

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 2, 2024 AT 2:00 P.M.**

HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING

[December 2, 2024, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)

Members Present:

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

Staff Present:

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|--|-------------------------|
| Chief Administrative Officer: | Brooke Lambert |
| Director of Legislative Services/Clerk: | Karren Wallace |
| Deputy Clerk: | Catherine Conrad |
| Executive Assistant to the CAO: | Tasha Grafos |
| Director of Finance: | Jeremiah Idialu |
| Deputy Treasurer: | Laura Rooney |
| Senior Financial Analyst: | Samial Tunio |
| Human Resources Manager: | Amy Tollefson |
| Chief Building Official: | Darren Jones |
| Senior Project Manager: | Tammy Stevenson |
| Manager Environment and Development Services: | Corey Schmidt |
| Compliance Analyst: | Sara McDougall |
| Manager Community & Economic Development: | Mandy Jones |
| Economic Development Officer: | Robyn Mulder |
| Community Development Coordinator: | Mike Wilson |
| Recreation Service Manager: | Tom Bowden |
| Manager of Development Planning: | Curtis Marshall |
| Asavari Jadhav-Admane: | Planner |

CALLING TO ORDER

Chair Lennox called the Committee of Adjustment hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, September 9, 2024 (A07/24)

RESOLUTION: COA 017-2024

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of September 9, 2024 – A07/24 be adopted as presented.

CARRIED

APPLICATION

A09/24 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Mount Forest Town Plan; Part Lots 23 and 24 and is municipally known as 279 Fergus St S. The subject land is approximately 0.19 ha (0.48 ac) in size.

THE PURPOSE AND EFFECT of the application is 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 townhouse unit on the lot. The subject property is zoned Mixed Use (MU1), which permits a Four Unit Street Townhouse 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 7, 2024.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Email dated November 13, 2024 (No Objection)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Letter dated November 19, 2024 (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 COMMENTS/QUESTIONS

Matt Rapke, Director of Development, Wilson Development, Agent for the application was present to speak to the application. Mr. Rapke reviewed the proposed development of four townhouses on one lot.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Burke commented that it appears the house on the site will be demolished and a large part of the parcel will be used for this development. Councillor Burke inquired about possible future development behind the proposed townhomes.

Mr. Rapke stated that there will not be any frontage for that portion, and it abuts parking lots on each side. It will be backyards for the units. The way the townhouses

are being built, they will be able to be subdivided in the future down the common walls of the units.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A09/24, for the property described as Mount Forest Town Plan; Part Lots 23 and 24, geographic Town of Mount Forest, with a civic address of 279 Fergus Street South, to provide the following relief;

1. **THAT one permanent parking space be permitted in front of the front wall of each of the townhouse dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

APPROVED

APPLICATION

A08/24 – Cherdee & Allen Whaley

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 7 South Part Lot 9 RP 60R1201; Part 4 and is municipally known as 8948 Wellington Road 16. The property is approximately 0.54 ha (1.33 ac) in size.

THE PURPOSE AND EFFECT of the application to provide relief from the maximum height for an accessory structure. The applicant is proposing to demolish the existing garage and build a new shop with a height of 19.2 ft (5.85 m). 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 7, 2024.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 26, 2024 (No Objections)

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 COMMENTS/QUESTIONS

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A08/24, for the property described as Concession 7 South Part Lot 9 RP 60R1201; Part 4, geographic Township of West Luther, with a civic address of 8948 Wellington Road 16, to provide the following relief;

1. **THAT an increased Maximum Height of 5.85 m (19.2 ft) be permitted, for a proposed accessory building (detached garage), whereas the By-Law allows 4.57 m (15 ft).**

APPROVED

ADJOURNMENT


RESOLUTION: COA 018-2024

Moved: Renken

Seconded: Hern

THAT the Committee of Adjustment meeting of December 2, 2024 be adjourned at 3:21 p.m.

CARRIED

Signed by:

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CHAIRPERSON

DocuSigned by:
Karren Wallace
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SECRETARY TREASURER