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### **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

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 173m<sup>2</sup> (1862.2 ft<sup>2</sup>), 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.

### **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 173m<sup>2</sup> (1862.2 ft<sup>2</sup>), 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:

<b>Street Townhouse</b> (Section 12.2.6)	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Lot Area, Minimum</b> (Section 12.2.6.1)	280.0 m <sup>2</sup> (3,014.0 ft <sup>2</sup> )	173m <sup>2</sup> (1862.2 ft <sup>2</sup> )	107 m <sup>2</sup> (1151.8 ft <sup>2</sup> )
<b>Lot Frontage, Minimum</b> (Section 12.2.6.3)	6.5 m (21.3 ft.)	5.5m (16.4ft)	1 m (3.28 ft)
<b>Landscaped Area</b> (Section 12.3 ii)	50%	40%	10%
<b>Driveway Width</b> (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.

#### **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 30, 2023 (No Objection)

Jason Dodds, Environmental Planning Technician, Saugeen Conservation

- Letter dated November 3, 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**

Brad Wilson, 5053745 Ontario Inc. (Owner), was present to answer questions regarding the application.

Tracy Lesperance, Van Harten Surveying Inc., Agent for the Applicant was present and explained that Wilson Developments is looking to provide affordable housing by constructing a four-unit townhouse on lots 13 and 14. They are wanting four minor variances approved as they believe all the variances are minor in nature and meet the intent of the Official Plan and Zoning By-law.

#### **COMMENTS/QUESTIONS FROM THE COMMITTEE**

Member McCabe stated that this is a great example of the medium density that we require when talking about how growth is going to push forward our Township and our budgets.

Member Burke expressed her concern with the density already in the area and does not feel this is an appropriate use. She has talked to people concerned about these minor variances. It is not minor when there is a list to have a minimum lot area, frontage, landscape area and the driveway changed. She would like to see developers come and ask for minor variances, but for variances that are minor in nature.

Member Renken agreed with Member Burke. She does not like minor variances as she prefers to see as much outdoor space as is applicable in our Zoning By-law; and suggested the possibility of reducing the housing size so a minor variance wouldn't be needed and stated that it would also be more affordable.

Ms. Lesperance, Applicant's Agent, addressed the concerns and reiterated that they are taking two single family lots and making them into four, so they are affordable. Single family homes are not a selling factor at this point, which is why they have to go for the lot area. It is only on unit 4 that they are asking for the minimum driveway width. The landscaped area includes covered porches at the back and front. The front area is 43%, where 50% is required. They will have a lot of outdoor space by utilizing the covered porches.

Member Burke inquired if minor variances would be required if they were looking at three units as opposed to four. Ms. Lesperance stated that a minor variance would still be required for the middle unit. Minor Variances are always required for townhouses because there isn't enough room for the driveway.

Chairperson Lennox confirmed that in the plan of subdivision these were proposed as single-family lots, as approved last year but noted the real estate market has changed immensely. Wellington North's Zoning By-law has not caught up to what the changing reality is. Councillors have commented in the past that we shouldn't have density in existing neighbourhoods, that density should be pushed out to greenfield development. This is greenfield development. If we want density, and believe it is necessary, then this is where I have heard people say it should be. He supports the application and asked the members and staff to think about what the policy needs to look like for today's market and what we think tomorrow's marketplace will look like so we don't have to deal with multiple variances, and people wanting to build don't have to spend those fees, and we don't have to argue about them. We need to be able to address them with our policy up front.

Member Hern echoed the Chairperson's comments and supported this type of gentle intensification. It's a reality that our policies have not caught up with what is going on in the marketplace and the real world, which is why we are seeing all these variances.

## DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconded 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 m<sup>2</sup> (1,862.2 ft<sup>2</sup>) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 280.0 m<sup>2</sup> (3,014.0 ft<sup>2</sup>).

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).

APPROVED

## **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 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 173m<sup>2</sup> (1862.2 ft<sup>2</sup>) 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.

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

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## **PROPOSAL**

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applicants are proposing to construct a 4-unit street townhouse development with a lot area of 173m<sup>2</sup> (1862.2 ft<sup>2</sup>), 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.

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

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#### CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 30, 2023 (No Objection)

Jason Dodds, Environmental Planning Technician, Saugeen Conservation

- Letter dated November 3, 2023 (No Objection)

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

**CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

Brad Wilson, 5053745 Ontario Inc. (Owner/Applicant), was present to answer questions regarding the application. Mr. Wilson

Tracy Lesperance, Van Harten Surveying Inc., Agent for 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 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 m<sup>2</sup> (1,862.2 ft<sup>2</sup>) be permitted, for a proposed 4-unit street townhouse development, whereas the By-law requires 280.0 m<sup>2</sup> (3,014.0 ft<sup>2</sup>).
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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).

APPROVED

**ADJOURNMENT**


RESOLUTION: 024-2023

Moved: McCabe

Seconded: Burke

THAT the committee of adjustment meeting of November 20, 2023 be adjourned at 8:18 p.m.

DocuSigned by:  
  
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**CHAIRPERSON**

DocuSigned by:  
  
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**CLERK**