.**

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 the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these units.

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be 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 properties is described as Block 31, Plan 61M255 and are municipally known as 207,209,211 & 213 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on Figure 1.

### **PROPOSAL**

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a 4-unit street townhouse.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.



Figure 1. 2020 Aerial photo of subject lands

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing the following variances:

Street Townhouse Regulations Minimum Landscape Requirement (Section 12.3)	Permitted	Proposed	Difference
Unit 1 & 4 (213 & 207 Schmidt Dr)	50%	40.5%	9.5%
Unit 2 & 3 (211 & 209 Schmidt Dr)	50%	26.8%	23.2%

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

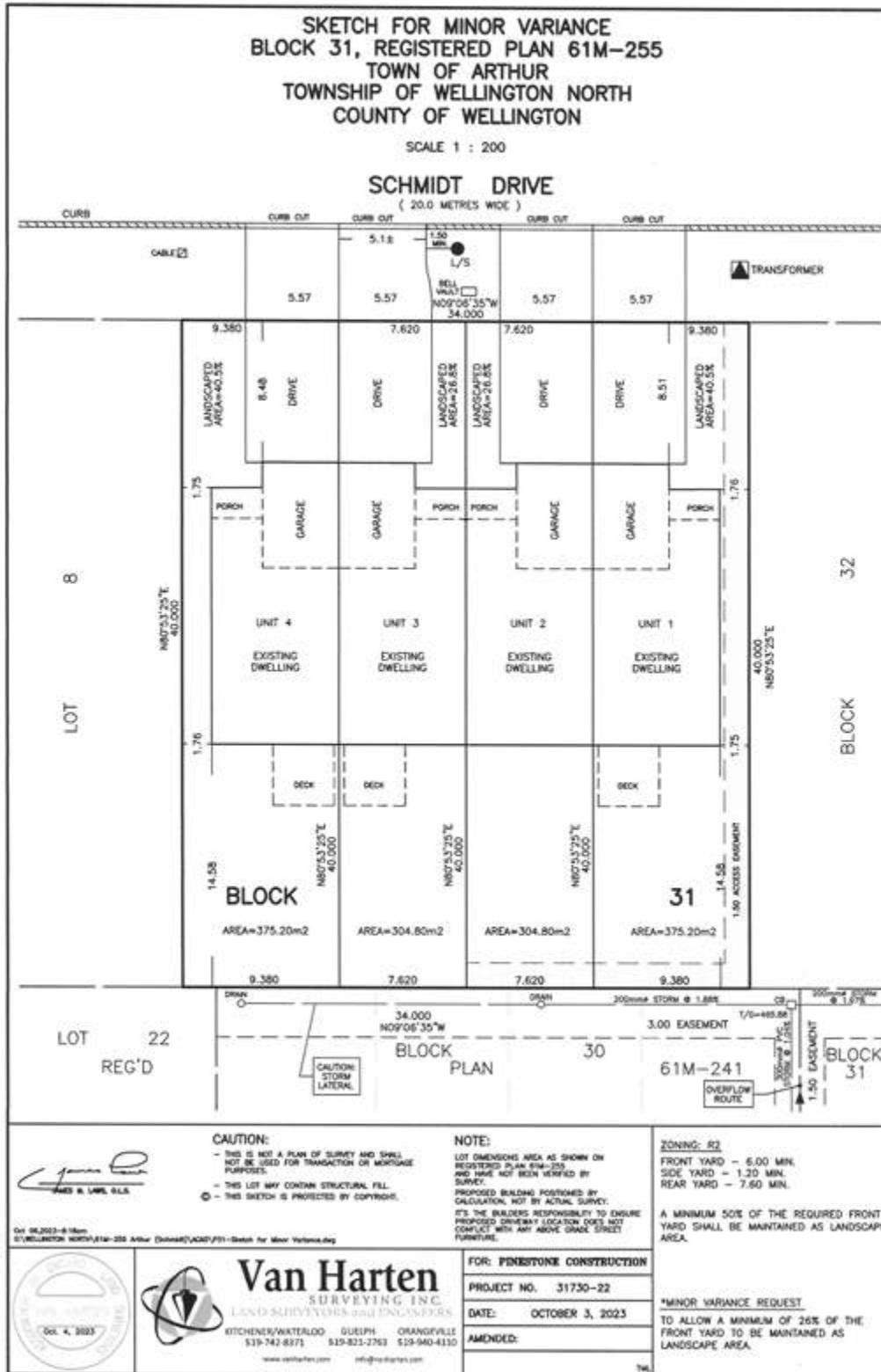
I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

\_\_\_\_\_  
 Jamie Barnes  
 Junior Planner

\_\_\_\_\_  
 Jessica Rahim  
 Senior Planner

Attachment: Application Site Plan



## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:25 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A16/23 (207, 209, 211 & 213 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_207-213.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*.

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:24 PM  
**Subject:** NOTICE COMMITTEE OF ADJUSTMENT MEETING: A16/23 (207, 209, 211 & 213 Schmidt Dr)

**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.

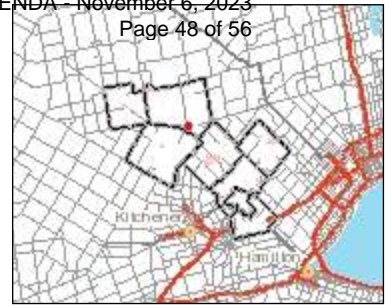
### TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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



# 207, 209, 211, 213 Schmidt Drive, Arthur



### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- 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
- RoadsLookup

0.0 0 0.01 0.0 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

### Notes





Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

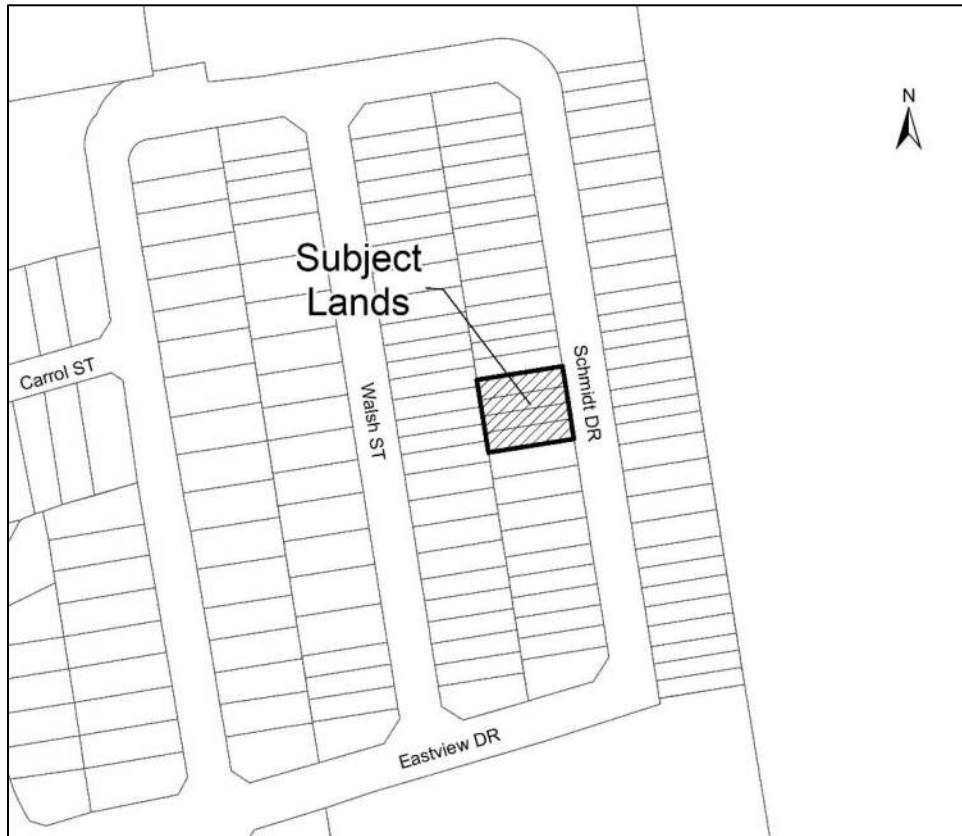
Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

**A17/23 PINESTONE CONSTRUCTION INC. (217, 219, 221 & 223 Schmidt Dr)**





## 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

October 31<sup>st</sup>, 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 – A17/23  
217, 219, 221, 223 Schmidt Drive  
Block 32 Plan 61M255  
Pinestone Construction.**

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 the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be 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 properties is described as Block 32, Plan 61M255 and are municipally known as 217, 219, 221, 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on Figure 1.

### **PROPOSAL**

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a 4 unit street townhouse.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.



Figure 1. 2020 Aerial photo of subject lands

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing the following variances:

<b>Street Townhouse Regulations</b> Minimum Landscape Requirement (Section 12.3)	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Unit 1 &amp; 4 (223 &amp; 217 Schmidt Dr)</b>	50%	40.5%	9.5%
<b>Unit 2 &amp; 3 (221 &amp; 219 Schmidt Dr)</b>	50%	26.8%	23.2%

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

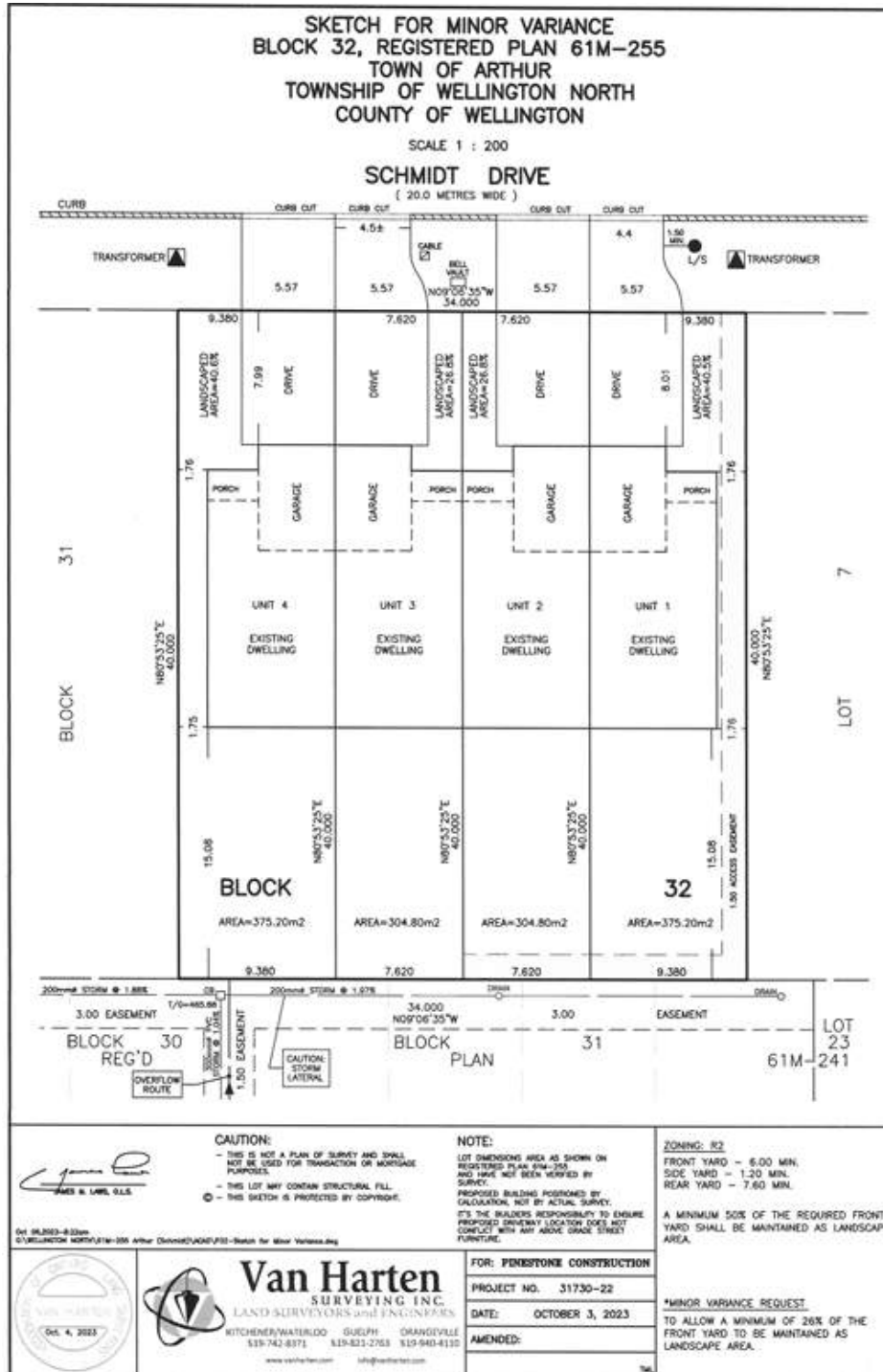
I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

\_\_\_\_\_  
 Jamie Barnes  
 Junior Planner

\_\_\_\_\_  
 Jessica Rahim  
 Senior Planner

Attachment: Application Site Plan



## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** October 25, 2023 6:25 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A17/23 (217, 219, 221 & 223 Schmidt Dr)  
**Attachments:** WHPA\_Map\_SchmidtDr\_217-223.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*.

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.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, October 20, 2023 12:27 PM  
**Subject:** NOTICE COMMITTEE OF ADJUSTMENT MEETING: A17/23 (217, 219, 221 & 223 Schmidt Dr)

**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.

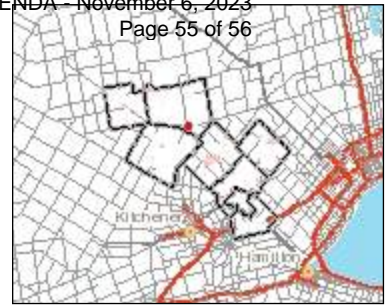
### TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

#### NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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



# 217, 219, 221, 223 Schmidt Drive, Arthur



### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- 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
- RoadsLookup

0.0 0 0.01 0.0 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

### Notes



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

October 30, 2023

via email

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, P.O. Box 125  
Kenilworth, ON, N0G 2E0

Dear Ms. Pringle,

**Re: Committee of Adjustment Meeting – November 6, 2023**

**Applications for Minor Variance**

A12/23	243-245 Schmidt Drive
A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A15/23	198 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications.

GRCA has no objection to the approval of the above applications. The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The properties are not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

Should you have any questions, please contact me at [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca) or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority