

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
MARCH 24, 2025 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:

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

Staff Present:

**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
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Manager of Infrastructure and Engineering: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic
Development: Mandy Jones
Community Development Coordinator: Mike Wilson
Planner: Asavari Jadhav-Admane**

CALLING TO ORDER

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

None declared.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, February 24, 2025 (A01/25, A02/25)

RESOLUTION: COA 003-2025

Moved: Member McCabe

Seconded: Member Burke

THAT the Committee of Adjustment meeting minutes of February 24, 2025 –A01/25 & A02/25 be adopted as presented.

CARRIED

APPLICATION

A03/25 – Ken Babey

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot D Lot E Lot F Part Lot 2 and is municipally known as 610 Martin Street. The property is approximately 16.65 ha (41.14 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit a standalone Additional Dwelling Unit (ADU), that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m² (572 ft²) in size as an 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 March 4, 2025.

PRESENTATIONS

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

- Planning Report dated March 6, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated March 4, 2025 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 2025 (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

Ken Babey, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no questions or comments from the Committee.

DECISION

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

THAT the minor variance applied for in Application A03/25, for the property described as Lot D, Lot E, Lot F, Part Lot 2, geographic town of Mount Forest, with a civic address of 610 Martin Street, to provide the following relief;

1. **THAT the existing garden suite be permitted to remain as an Additional Dwelling Unit, detached, whereas the By-law requires that it be located in an accessory structure.**

APPROVED

APPLICATION

A04/25 – Paul Wideman

THE LOCATION OF THE SUBJECT PROPERTY is described as Arthur Concession 5 Part Lot 7 and is municipally known as 7513 Sideroad 3 East. The property is approximately 76.76 ha (189.67 ac) in size.

THE PURPOSE AND EFFECT of the application is to permit a second residential dwelling accessory to a farm at a distance of 76 m (249.34 ft) from main farm residence as opposed to maximum permitted distance of 61 m (200 ft). The applicant is proposing to construct a second residential dwelling of 77.34 m² (832.48 ft²). 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 March 4, 2025.

PRESENTATIONS

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

- Planning Report dated March 11, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Angela Wang, Resource Planner, Grand River Conservation Authority

- Email dated March 5, 2024 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 2025 (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

Paul Wideman, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Hern wondered why the area was so large as ideally we want to keep the farm cluster as small as possible. The planner advised there was a tree row which is why the size is larger than normal.

DECISION

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

THAT the minor variance applied for in Application A04/25, for the property described as Arthur Concession 5, Part Lot 7, geographic Township of Arthur, with a civic address of 7513 Sideroad 3 E, to provide the following relief;

1. **THAT a proposed second residential dwelling accessory to a farm, be permitted at a distance of 76m (249.34 ft) from the main farm residence, whereas the By-law requires 61m (200 ft).**

APPROVED

APPLICATION

A05/25 – Mary & Bart Clemmer

THE LOCATION OF THE SUBJECT PROPERTY is described as CON 11 PT LOT 18 DES INC RP;60R3366 PARTS 1,3 and is municipally known as 8970 Concession 11. The property is approximately 71.12 ha (175.75 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 minimum interior side yard setback requirements to facilitate construction of a farm storage shed of 780.38 m² (8,400 ft²). The proposed variance will permit a reduced minimum interior side yard setback of 3.04 m (10 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 ft). 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 March 5, 2025.

PRESENTATIONS

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

- Planning Report dated March 11, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Ethan Dykstra, Environmental Planner, Maitland Conservation

- Memorandum dated March 19, 2025 (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

Amon Weber / Edward Weber, Agent for the Applicant, was present to answer questions regarding the applicant.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken noted she doesn't believe a side yard reduction from the required 18.3m (60 ft) to 3.04m (10 ft) is minor, however since the building is adjacent to a property line that has agricultural use and the building is close to farm cluster she is fine with it.

Chair Lennox noted it appears part of the shed is in a wetland and wanted to ensure a permit from MVCA would not be required. The Chief Building Official stated the area

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highlighted on the site plan is the buffer area and there have been lots of consultation with the Conservation Authority and it doesn't appear a permit will be required.

DECISION

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

THAT the minor variance applied for in Application A05/25, for the property described as CON 11 PT LOT 18 DES INC RP 60R3366 PARTS 1,3, geographic Township of Arthur, with a civic address of 8970 Concession 11, to provide the following relief;

- 1. THAT a reduced Interior Side Yard Setback of 3.04m (10 ft) be permitted, for a proposed 780.38 m² (8,400 ft²) farm storage shed, whereas the By-law requires 18.3m (60 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: COA 004-2025

Moved: Hern

Seconded: Renken

THAT the Committee of Adjustment meeting of March 24, 2025 be adjourned at 7:25 p.m.

Signed by:

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CHAIRPERSON

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SECRETARY TREASURER