

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
APRIL 7, 2025 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[April 7, 2025 Township of Wellington North Council Meeting \(you tube\)](#)

Members Present:

Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern (via Zoom)
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 Recreation Community & Economic Development:	Mandy Jones
Community Development Coordinator:	Mike Wilson
Planner:	Zach Prince

CALLING TO ORDER

Chair Lennox called the hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

Member Burke disclosed an indirect pecuniary interest with Application A06/25, Bev Gibson, as her employer worked on the Application.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, March 24, 2025 (A03/25, A04/25, A05/25)

RESOLUTION: COA 005-2025

Moved: Renken

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of March 24, 2025 – A03/25, A04/25 & A05/25 be adopted as presented.

CARRIED

Councillor Burke left the meeting as she had previously declared a pecuniary interest with the application.

APPLICATION

A06/25 – Bev Gibson

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 2 Part Lot 3 and is municipally known as 240 Egremont Street North. The property is approximately 0.16 ha (0.41 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum required interior side yard requirements for an existing residential dwelling. The proposed variance will permit a reduced interior side yard setback of 1.0 m (3.2 ft) in lieu of a minimum required interior side yard setback of 1.2 m (3.93 ft). This application is required as a condition of a consent application B43/24 which received conditional approval. 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 20, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated March 26, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Email dated March 24, 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

No one was present to speak to the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

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

THAT the minor variance applied for in Application A06/25, for the property described as Part Lot 2, Part Lot 3, geographic Town of Mount Forest, with a civic address of 240 Egremont Street North, to provide the following relief;

1. *THAT* a reduced Interior Side Yard Setback of 1.0m (3.2 ft) be permitted, for an existing residential dwelling, whereas the By-Law requires 1.2m (3.93 ft).

Councillor Burke returned to the meeting.

Committee of Adjustment Minutes, April 7, 2025
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ADJOURNMENT

RESOLUTION: COA 006-2025

Moved: Burke

Seconded: McCabe

THAT the Committee of Adjustment meeting of April 7, 2025 be adjourned at 2:28 p.m.

CARRIED

Signed by:

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CHAIRPERSON

DocuSigned by:
Karen Wallace
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SECRETARY TREASURER