



**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

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:

| <b>Regulations for Semi-detached Dwelling</b>                      | <b>Permitted</b>   | <b>Proposed</b>  | <b>Difference</b> |
|--|--|--|-------------------|
| <b>Front Yard, Minimum Landscape Requirement</b> (Section 12.3 ii) | 50%  | 35%  | 15%               |
| <b>ADU (attached) Per lot</b> (6.29.1a)                            | 1  | 2  | 1                 |
| <b>Location of Parking Area &amp; Spaces</b> (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 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:

| <b>Regulations for Semi-detached Dwelling</b>                      | <b>Permitted</b>   | <b>Proposed</b>  | <b>Difference</b> |
|--|--|--|-------------------|
| <b>Front Yard, Minimum Landscape Requirement</b> (Section 12.3 ii) | 50%  | 35%  | 15%               |
| <b>ADU (attached) Per lot</b> (6.29.1a)                            | 1  | 2  | 1                 |
| <b>Location of Parking Area &amp; Spaces</b> (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:

| <b>Parking Regulations for a Single Detached Dwelling</b><br>Section 6.27.4 | <b>Permitted</b>  | <b>Proposed</b>   | <b>Difference</b> |
|---|---|---|-------------------|
| <b>Location of Parking Areas and Spaces</b><br>(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      |
|---|-----------------|------------------|-----------------|
| <b>Size of Parking Spaces</b><br>(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:

| <b>Street Townhouse Regulations</b><br>Minimum Landscape Requirement<br>(Section 12.3) | <b>Permitted</b> | <b>Proposed</b> | <b>Difference</b> |
|--|------------------|-----------------|-------------------|
| <b>Unit 1 &amp; 4 (213 &amp; 207 Schmidt Dr)</b>                                       | 50%              | 40.5%           | 9.5%              |
| <b>Unit 2 &amp; 3 (211 &amp; 209 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.

**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:

| <b>Street Townhouse Regulations<br/>Minimum Landscape Requirement<br/>(Section 12.3)</b> | <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.

**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

DocuSigned by:



390526952C6B40F...

**ACTING CHAIRPERSON STEVE MCCABE**

DocuSigned by:



F60A115C71324C9...

**CLERK**