

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 11, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/86247876210>

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: 862 4787 6210

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

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

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, November 20, 2023 (A18/23 & A19/23) 7

Recommendation:

THAT the Committee of Adjustment meeting minutes of November 20, 2023 – A18/23 & A19/23 be adopted as presented.

APPLICATION

Map outlining Minor Variance Applications A13/23, A14/23, A16/23 and A17/23 14

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. 15
The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on the map attached.

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

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on November 23, 2023.

PRESENTATIONS

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023 16

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 19

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (No Objection) 21

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

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

APPLICATION

A14/23 – 2073022 Ontario Inc.

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

22

THE PURPOSE AND EFFECT of the application is to 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 November 23, 2023.

PRESENTATIONS

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023 23

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 26

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (No Objection) 28

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

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

APPLICATION

A16/23 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Block 31, RP 61M- 29
255, geographic Town of Arthur, with a civic address of 207, 209, 211 and 213
Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The
location of the property is shown on the map attached.

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 November 23,
2023.

PRESENTATIONS

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington,
Township of Wellington North

- Planning Report dated December 1, 2023 30

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 33

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (No Objection) 35

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

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

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

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

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

APPLICATION

A17/23 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Block 32, RP 61M-255, geographic Town of Arthur, with a civic address of 217, 219, 221 and 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on the map attached. 36

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 November 23, 2023.

PRESENTATIONS

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023 37

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection) 40

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (No Objection) 42

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A17/23, for the property described as Part 13 and Parts 17 & 18, Reference Plan 61R-22549, Village of Arthur, with a civic address of 217 and 223 Schmidt Drive, to provide the following relief;

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

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

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

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of December 11, 2023 be adjourned at _____.

Committee of Adjustment Minutes, November 20, 2023**Page 2 of 7**

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

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.

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

Committee of Adjustment Minutes, November 20, 2023

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.

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 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).

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 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

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.

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.

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/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 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).

APPROVED

ADJOURNMENT

RESOLUTION: 0-2023

Moved: McCabe

Seconded: Burke

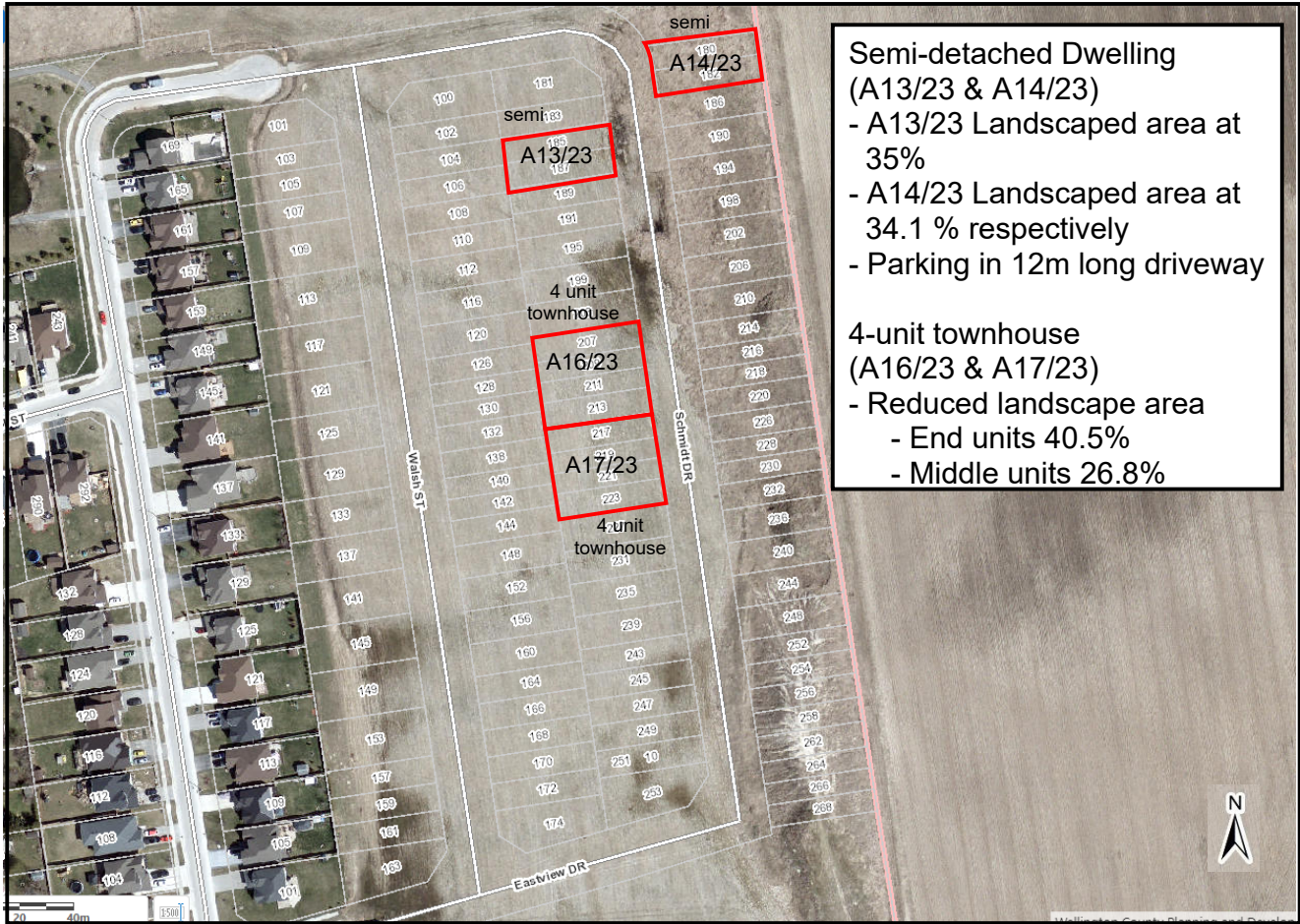
THAT the committee of adjustment meeting of November 20, 2023 be adjourned at 8:18 p.m.

CHAIRPERSON

CLERK

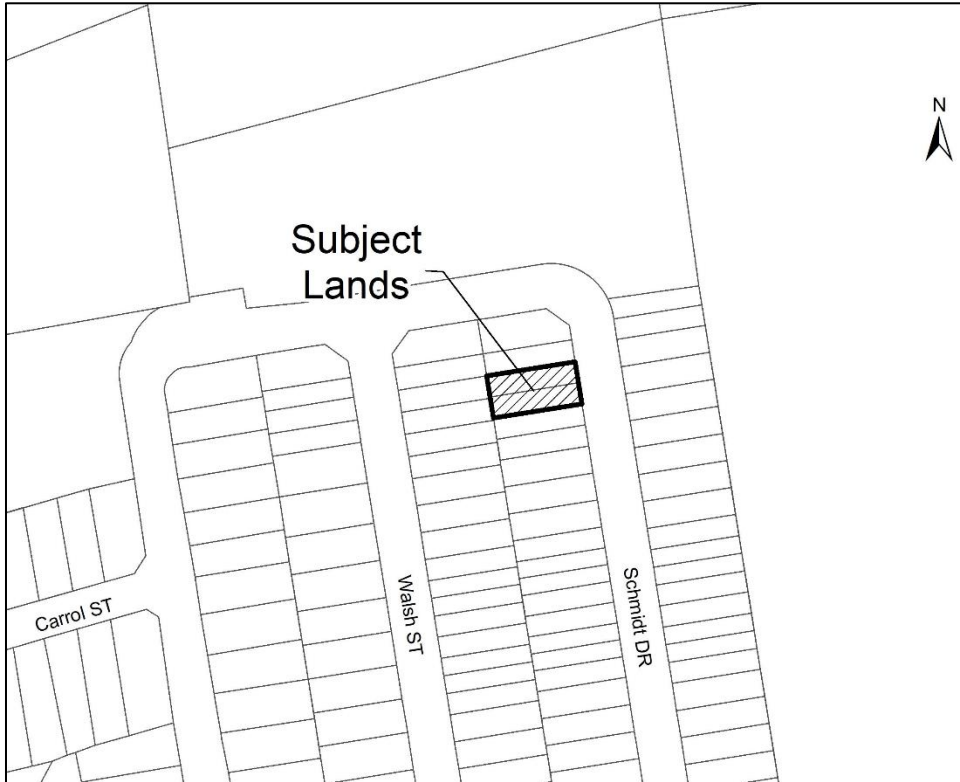
Minor Variance Applications

December 11, 2023 Committee of Adjustment Meeting



- Semi-detached Dwelling (A13/23 & A14/23)
 - A13/23 Landscaped area at 35%
 - A14/23 Landscaped area at 34.1 % respectively
 - Parking in 12m long driveway
- 4-unit townhouse (A16/23 & A17/23)
 - Reduced landscape area
 - End units 40.5%
 - Middle units 26.8%

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





COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 1st, 2023

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

**Re: Minor Variance Application – A13/23
185 & 187 Schmidt Drive
Lot 12, Plan 61M255
Pinestone Construction.**

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

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

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

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

PROPOSAL

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

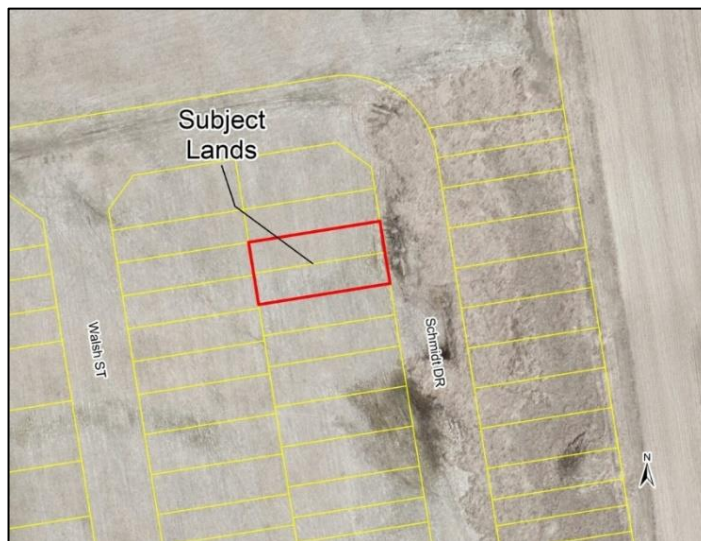


Figure 1. 2020 Aerial photo of subject lands

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

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

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

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

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

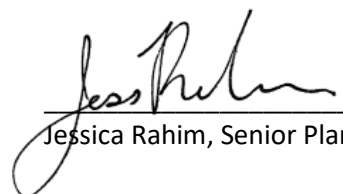
Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the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

The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

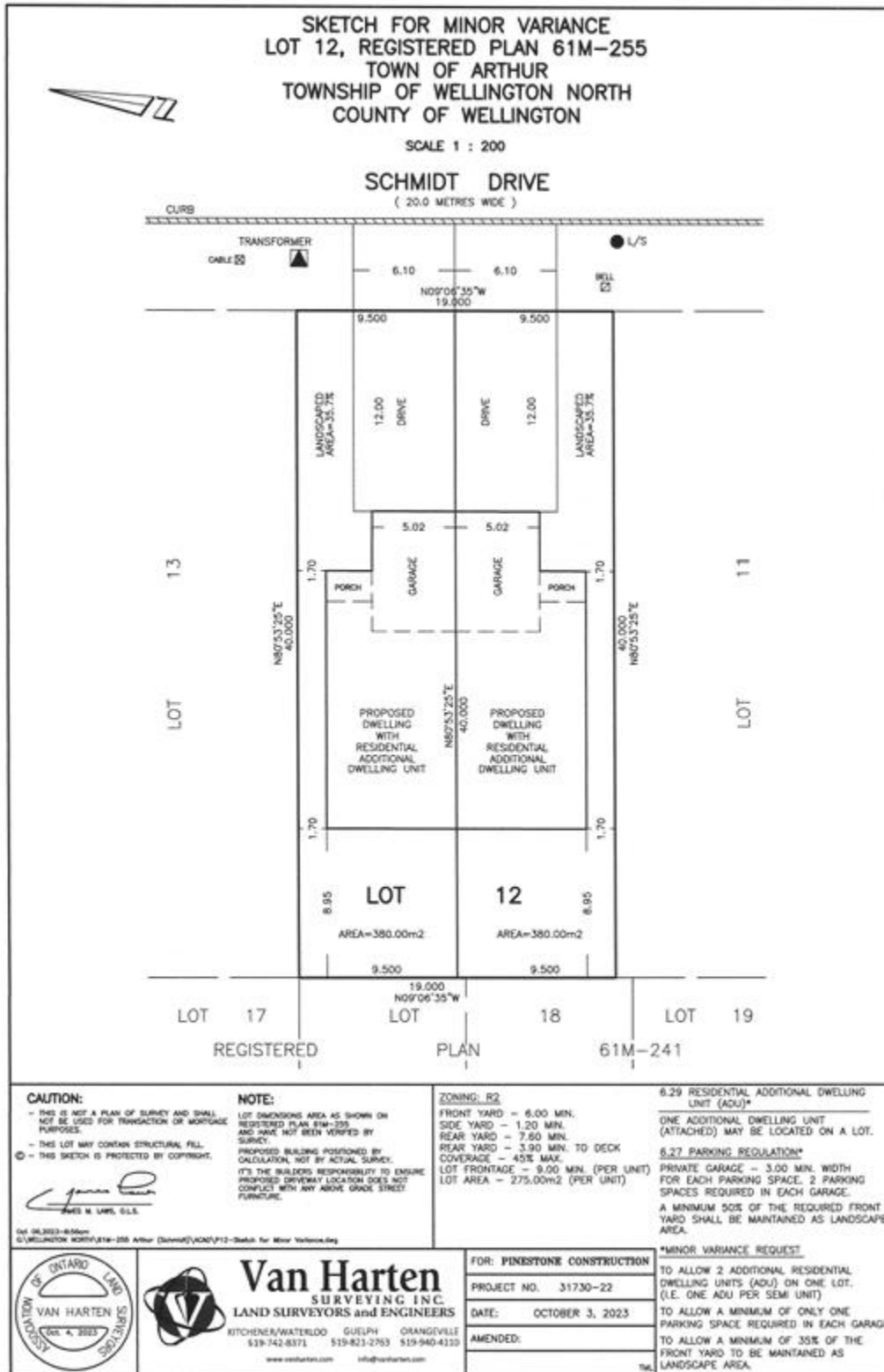


 Jamie Barnes, Junior Planner



 Jessica Rahim, Senior Planner

Attachment 1: Application Site Plan



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 25, 2023 6:28 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A13/23 (185-187 Schmidt Dr)
Attachments: WHPA_Map_SchmidtDr_185_187.pdf

Hi Tammy,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

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

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

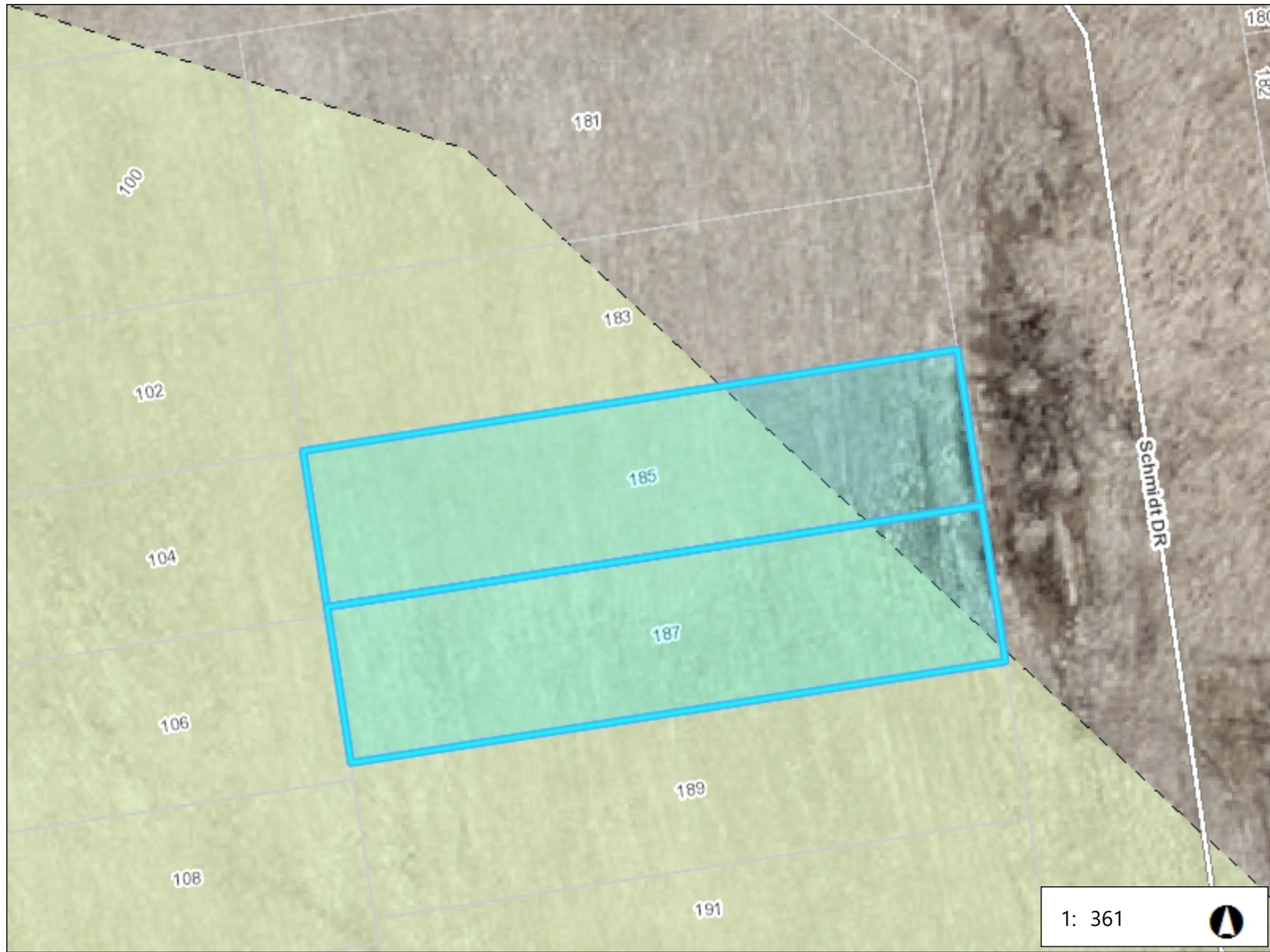
TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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



185 & 187 Schmidt Drive, Arthur



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup

1: 361

0.0 0 0.01 0.0 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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

Notes



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

November 24, 2023

via email

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

Dear Ms. Pringle,

Re: Committee of Adjustment Meeting – November 6, 2023

Applications for Minor Variance

A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

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

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

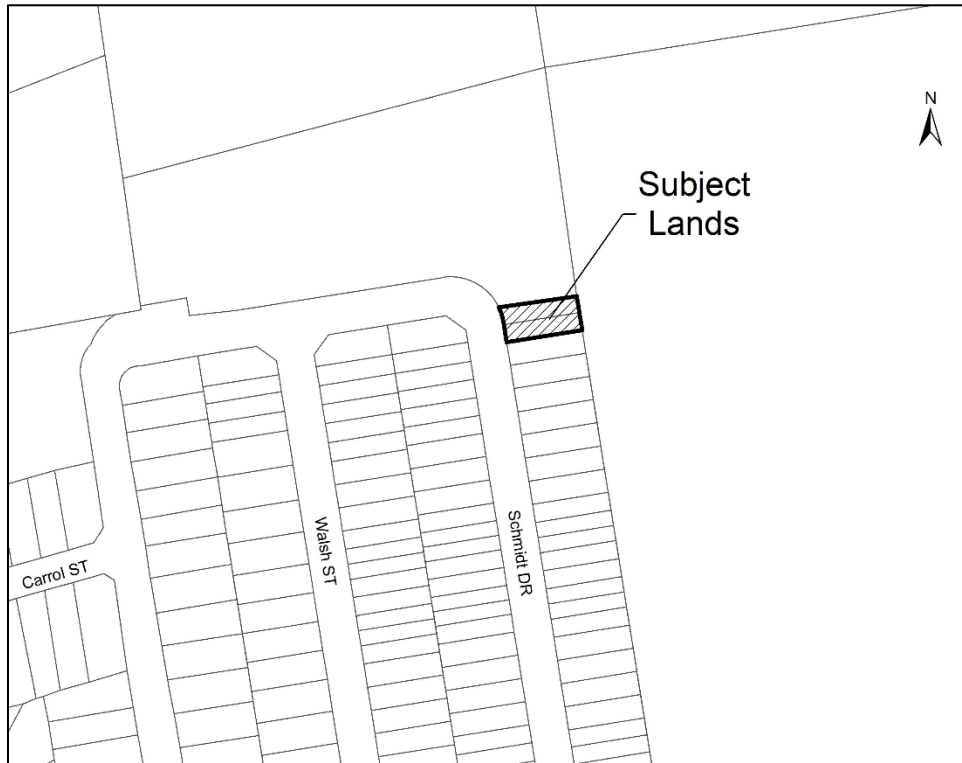
Should you have any questions, please contact me at aherreman@grandriver.ca or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink that reads "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

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





COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 1st, 2023

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

**Re: Minor Variance Application – A14/23
180 & 182 Schmidt Drive
Lot 14 Plan 61M255
Pinestone Construction.**

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

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

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

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

PROPOSAL

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



Figure 1. 2020 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

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

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

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

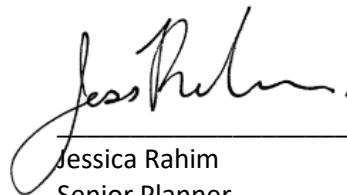
Regulations for Semi-Detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	34.1%	15.9%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear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

The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

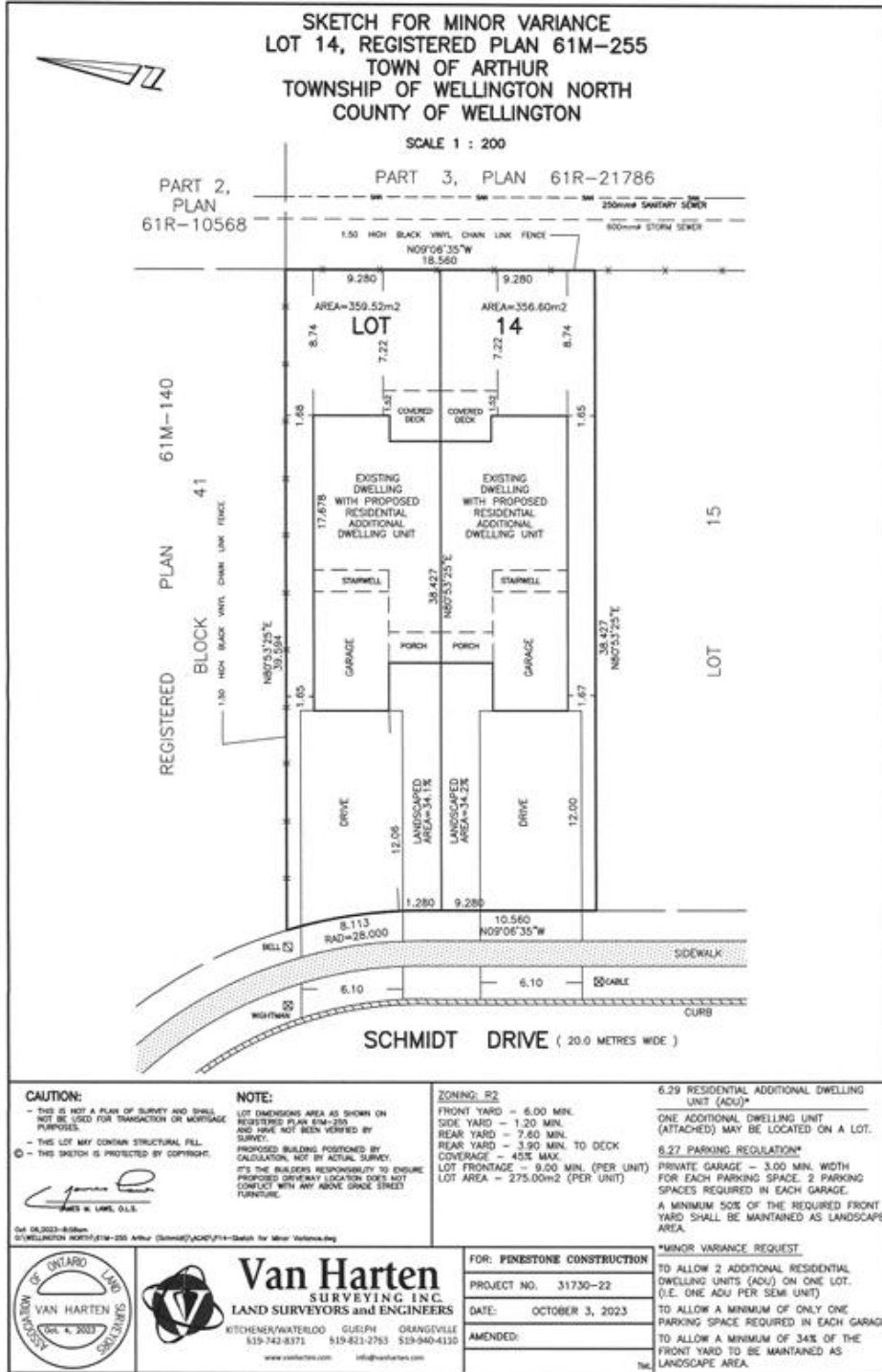
Yours truly,



 Jamie Barnes
 Junior Planner



 Jessica Rahim
 Senior Planner



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 25, 2023 6:26 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A14/23 (180 & 182 Schmidt Dr)
Attachments: WHPA_Map_SchmidtDr_180_182.pdf

Hi Tammy,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

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

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

TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

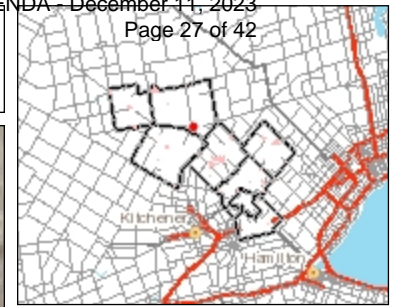
NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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

A14/23



180 & 182 Schmidt Drive, Arthur



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup

0.0 0 0.01 0.0 Kilometers



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

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

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

Notes



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

November 24, 2023

via email

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

Dear Ms. Pringle,

Re: Committee of Adjustment Meeting – November 6, 2023

Applications for Minor Variance

A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

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

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

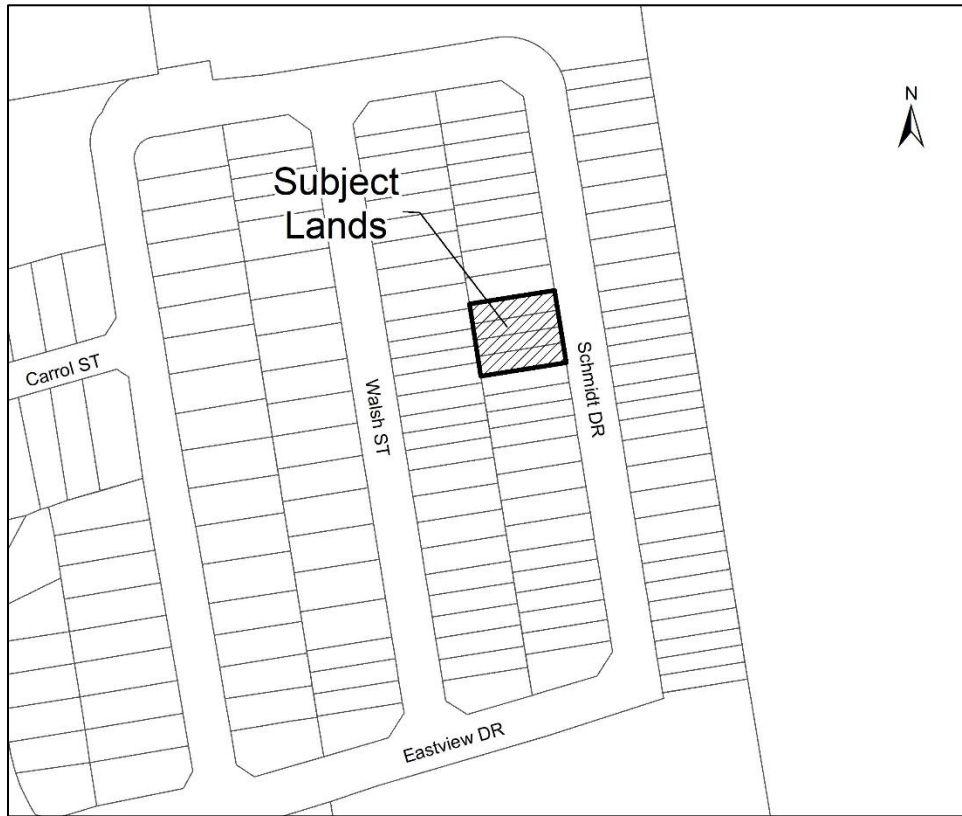
Should you have any questions, please contact me at aherreman@grandriver.ca or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink that reads "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

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





COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 1st, 2023

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

**Re: Minor Variance Application – A16/23
207, 209, 211 & 213 Schmidt Drive
Block 31 Plan 61M255
Pinestone Construction.**

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

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

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

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject properties is described as Block 31, Plan 61M255 and are municipally known as 207,209,211 & 213 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned



Figure 1: 2020 Aerial photo of subject lands

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%



Figure 2: proposed driveway to be paved.



Figure 3: proposed landscaped area (26.8%)

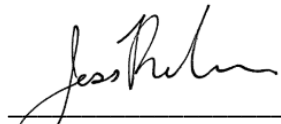
Planning Staff have concerns with the reduced landscaped area (See figure 1 and 2) for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

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

Yours truly,

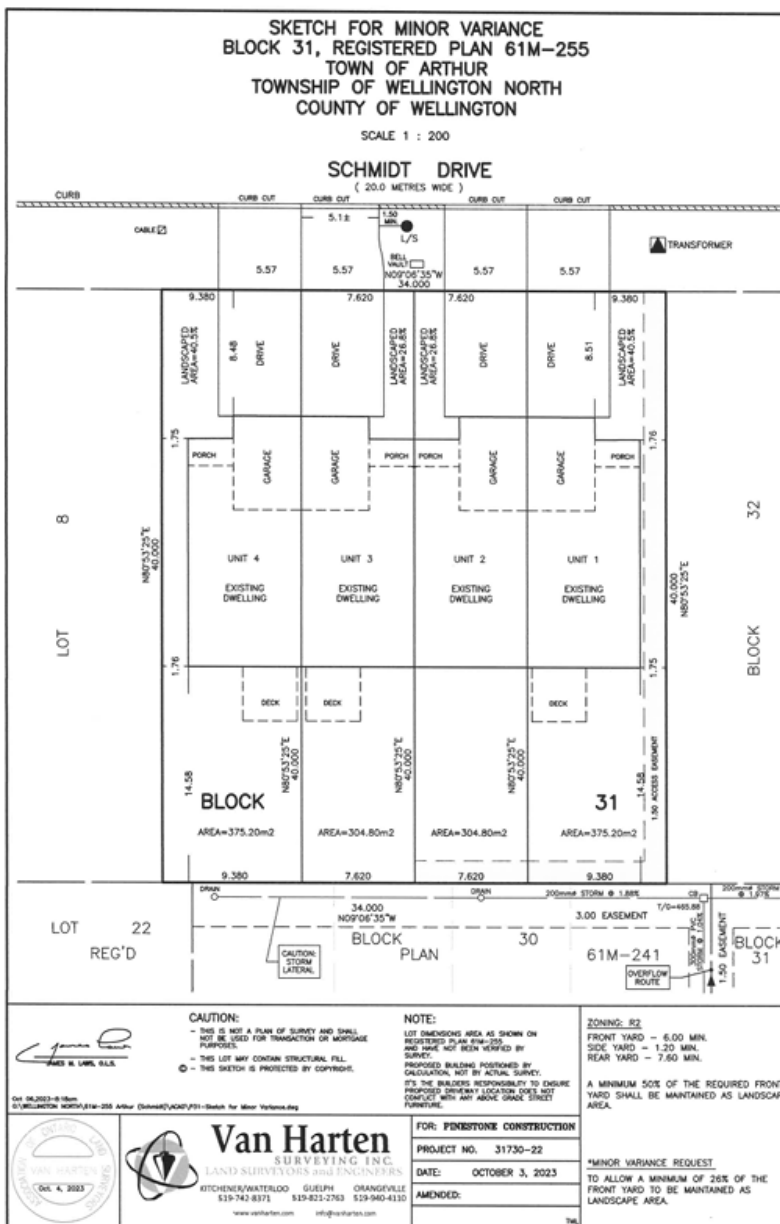


Jamie Barnes
Junior Planner



Jessica Rahim
Senior Planner

Attachment: Application Site Plan



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 25, 2023 6:25 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A16/23 (207, 209, 211 & 213 Schmidt Dr)
Attachments: WHPA_Map_SchmidtDr_207-213.pdf

Hi Tammy,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

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

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

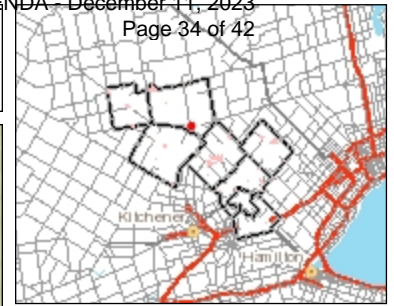
TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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



207, 209, 211, 213 Schmidt Drive, Arthur



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup

1: 361

0.0 0 0.01 0.0 Kilometers



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

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

Notes



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

November 24, 2023

via email

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

Dear Ms. Pringle,

Re: Committee of Adjustment Meeting – November 6, 2023

Applications for Minor Variance

A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

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

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

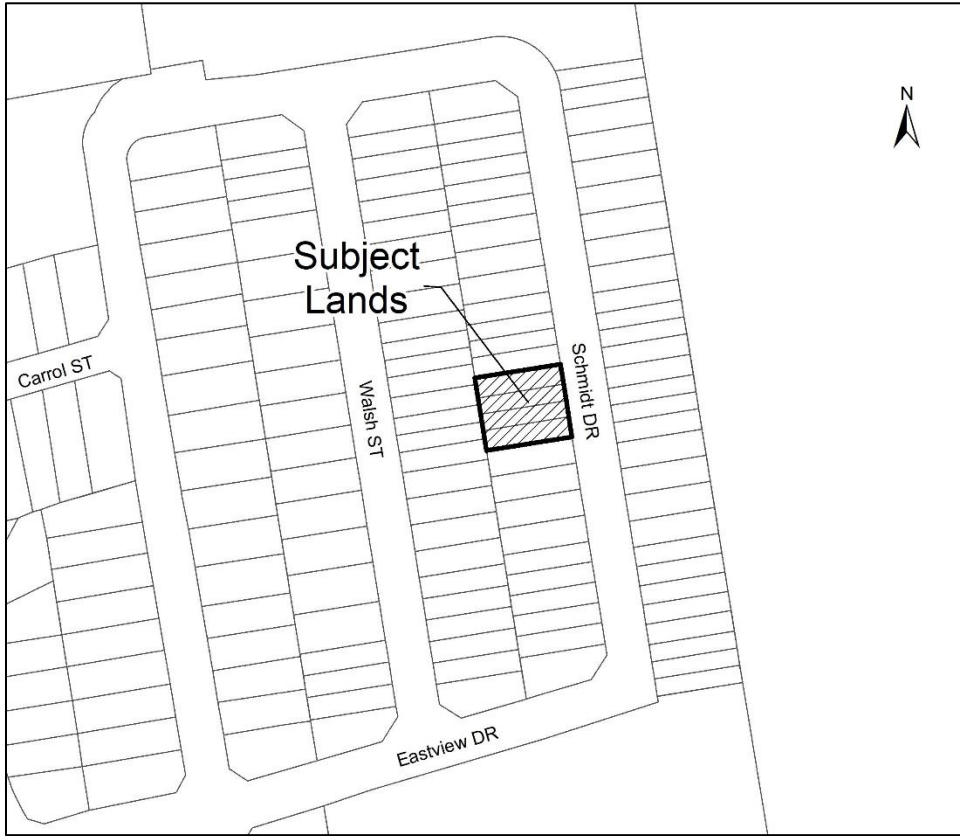
Should you have any questions, please contact me at aherreman@grandriver.ca or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink that reads "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

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





COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

December 1st, 2023

Mr. Darren Jones, Chief Building Official
Township of Wellington North Committee of Adjustment
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

**Re: Minor Variance Application – A17/23
217, 219, 221, 223 Schmidt Drive
Block 32 Plan 61M255
Pinestone Construction.**

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

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

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

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject properties is described as Block 32, Plan 61M255 and are municipally known as 217, 219, 221, 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

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

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.



Figure 1. 2020 Aerial photo of subject lands

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

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

Street Townhouse Regulations	Permitted	Proposed	Difference
Minimum Landscape Requirement (Section 12.3)			
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.

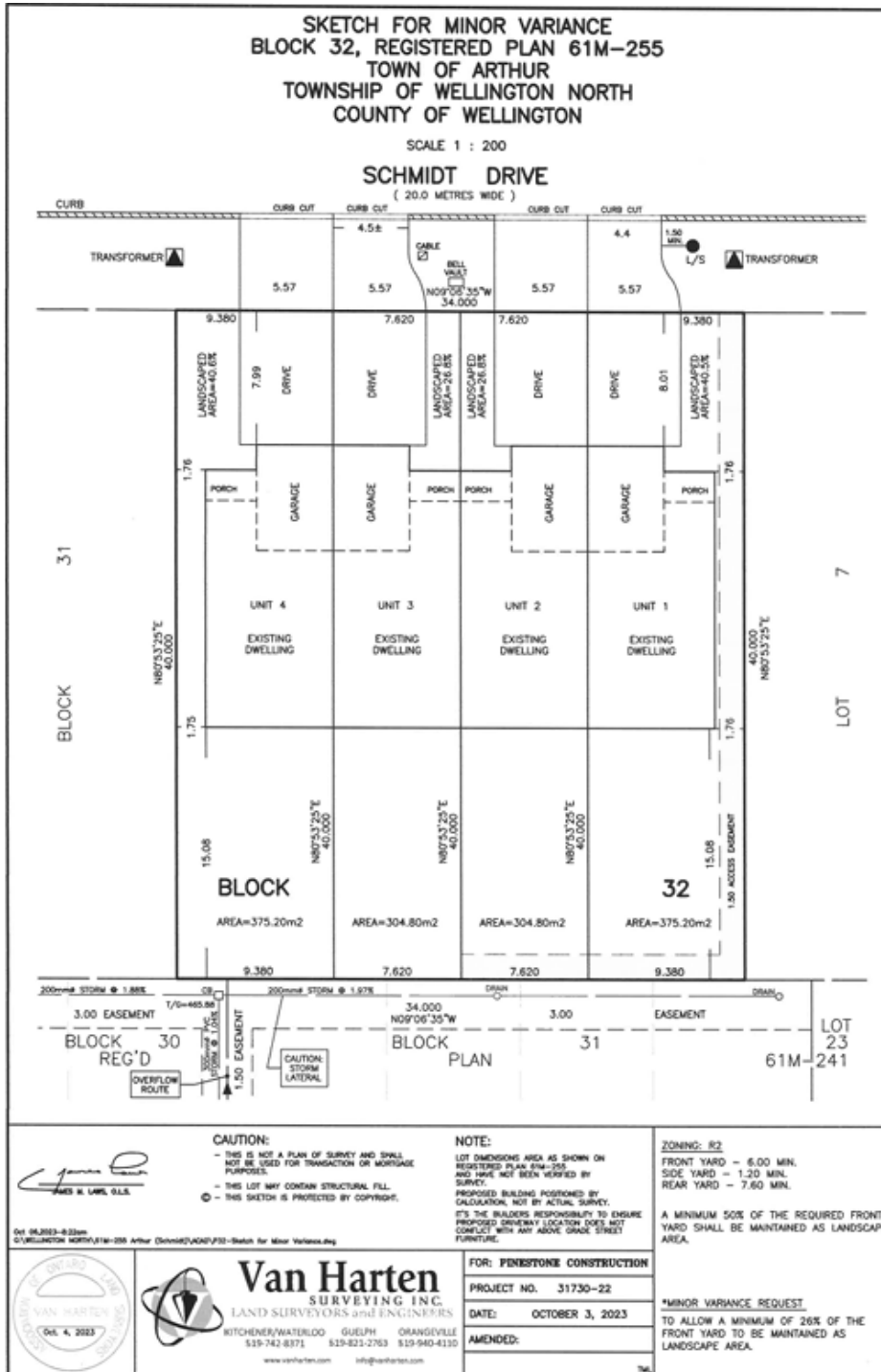
I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

 Jamie Barnes
 Junior Planner

 Jessica Rahim
 Senior Planner

Attachment: Application Site Plan



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: October 25, 2023 6:25 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE COMMITTEE OF ADJUSTMENT MEETING: A17/23 (217, 219, 221 & 223 Schmidt Dr)
Attachments: WHPA_Map_SchmidtDr_217-223.pdf

Hi Tammy,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

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

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

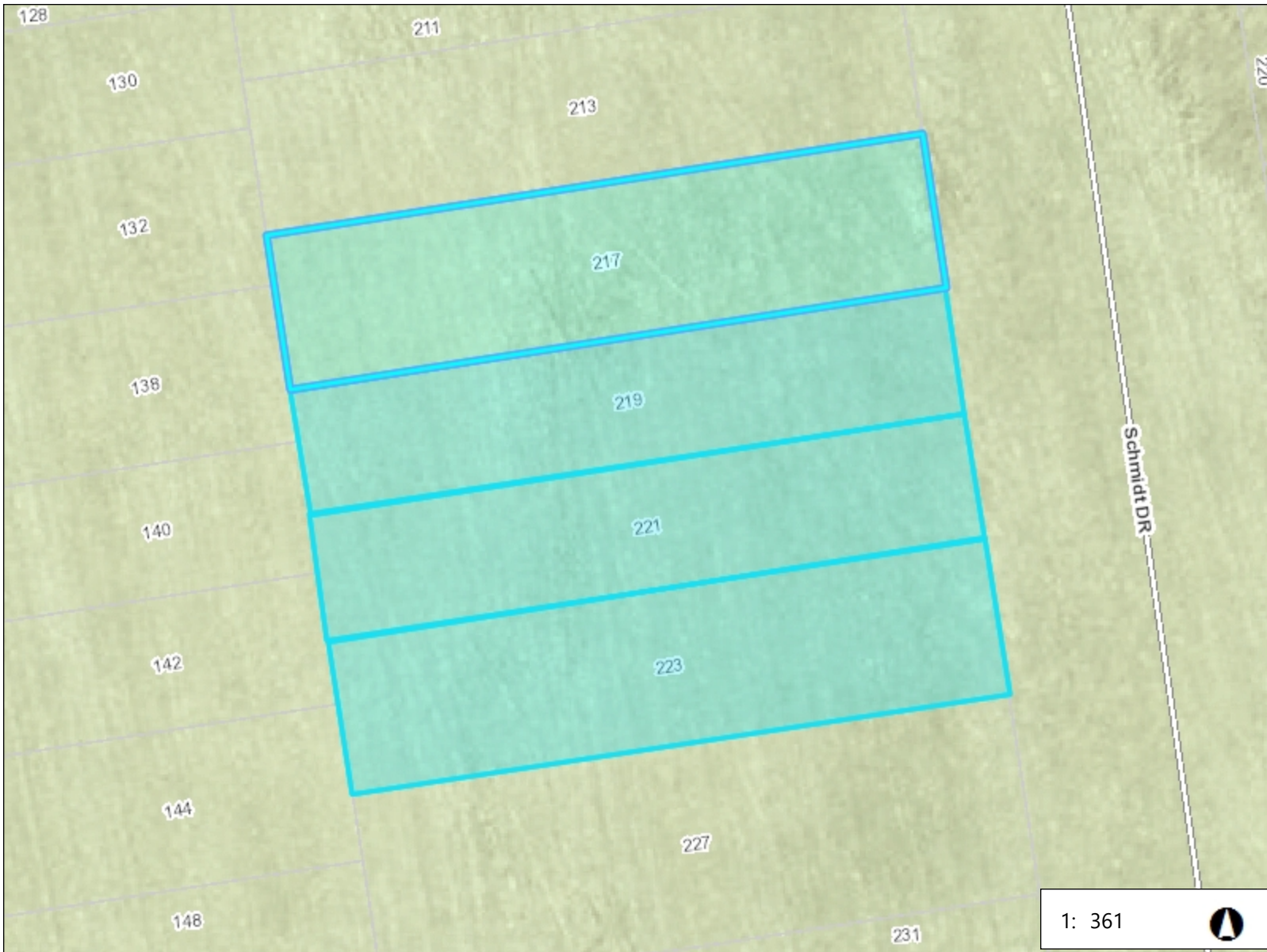
TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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



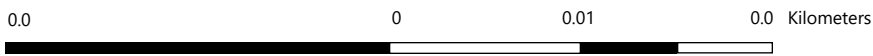
217, 219, 221, 223 Schmidt Drive, Arthur



1: 361

Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup



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

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

Notes



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

November 24, 2023

via email

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

Dear Ms. Pringle,

Re: Committee of Adjustment Meeting – November 6, 2023

Applications for Minor Variance

A13/23	185-187 Schmidt Drive
A14/23	180-182 Schmidt Drive
A16/23	207-213 Schmidt Drive
A17/23	217-223 Schmidt Drive

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

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

Should you have any questions, please contact me at aherreman@grandriver.ca or 519-621-2763 ext. 2228.

Sincerely,

A handwritten signature in black ink that reads "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority