

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
JUNE 2, 2025 @ 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/88693929441>

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: 886 9392 9441

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A10/25 Darryl Nyenhuis

A11/25 Scott & Danielle Lennox

A12/25 Cara & Ryan Eccles

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, May 5, 2025 (A09/25)

6

Recommendation:

THAT the Committee of Adjustment meeting minutes of May 5, 2025 – A09/25 be adopted as presented.

APPLICATION

A10/25 – Darryl Nyenhuis

THE LOCATION OF THE SUBJECT PROPERTY is described as Arthur Concession 4, Part Lot 10, RP 61R9818 Part 1 and is Municipally known as 9275 Concession 4 N. The property is approximately 8.09 ha (20.00 ac) in size. The location of the property is shown on the map attached.

10

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to a Type A land use. The applicant is proposing to construct a new barn beside three existing barns. The new barn is proposed to have a setback of 254 m (833 ft) to the nearest Type A use, whereas a minimum setback of 288 m (945 ft) is required. 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 May 13, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner and Lysandra Quilatan, Student Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 2, 2025 11

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated May 14, 2025 (No Objection) 14

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A10/25, for the property described as Arthur Concession 4 Part Lot 10 RP 61R9818 Part 1, geographic Township of Arthur, with a civic address of 9275 Concession 4 N, to provide the following relief;

1. **THAT a reduced Minimum Distance Separation II (MDS II) setback requirement of 254 m (833 ft) to the nearest Type A land use, be permitted, for a proposed new barn, whereas the By-Law requires 288 m (945 ft).**

APPLICATION

A11/25 – Scott & Danielle Lennox

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 3, East Part Lot 10 and is municipally known as 8430 Line 2, Arthur. The property is approximately 40 ha (100 ac) in size. The location of the property is shown on the map attached. 15

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to a Type A land use. The applicant is proposing to construct a new barn near an existing barn. The new barn is proposed to have a minimum setback of 226 m (740 ft) to the nearest Type A use, whereas a minimum setback of 348 m (1,142 ft) is required. 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 May 13, 2025.

PRESENTATIONS

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

- Planning Report dated June 2, 2025 16

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated May 14, 2025 (No Objection) 20

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A11/25, for the property described as Concession 3, East Part Lot 10, geographic Township of West Luther, with a civic address of 8430 Line 2, to provide the following relief;

1. **THAT a reduced Minimum Distance Separation II (MDS II) setback requirement of 226 m (740 ft) to the nearest Type A land use, be permitted, for a proposed new barn, whereas the By-Law requires 348 m (1,142 ft).**

APPLICATION

A12/25 – Cara & Ryan Eccles

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan Town Part Lot 8, W Elgin Street and is municipally known as 155 Elgin ST N, Mount Forest. The property is approximately 0.1 ha (0.24 ac) in size. The location of the property is shown on the map attached. 21

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to demolish the existing garage and build a new garage with an Accessory Dwelling Unit on the 2nd storey. A maximum height of 6.9 m (22.7 ft) is proposed whereas a maximum height of 4.57 m (15 ft) is permitted. 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 May 13, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, County of Wellington, Township of Wellington North
• Planning Report dated June 2, 2025 22

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Brandi Walter, Environmental Planning Coordinator, Saugeen Valley Conservation Authority
• Email dated May 13, 2025 (No Objection) 25

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

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A12/25, for the property described as Plan Town Part Lot 8, W Elgin Street, geographic town of Mount Forest, with a civic address of 155 Elgin St N, to provide the following relief;

1. **THAT an increased maximum Height of 6.9 m (22.7 ft) be permitted, for a proposed detached Garage with Accessory Dwelling Unit, whereas the By-Law permits 4.57 m (15 ft).**

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of June 2, 2025 be adjourned at

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
MAY 5, 2025 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:

**Chair: Andrew Lennox
Members: Sherry Burke
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
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Director of Fire Services:	Chris Harrow
Planner:	Zach Prince

CALLING TO ORDER

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Member Burke disclosed an indirect pecuniary interest with Application A09/25 as her employer worked on site.

Member Renken disclosed a direct pecuniary interest with Application A09/25 as she is a neighbour to the location, and prior to joining Council she was one of the people opposed to the project.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, April 22, 2025 (A07/25, A08/25)

RESOLUTION: COA 009-2025

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of April 22, 2025 – A07/25 & A08/25 be adopted as presented.

CARRIED

Councillor Burke left the Council Chambers.

Committee of Adjustment Minutes, May 5, 2025**Page 2 of 4**

Councillor Renken remained in the Council Chambers but turned her camera and microphone off and moved away from the Council table.

APPLICATION

A09/25 M&S Properties (Mount Forest) Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Wellington North Range S Waterloo St Part Park Lot 9 RP 61R7008 Pt Part 1 and is municipally known as 773 Princess Street, Mount Forest. The property is approximately 0.64 ha (1.6 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 maximum number units permitted. The proposed variance will permit 33 units to be constructed, in lieu of maximum permitted 32 units. 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 April 17, 2025.

PRESENTATIONS

Zachary Prince, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 28, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated April 28, 2025 (No Objection)

Chris McGaughey, 790 Waterloo St., Mount Forest

- Email dated April 30, 2025 (Opposed)

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

A09/25 M&S Properties (Mount Forest) Inc.

Gillian Smith, Senior Planner, MHBC Planning Ltd., Agent for the Application, attended virtually to speak to the application and answer any questions. Ms. Smith reviewed the history of this project. Council in 2021 passed a zoning amendment to permit the building, restrict the height of the building to two storeys, and restrict the number of units to thirty-two. The owner is now wanting to convert a portion of the interior party room into an additional unit, for a total of thirty-three units. This is below the maximum density permitted on the site under the Official Plan. There is no physical change to the building. Increased parking requirements can be accommodated on site. There will still be an interior amenity space.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Hern requested clarification on what the size of the party room previously, and what it will be now. Ms. Smith responded that the proposed party room will be 35 sq. m., the original party room size was approximately 84 sq. m.

Member McCabe inquired if the size of the additional unit will be similar to the other units. Ms. Smith responded that it will be similar to the current units. Member McCabe requested confirmation that the outside area is staying the same and additional parking has been addressed. Mr. Prince confirmed that the outside area will stay the same and additional parking has been addressed.

Member Hern asked if there is a requirement to improve the outdoor space. Mr. Prince commented that the zoning by-law has examples of what an amenity space would be. The applicant is proposing a patio which meets the requirements of the zoning by-law. The zoning could also include play structures, gazebos, or pergolas. Member Hern stated her support of an improved outdoor space for families to use.

Chair Lennox inquired if the square footage of the other units is being adjusted. Ms. Smith confirmed that there would not be any adjustments to the other units. Chair Lennox stated that there was concern regarding buffering with the original application and requested confirmation that the additional parking would not interfere with buffering. Ms. Smith confirmed that the additional two parking spaces would not impact on the buffering. The parking will be similar to what was originally approved. Chair Lennox commented that by decreasing the common amenity there will be more people and less space, which could impact on the quality of life for those that are there.

Chair Lennox asked Mr. Prince to comment on how he sees this project with regards to the four tests for minor variance. Mr. Prince commented that the planning report outlined the density requirements for the site. The building is already under construction and there is no exterior change. The way the additional unit was proposed in the zoning by-law, or the way it is proposed in any zoning by-law, has the ability to be varied from and can be changed when deemed appropriate. Staff are satisfied it meets the requirements for a minor variance.

DECISION**CALL FOR VOTE: SHOW OF HANDS**

THAT the minor variance applied for in Application A09/25, for the property described as Wellington North Range S Waterloo St Part Park Lot 9 RP 61R7008 Pt Part 1, geographic Town of Mount Forest, with a civic address of 733 Princess Street, to provide the following relief;

1. THAT a total of 33 apartment units be permitted, to allow one (1) additional apartment, whereas the By-Law permits a maximum of 32 units.

WITH THE CONDITION THAT the applicant shall submit a revised site plan of the property with a revised parking layout to meet the required parking requirements.

APPROVED

Committee of Adjustment Minutes, May 5, 2025

Page 4 of 4

Member Burke and Member Renken returned to the meeting

ADJOURNMENT

RESOLUTION: COA 010-2025

Moved: McCabe

Seconded: Hern

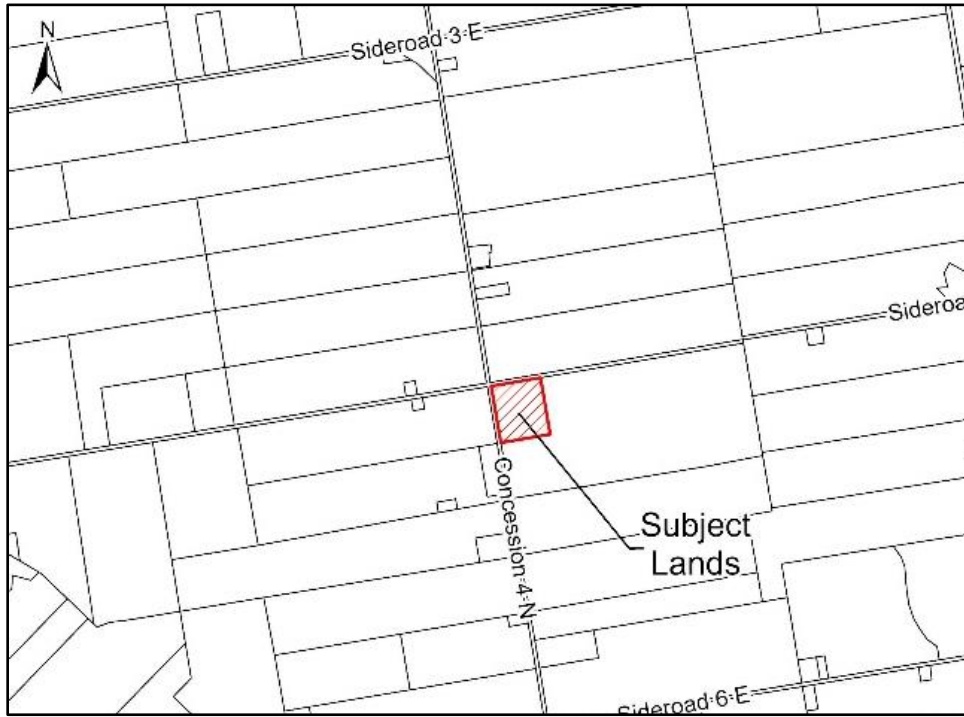
THAT the Committee of Adjustment meeting of May 5, 2025 be adjourned at 2:21 p.m.

CARRIED

CHAIRPERSON

SECRETARY TREASURER

A10/25 DARRYL NYENHUIS – 9275 CONCESSION 4 N





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

June 2nd, 2025

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 A10/25**
9275 Concession 4 N
Concession 4 N Part Lot 10 RP 61R9818 Part 1
Darryl, Johanna, John and Matilda Nyenhuis

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 Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct a new pig barn beside three existing barns. The new barn is proposed to have a setback of 254 m (833 ft) to the nearest Type A use (residential dwelling at 9250 Concession 4 N), whereas a minimum setback of 288 m (945 ft) is required.

We have no concerns with the relief requested for the new barn. The location of the new barn provides operational efficiency and limits impact to the crop production. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 4 N Part Lot 10 RP 61R9818 Part 1 and is municipally known as 9275 Concession 4 N. The property is approximately 8.09 ha (20.0 ac) in size and is occupied by a dwelling, shed and barns. The location of the property is shown on Figure 1 below.

PROPOSAL

The purpose of this of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to facilitate construction of a new and the new barn cannot meet the minimum distance required to the nearest dwelling at 9250 Concession 4 N. The new pig barn is proposed to have a setback of 254 m (833 ft) to the nearest dwelling at 9250 Concession 4 N, whereas a minimum setback of 288 m (945 ft) is required.

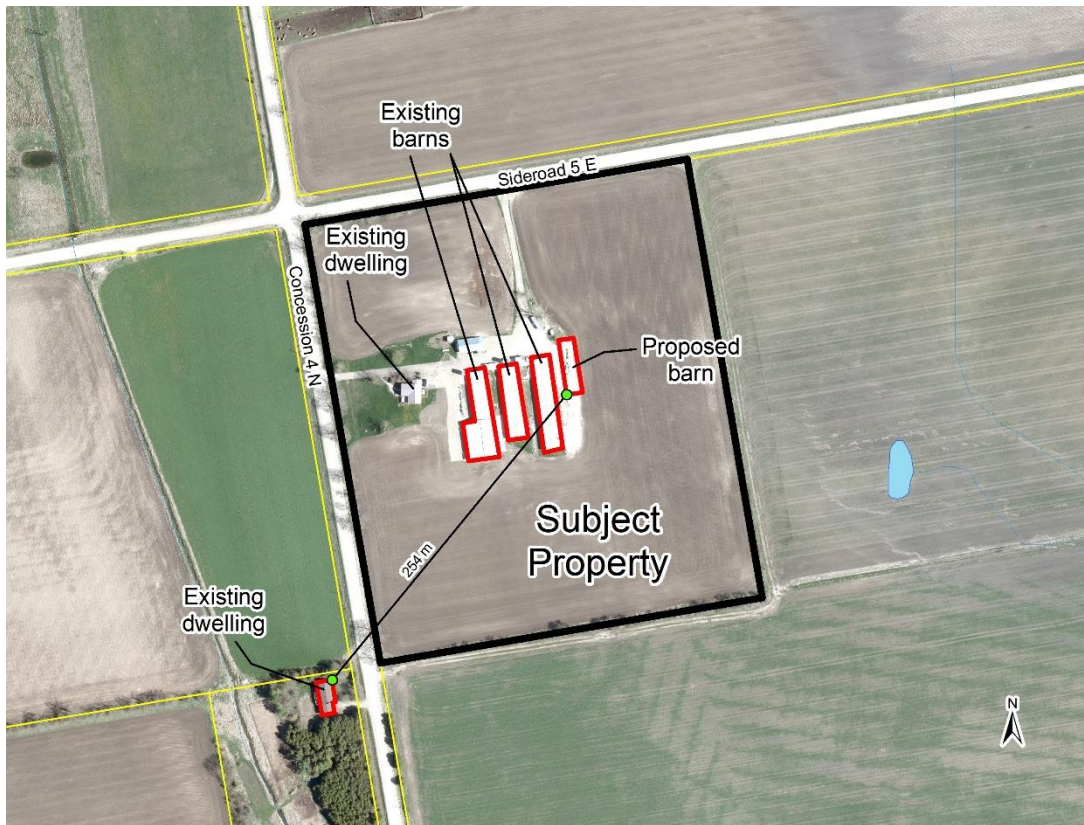


Figure 1: Aerial Photo indicating existing and proposed uses on the subject lands (Source: Wellington County 2020)

PROVINCIAL POLICY STATEMENT (PPS) 2024

The subject property is within a PRIME AGRICULTURE area. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Further, Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS II distances can be considered based on site specific circumstances, including the avoidance of natural hazards. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL in the County Official Plan. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

Furthermore, 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 Agriculture (A). The new barn is proposed to have a setback of 254 m (833 ft) to the nearest dwelling at 9250 Concession 4 N, whereas a minimum setback of 288 m (945 ft) is required. The applicant has indicated that the new barn provides operational efficiency. Planning staff note that the new barn is proposed to be located on the east side of the existing buildings, which is furthest from the neighbouring house at 9250 Concession 4 N. In order to meet the calculated setback requirement, the new barn would have

to be constructed further north and east by 34 m (113 ft) which would have placed the building in the crop field and take additional land out of production which is not ideal.

The proposed barn meets all other requirements of the zoning by-law, and the following relief is being requested:

New Barn Beside Existing Barns	Required	Proposed	Difference
MDS II to Type A Land Use (Section 6.17.2 & 8.8)	288 m (945 ft)	254 m (833 ft)	34 m (113 ft)

Overall, the Planning Staff have no concerns with the proposed minor variance application. 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. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav-Admane
Planner



Lysandra Quilatan
Student Planner

Tammy Pringle

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Wednesday, May 14, 2025 9:59 AM
To: Tammy Pringle
Subject: GRCA Comments - A10/25 & A11/25

Hi Tammy,

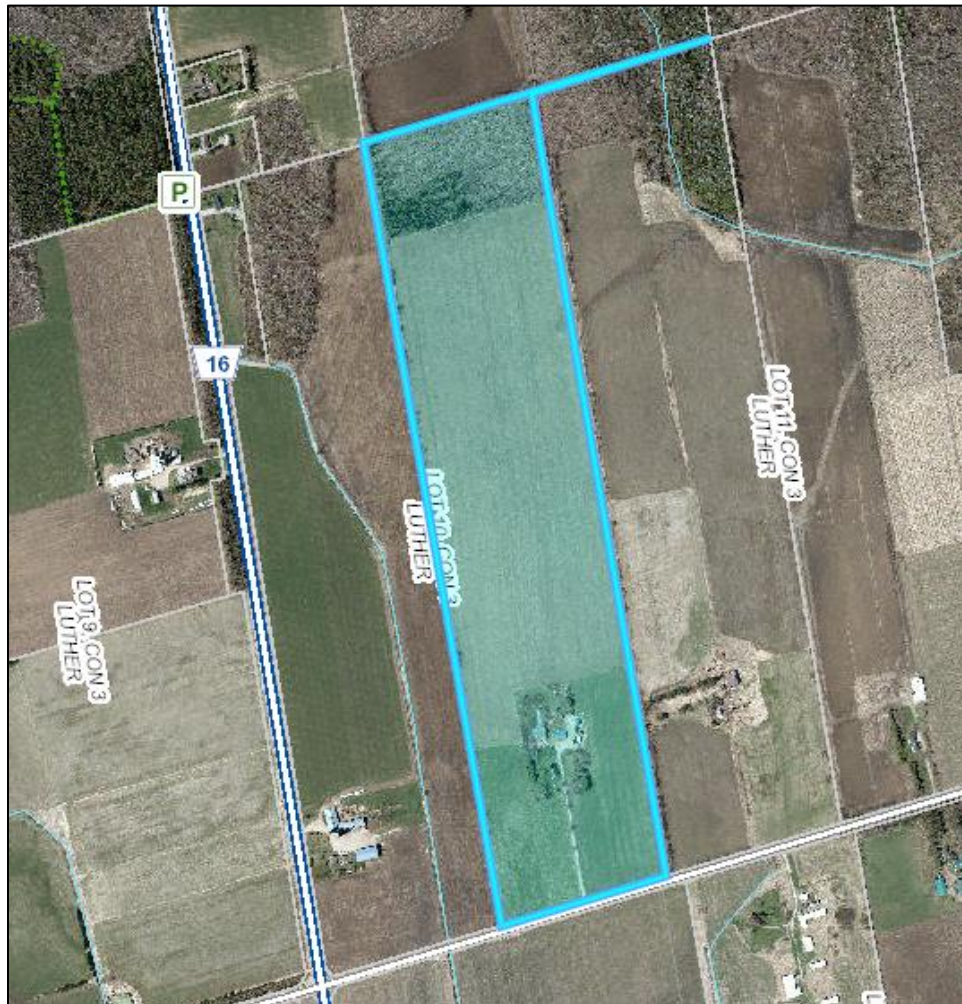
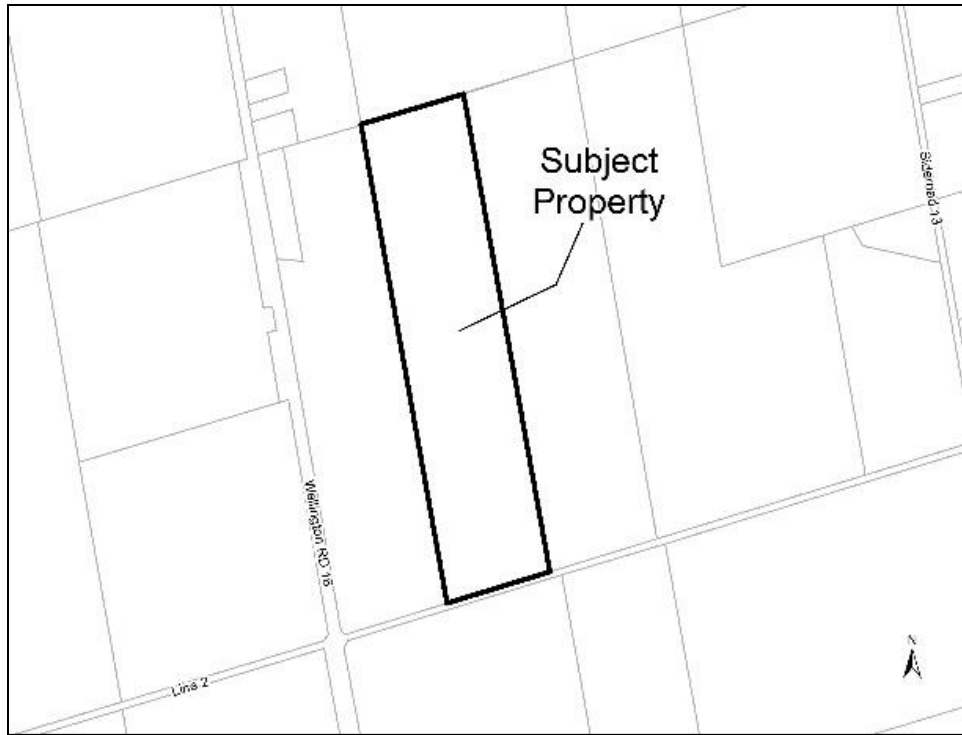
The subject properties at 9275 Concession 4 North and 8430 Line 2 are not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments for A10/25 and A11/25.

Sincerely,

Andrew Herreman (he/him), CPT
Resource Planning Technician
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2228
Toll-free: 1-866-900-4722
Email: aherreman@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

A11/25 SCOTT & DANIELLE LENNOX – 8430 LINE 2





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

June 2nd, 2025

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 A11/25**
8430 Line 2, Arthur
Concession 3 East Part Lot 10
Scott and Danielle Lennox

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 Distance Separation (MDSII) setback requirements. The applicant is proposing to construct a new pig within the existing building cluster. The new barn is proposed to have a minimum setback of 226 m (740 ft) to the nearest Type A use (residential dwelling at 8448 Line 2), whereas a minimum setback of 348 m (1,142 ft) is required.

We have no concerns with the relief requested for the new barn. The location of the new barn provides operational efficiency and limits impacts to the crop production and tile drainage. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 3 East Part Lot 10 and is municipality known as 8430 Line 2, Arthur. The property is approximately 40 ha (100 ac) in size and is occupied by a House, Barn, shed and silos. The location of the property is shown on Figure 1 below.

PROPOSAL

The purpose of this application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to facilitate construction of a new big barn and cannot meet the minimum distance required to the nearest dwelling at 8448 Line 2. The new barn is proposed to have a minimum setback of 226 m (740 ft) to the dwelling at 8448 Line 2, whereas a minimum setback of 348 m (1,142 ft) is required.



Figure 1: Aerial Photo indicating existing and proposed uses on the subject lands (Source: Wellington County 2020)

PROVINCIAL POLICY STATEMENT (PPS) 2024

The subject property is within a PRIME AGRICULTURE area. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Further, Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS II distances can be considered based on site specific circumstances, including the avoidance of natural hazards. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated as PRIME AGRICULTURAL in the County Official Plan. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

Furthermore, 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 Agriculture (A). The new barn is proposed to have a minimum setback of 226 m (740 ft) to the dwelling at 8448 Line 2, whereas a minimum setback of 348 m (1,142 ft) is required. The applicant has indicated that the new barn provides operational efficiency and does not take up agricultural land. Planning staff note that even if the barn was shifted further west to be within the building cluster the setbacks would not appear to be met. Shifting the building further westward may impact the existing yard for the cattle as well.

The proposed barn meets all other requirements of the zoning by-law, and the following relief is being requested:

New Barn	Required	Proposed	Difference
MDS II to Type A land use (Section 6.17.2 & 8.8)	348 m 1,142 ft	226 m 740 ft	122 m 402 ft

Overall, the Planning Staff have no concerns with the proposed minor variance application. 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. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav-Admane
Planner

Attachment 1- Application Site Plan



Tammy Pringle

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Wednesday, May 14, 2025 9:59 AM
To: Tammy Pringle
Subject: GRCA Comments - A10/25 & A11/25

Hi Tammy,

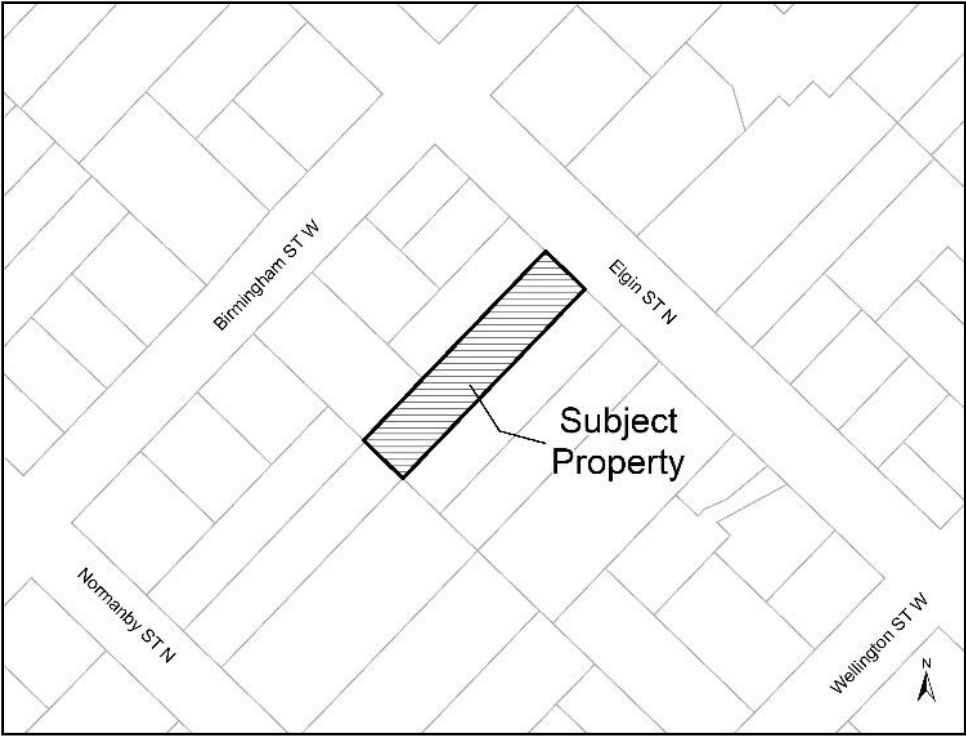
The subject properties at 9275 Concession 4 North and 8430 Line 2 are not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments for A10/25 and A11/25.

Sincerely,

Andrew Herreman (he/him), CPT
Resource Planning Technician
Grand River Conservation Authority

400 Clyde Road, PO Box 729
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www.grandriver.ca | [Connect with us on social media](#)

A12/25 CARA & RYAN ECCLES – 155 ELGIN ST N





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 2nd, 2025

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 A12/25**
155 Elgin ST N, Mount Forest
Plan Town Part Lot 8 W Elgin; Street
Ryan and Cara Eccles

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 6.1.3 a) of the Township of Wellington North Zoning By-Law No. 66-01, to permit a maximum height for an accessory structure of 6.9 m (22.7 ft). The applicant is proposing to demolish an existing garage and build a new garage with an Accessory Dwelling Unit on the 2nd storey.

We have no concerns with the application as it maintains the general intent and purpose of the Official Plan and Zoning By-law is minor, desirable, and appropriate for the development of the subject lands.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Plan Town Part Lot 8 W Elgin; Street and is municipally known as 155 Elgin ST N, Mount Forest. The property is approximately 0.1 ha (0.24 ac) in size with an existing dwelling, shed and detached garage (that is proposed to be demolished). The location is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from Section 6.1.3 a) of the Zoning By-law to permit a maximum height of an accessory structure of 6.9 m (22.7 ft) as



Figure 1. 2020 Aerial photo

opposed to a maximum permitted height of 4.57 m (15 ft). The applicant is proposing to demolish the existing garage and build a new garage with an Accessory Dwelling Unit on the 2nd storey.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is located within the Primary Urban Centre of Mount Forest and designated as RESIDENTIAL in the County Official Plan. Section 4.4.6.2 permits an Additional Residential Unit in as a separated standalone ancillary building or as part of an ancillary building.

Further, 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 Site Specific (R3-30). The site-specific zoning permits a range of residential uses as per Section 12.1 subject to the applicable regulations (Section 12.2) of the Township zoning by-laws. Planning staff note that a Single Detached Dwelling and an Accessory Dwelling Unit (ADU) is a permitted use.

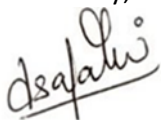
The applicant is proposing to demolish an existing garage and build a new garage with an Accessory Dwelling Unit on the 2nd storey. As per Section 6.1.3 of the Zoning By-law, in any residential zone the height of the accessory use building or structure shall not exceed 4.57 m (15 ft). Planning staff note the proposed accessory structure meets all other requirements of the zoning by-law. The following relief is being requested:

General Provisions Accessory Uses	Required	Proposed	Relief
Height Section 6.1.3 a)	4.57 m 15 ft	6.9 m 22.7 ft	2.33 m 7.7 ft

The planning staff note that the new garage with ADU will be setback by a minimum of 1.2 m from the lot line in accordance with the Township zoning by-law. Based on the survey sketch provided by the applicant, it appears that the existing garage has a setback less than 1.2 m. We note that if there are any concerns the proposed new building could be set even further back on the lot with increased side yard setback

Overall, the Planning Staff have no concerns with the proposed minor variance application. 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. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav-Admane
Planner

Tammy Pringle

From: Brandi Walter <b.walter@svca.on.ca>
Sent: Tuesday, May 13, 2025 9:35 AM
To: Tammy Pringle
Cc: kdavis@centrewellington.ca; evandermeaulen@centrewellington.ca
Subject: RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A12/25 155 Elgin St N

Hi Tammy,

Please be advised, SVCA will not be providing formal comment to this application. The subject property is not affected by any floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA.

However, the property appears to be located within an area that is subject to the local Source Protection Plan where applicable policies may apply. A separate Notice from the local Risk Management Official may be required as specified under the Clean Water Act, 2006 to allow the project to proceed. SVCA staff have copied this email to the Risk Management Official (RMO) for their information. Please contact the RMO directly for more information on the Source Protection Plan policies that may affect the application.

Kind Regards,

Brandi Walter

Environmental Planning Coordinator
Saugeen Valley Conservation Authority
1078 Bruce Rd. 12, PO Box 150, Formosa ON N0G 1W0
519-364-1255 ext. 236
b.walter@svca.on.ca
www.saugeenconservation.ca



From: Tammy Pringle <tpringle@wellington-north.com>
Sent: May 13, 2025 8:59 AM
Subject: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A12/25 155 Elgin St N

****[CAUTION]: This email originated from outside of the organization. Do not click on 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)

A12/25

TAKE NOTICE that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

Monday, June 2, 2025 @ 2:00 p.m.

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/88693929441>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 886 9392 9441

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers
7490 Sideroad 7 West, Kenilworth

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan Town Part Lot 8 W Elgin; Street and is municipally known as 155 Elgin ST N, Mount Forest. The property is approximately 0.1 ha (0.24 ac) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to demolish the existing garage and build a new garage with an Accessory Dwelling Unit on 2nd storey. A maximum height of 6.9 m (22.7 ft) is proposed whereas a maximum height of 4.57 m (15 ft) is permitted. Other variances may be considered where deemed appropriate.

Tammy Pringle

Development Clerk

Township of Wellington North

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