

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
MONDAY, NOVEMBER 20, 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/88599349472>

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: 885 9934 9472

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A18/23 5053745 Ontario Inc. (177 Jack's Way)
- A19/23 5053745 Ontario Inc. (181 Jack's Way)

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, November 6, 2023 (A12/23, A13/23, A14/23, A15/23, A16/23 & A17/23) 5

Recommendation:

THAT the Committee of Adjustment meeting minutes of November 6, 2023 – A12/23, A13/23, A14/23, A15/23, A16/23 & A17/23 be adopted as presented.

APPLICATION

A18/23 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 13, Block 17, Registered Plan 61M-253 and is municipally known as 177 Jack's Way. The subject lands are approximately 0.04 ha (0.09 ac) in size. The location of the property is shown on the map attached. 23

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²), a lot frontage of 5.5m (16.4ft), a driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area. 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 30, 2023.

PRESENTATIONS

- Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
- Planning Report dated November 15, 2023 24

CORRESPONDENCE FOR COMMITTEE'S REVIEW

- Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection
- Email dated October 30, 2023 (No Objection) 27
- Jason Dodds, Environmental Planning Technician, Saugeen Conservation
- Letter dated November 3, 2023 (No Objection) 29

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 A18/23, for the property described as Lot 13, Block 17, Registered Plan 61M-253, geographic Town of Mount Forest, with a civic address of 177 Jack's Way, to provide the following relief;

1. **THAT a reduced Lot Area, Minimum of 173 m² (1,862.2 ft²) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 280.0 m² (3,014.0 ft²).**
2. **THAT a reduced Lot Frontage, Minimum of 5.5 m (16.4 ft) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 6.5 m (21.3 ft).**
3. **THAT a reduced Landscaped Area of 40% be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 50%.**
4. **THAT a reduced Driveway Width of 2.4 m (7.9 ft) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 2.5 m (8.2 ft).**

APPLICATION

A19/23 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 14, Block 17, Registered Plan 61M-253 and is municipally known as 181 Jack's Way. The subject lands are approximately 0.04 ha (0.10 ac) in size. The location of the property is shown on the map attached. 31

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²) a Lot frontage of 5.5m (16.4ft), driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area. 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 30, 2023

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
• Planning Report dated November 15, 2023 32

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Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection
• Email dated October 30, 2023 (No Objection) 35
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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 A19/23, for the property described Lot 14, Block 17, Registered Plan 61M-253 geographic Town of Mount Forest, with a civic address of 181 Jack's Way, to provide the following relief;

1. **THAT a reduced Lot Area, Minimum of 173 m² (1,862.2 ft²) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 280.0 m² (3,014.0 ft²).**
2. **THAT a reduced Lot Frontage, Minimum of 5.5 m (16.4 ft) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 6.5 m (21.3 ft).**
3. **THAT a reduced Landscaped Area of 40% be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 50%.**

4. **THAT a reduced Driveway Width of 2.4 m (7.9 ft) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 2.5 m (8.2 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of November 20, 2023 be adjourned at _____.

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

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.

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 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 consider 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

Committee of Adjustment Minutes November 6, 2023
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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.

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

Shayne DeBoer, Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Burke had concerns with snow storage on the smaller lots.

The applicant responded that if it got to that point a loader or backhoe could be brought, the same as we do when a front yard gets full of snow elsewhere. He noted there is no sidewalk on this side, which could help with snow storage.

The CBO, suggested dealing with each application methodically noting the one that speaks to 26% reduction in front yard appears later on the agenda so the Committee could vote on the two requests separately. The application in front of the Committee is for a 35% reduction and if there are concerns with the 35% reduction, they could be voted in separate reliefs; but if we are taking about the one with 26% relief it will be dealt with later in the meeting.

Member Renken had concerns with reduced green space, no sidewalk and snow storage. She felt the area was already quite dense.

The CBO clarified that there is a sidewalk on the other side of Schmidt Drive from where this application is and most places do not have sidewalks on both sides of the roads.

The applicant advised the reduction would assist in getting cars parked in driveways, off the roads.

Member Renken asked how many feet the 35% reduction would be. Mr. DeBoer stated it would be about 4 feet wider than the garage. The 4 feet would come out of the centre greenspace.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).

DENIED

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 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

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.

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 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 consider 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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

The Applicant stated he doesn't understand the concern about snow in the front yards as opposed to building homes. He advised his plan will move cars into driveways and not blocking the roads.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Burke stated snow storage is a concern as is lack of space for people buying these homes as well as site lines. She advised some requests for minor variances she has seen are not necessarily minor in nature. She questioned if the applicant could redesign the proposal to make the reductions less than what is being asked for or work within the parcel that you have. The Applicant responded that they need extra driveway space to be able to fit four vehicles in the driveway and one in the garage and if they could have reduced the variance they would have. He noted the units are being built to appeal to homeowners needing help with the mortgage from income rental of a unit in the basement, which is why the variance is needed to provide for parking.

McCabe stated that there is a recommendation from staff for deferral so staff can work with the developer on an amended or updated plan. The Applicant agreed with deferral.

Member Renken reiterated concern with lack of space outside the homes and advised she appreciated the appeal to first time homebuyers but unless you can reduce the size of the house to increase the size of the lot she doesn't like to see the variances.

Applicant of A14/23 noted most of these lots are 135 feet deep which makes up for the loss of the side yard and should address greenspace issues. He also advised there is 5 acres of parkland on the north.

Member Hern said intensification with Additional Dwelling Units (ADU's) are something that she supports in small communities like this.

Member Burke wondered why the houses can't be moved back so the parking is stacked. The Applicant noted they did push it back to 12 m rather than the 8m where there is a sidewalk and 7m where there isn't a sidewalk to accommodate the extra parking.

CBO confirmed the proposal is double the front yard set back which allows tandem parking. A single car driveway and tandem parking would meet the by-law and would issue a building permit for the ADU with that reduction. The extra request is for the reduction of landscaped area to make a double wide driveway to fit four cars and one in the garage.

Member Renken has concerns with density in general, not just this development. She questioned the number of bedrooms in the ADU.

Chair McCabe noted the pressure to house people or be able to afford a place is something that is going to keep increasing and the Committee will probably see more of this in the future.

The Secretary, explained the options available

1. The Applicant can request to have his application to not be considered at this meeting to be able to do further consultations with staff.
2. The Committee could vote to defer to provide the Applicant an opportunity to work with staff, however if the motion to defer is defeated the Committee must proceed with a decision to approve or deny

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

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 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

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.

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 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.

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

Jim Coffey, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

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

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

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 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

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.

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.

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:

Parking Regulations	Required Width	Proposed Width	Difference
Size of Parking Spaces (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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

Applicant was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Burke inquired how the concerns of the Planning Department were going to be addressed.

The CBO noted there was a recommendation in the report to consider the garage as opposed to parking in the driveway and that is the proposal in front of the Committee now.

Member Renken asked if the garage is widened how much land would there be between the garage and the property line. The CBO the garage is not being widened will remain as is and meets the Zoning By-law setbacks. The variance is for a reduction in the width of parking space within the garage to allow two parking spaces.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).

APPROVED

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. T

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

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.

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.

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.

CORRESPONDENCE FOR COMMITTEE’S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

Applicant was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken asked if they were voting for reduction of all four or just two. Chair McCabe explained that they will vote separately on 213 and 207 Schmidt Drive to permit 40.5% and then 211 and 209 Schmidt drive to permit 26.8%.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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%.

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

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%.

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

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 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

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.

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.

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 (223 & 217 Schmidt Dr)	50%	40.5%	9.5%
Unit 2 & 3 (221 & 219) 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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated October 30, 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

Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or 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%.

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

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%.

DEFERRED PENDING FURTHER DISCUSSION WITH STAFF

ADJOURNMENT

RESOLUTION: 021-2023

Moved: Hern

Seconded: Renken

THAT the committee of adjustment meeting of November 6, 2023 be adjourned at 3:49 p.m.

CARRIED

ACTING CHAIRPERSON

CLERK

A18/23 5053745 ONTARIO INC. (177 Jack's Way)





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

November 15th, 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 – A18/23
177 Jack's Way
Lot 13, Block 17 Registered Plan 61M-253
5053745 Ontario Inc.

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion: The variance requested would provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²), a lot frontage of 5.5m (16.4ft), a driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area.

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 described as Lot 13, Block 17, Registered Plan 61M-253 and is municipally known as 177 Jack's Way. The subject lands are approximately 0.04 ha (0.09 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a

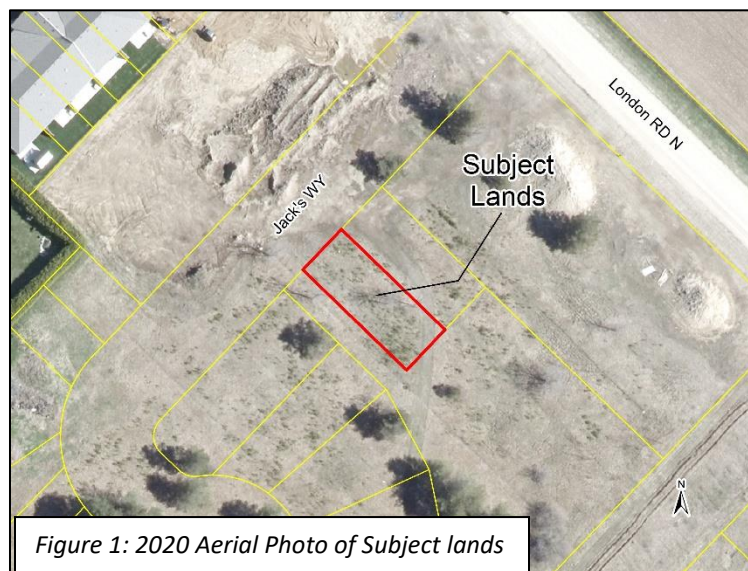


Figure 1: 2020 Aerial Photo of Subject lands

4-unit street townhouse development with a lot area of 173m² (1862.2 ft²), a lot frontage of 5.5m (16.4ft), a driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area.

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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential (R2). The applicant is proposing to construct a 4-unit street townhouse development (See figure 2 below) and require the following variances:

Street Townhouse (Section 12.2.6)	Permitted	Proposed	Difference
Lot Area, Minimum (Section 12.2.6.1)	280.0 m ² (3,014.0 ft ²)	173m ² (1862.2 ft ²)	107 m ² (1151.8 ft ²)
Lot Frontage, Minimum (Section 12.2.6.3)	6.5 m (21.3 ft.)	5.5m (16.4ft)	1 m (3.28 ft)
Landscaped Area (Section 12.3 ii)	50%	40%	10%
Driveway Width (Section 6.27.2)	2.5 m (8.2 ft)	2.4 m (7.9 ft)	0.1 m (0.3 ft)

The subject lands are adjacent to the storm water management block and an apartment block within the plan of subdivision, and across the street from the 10-unit townhouse block. The proposed units exceed the minimum floor area requirements within the by-law for a townhouse development. There is a variety of housing types within the area and this proposed development will further provide an alternative form of housing needed in the community.

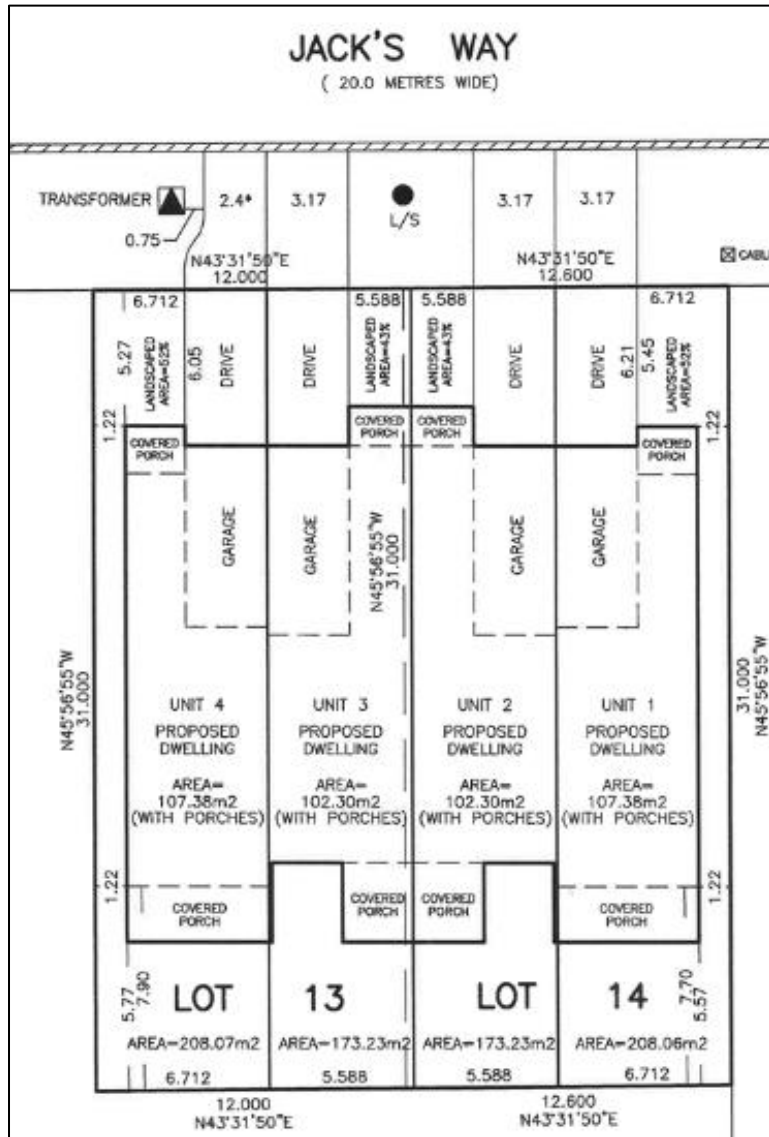
The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Jessica Rahim, Senior Planner

Figure 2: Site Plan prepared by Van Harten Surveying Inc.



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 30, 2023 11:41 AM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A18/23 177 Jack's Way
Attachments: WHPA_Map_JacksWay_177.pdf

Thanks Tammy. 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 | 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 27, 2023 12:15 PM
Subject: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A18/23 177 Jack's Way

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

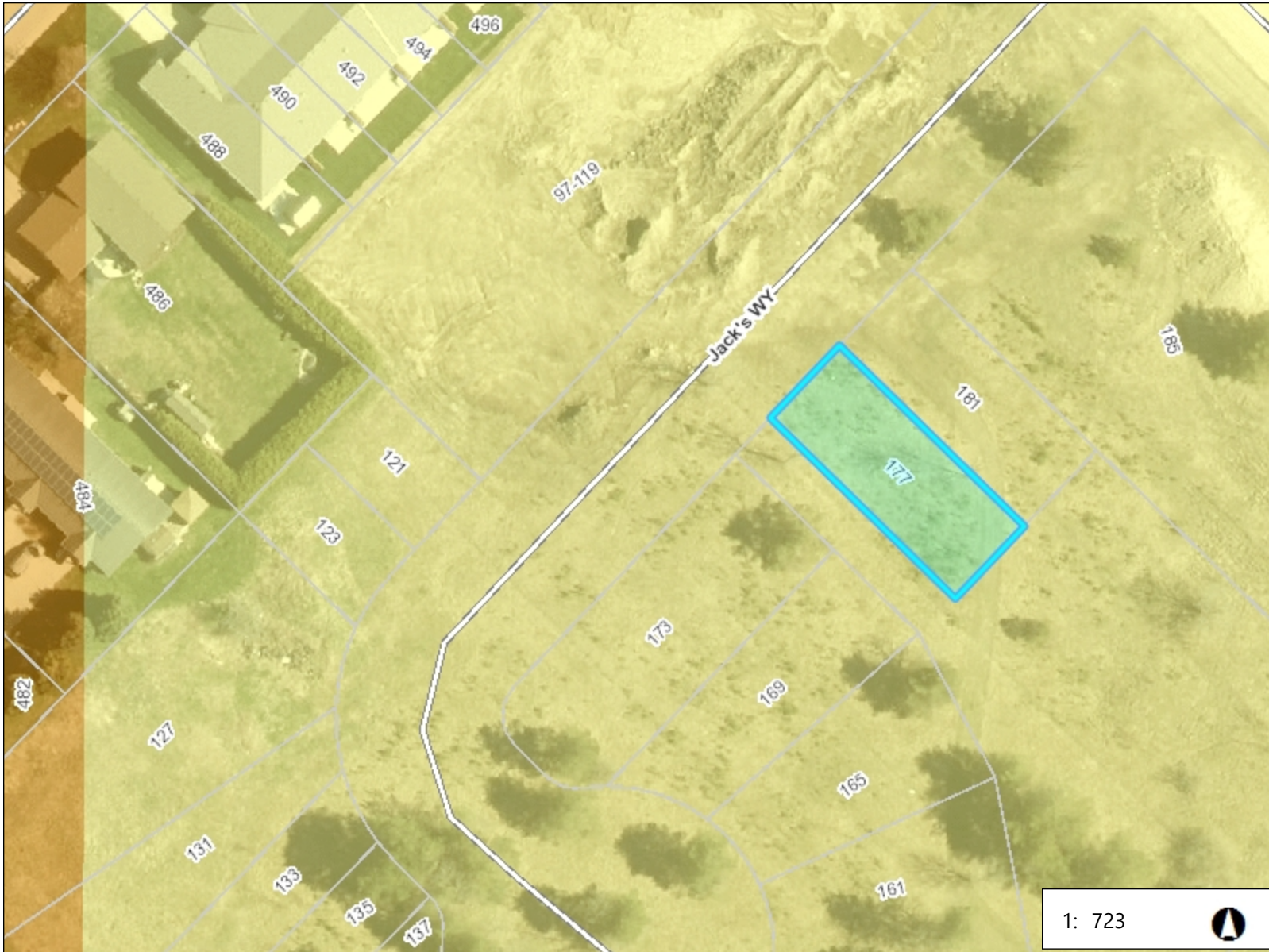
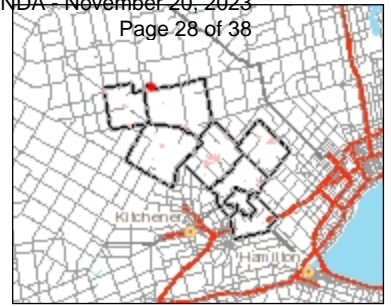
NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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

A18/23



177 Jack's Way, 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, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1: 723

0.0 0 0.02 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.

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



SENT ELECTRONICALLY ONLY: tpringle@wellington-north.com

2023-11-03

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Minor Variance A18/23 5053745 Ontario Inc. c/o Van Harten Surveying Inc.

177 Jack's Way Lot 13, Block 17 REGISTERED PLAN 61M-253

Roll Number 234900000102957

Geographic Township of Mount Forest

Municipality 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 minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²) a Lot frontage of 5.5m (16.4ft), driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area. Other variances may be considered where deemed appropriate.

Recommendation

The application is acceptable to SVCA staff.

Township of Wellington North

Minor Variance A18/23 5053745 Ontario Inc. c/o Van Harten Surveying Inc.
Date 2023-11-03
Page: 2

Summary

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.

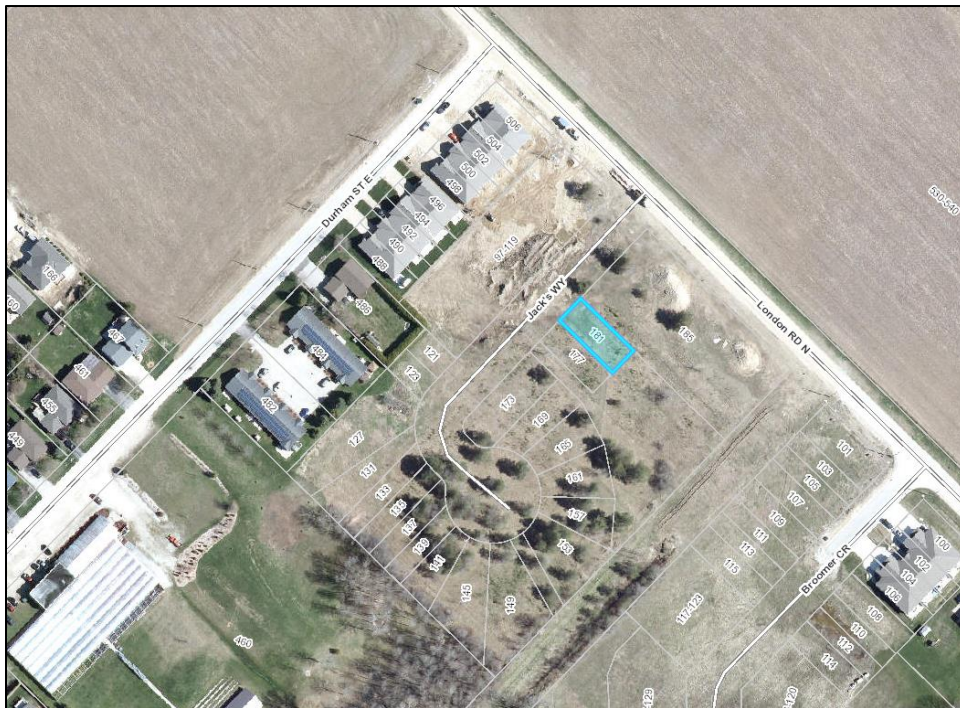
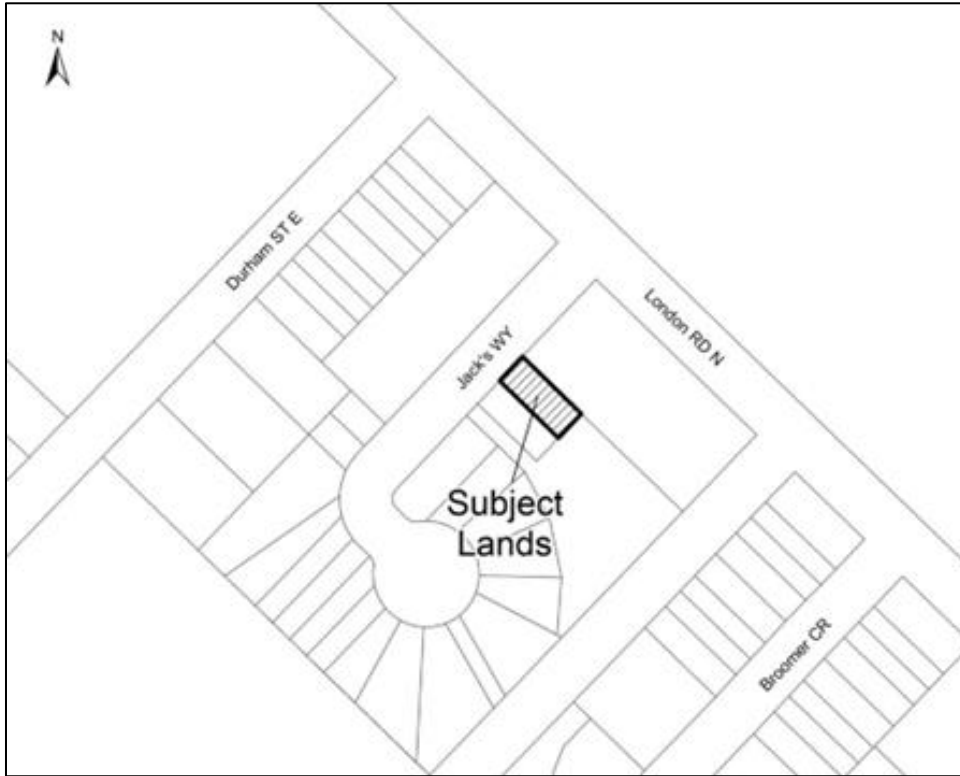
Please inform this office of any decision made by the planning approval authority with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
 Steve McCabe, Authority Member, SVCA (via email)

A19/23 5053745 ONTARIO INC. (181 Jack's Way)





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

November 15th, 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 – A19/23
181 Jack's Way
Lot 14, Block 17 Registered Plan 61M-253
5053745 Ontario Inc.

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion: The variance requested would provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²), a lot frontage of 5.5m (16.4ft), a driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area.

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 described as Lot 14, Block 17, Registered Plan 61M-253 and is municipally known as 181 Jack's Way. The subject lands are approximately 0.04 ha (0.10 ac) in size. The location of the property is shown on Figure 1.



PROPOSAL

The purpose of the application is to provide relief from the minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²), a lot frontage of

5.5m (16.4ft), a driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area.

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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

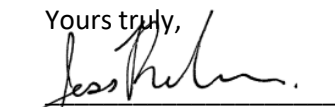
The subject property is zoned Residential Zone (R2). The applicant is proposing to construct a 4-unit street townhouse development (See figure 2 below) and require the following variances:

Street Townhouse (Section 12.2.6)	Permitted	Proposed	Difference
Lot Area, Minimum (Section 12.2.6.1)	280.0 m ² (3,014.0 ft ²)	173m ² (1862.2 ft ²)	107 m ² (1151.8 ft ²)
Lot Frontage, Minimum (Section 12.2.6.3)	6.5 m (21.3 ft.)	5.5m (16.4ft)	1 m (3.28 ft)
Landscaped Area (Section 12.3 ii)	50%	40%	10%
Driveway Width (Section 6.27.2)	2.5 m (8.2 ft)	2.4 m (7.9 ft)	0.1 m (0.3 ft)

The subject lands are adjacent to the storm water management block and an apartment block within the plan of subdivision, and across the street from the 10-unit townhouse block. The proposed units exceed the minimum floor area requirements within the by-law for a townhouse development. There is a variety of housing types within the area and this proposed development will further provide an alternative form of housing needed in the community.

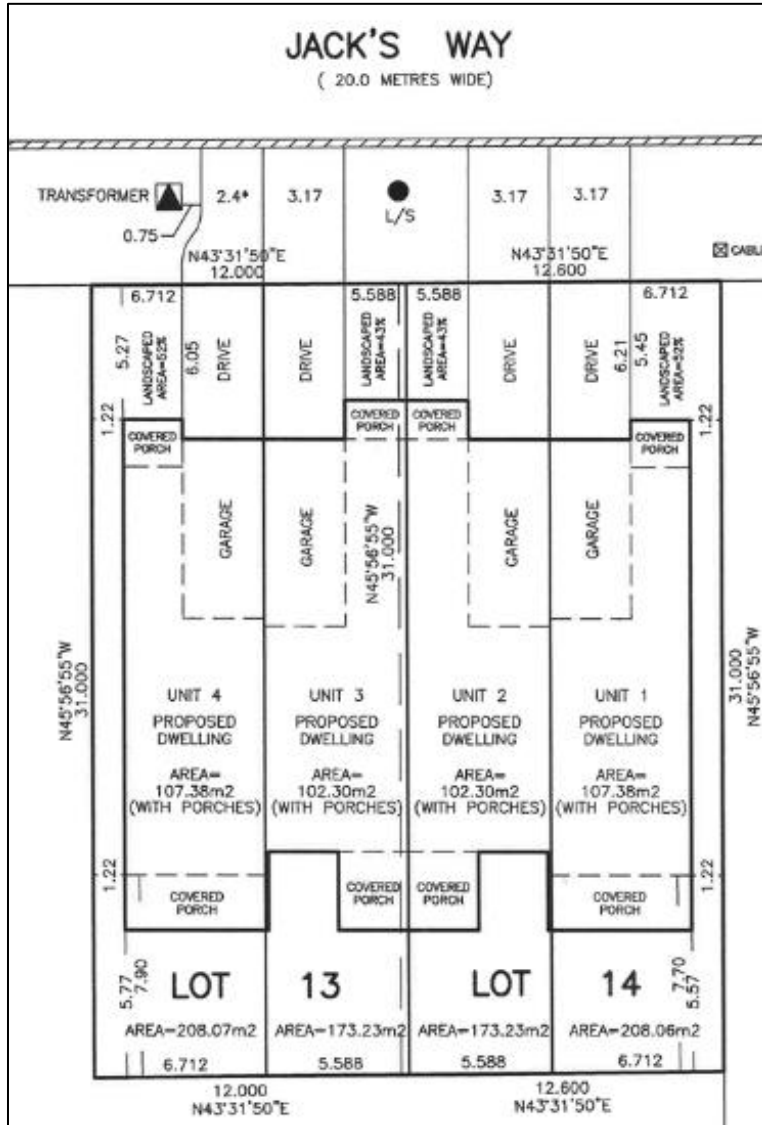
The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



 Jessica Rahim
 Senior Planner

Figure 2: Site plan prepared by Van Harten Surveying Inc



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 30, 2023 11:41 AM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A19/23 181 Jack's Way
Attachments: WHPA_Map_JacksWay_181.pdf

Thanks Tammy. 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 | 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 27, 2023 12:17 PM
Subject: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A19/23 181 Jack's Way

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

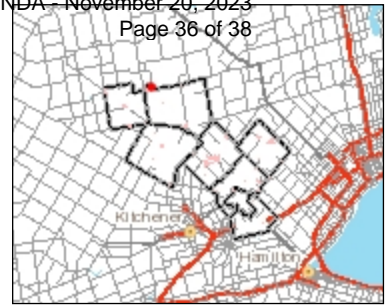
NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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

A19/23



181 Jack's Way, 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
- RoadsLookup

0.0 0 0.02 0.0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



SENT ELECTRONICALLY ONLY: tpringle@wellington-north.com

2023-11-03

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Minor Variance A19/23 5053745 Ontario Inc. c/o Van Harten Surveying Inc.

181 Jack's Way Lot 14, Block 17 REGISTERED PLAN 61M-253

Roll Number 234900000102958

Geographic Township of Mount Forest

Municipality 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 minimum lot area, minimum lot frontage, minimum front yard landscaped area, and minimum driveway width. The applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m² (1862.2 ft²) a Lot frontage of 5.5m (16.4ft), driveway width of 2.4 m (7.9 ft), and a minimum of 40% of the required front yard to be landscaped area. Other variances may be considered where deemed appropriate.

Recommendation

The application is acceptable to SVCA staff.

Township of Wellington North

Minor Variance A19/23 5053745 Ontario Inc. c/o Van Harten Surveying Inc.
Date 2023-11-03
Page: 2

Summary

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 regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
 Steve McCabe, Authority Member, SVCA (via email)