

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

**Members Present:**  
**Mayor:** Andrew Lennox  
**Councillors:** 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**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**OWNERS/APPLICANT**

ZBA 04/25 Aitken Custom Framing Limited

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part Park Lot 10, S/S Princess St, Plan Town of Mount Forest, Part 1 on 61R-21401. The subject land is approximately 0.41 ha (1.0 ac) in size with 36.42m (129.34 ft) of frontage on Princess Street and 101.2m (332 ft) on Cork St.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) Zone to Medium Density Residential (R3) Zone to facilitate the construction of two five-unit street townhouses.

**NOTICE**

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on March 13, 2025.

## **PRESENTATIONS**

Zachary Prince, Senior Planner and Jamie Barnes, Junior Planner County of Wellington, Township of Wellington North

- Planning Report dated March 28, 2025

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Tammy Stevenson, Manager of Infrastructure and Engineering, Township of Wellington North

- Letter dated March 13, 2025 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Email dated March 13, 2025 (No Objection)

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated March 14, 2025 (No Objection)

Derek McMurdie, County of Grey

- Email dated March 18, 2025 (No Objection)

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## **MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS**

The applicant was present to answer questions regarding the application.

## **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Burke inquired about buffering between the development and the recreational property, as the new pool will be constructed behind it. CBO Jones explained that there are no buffering requirements between residential zone and open space zone. When the pool goes through the site plan approval process buffering would be the Township's responsibility.

Councillor Burke asked how the development will affect the swale or ditch currently there. CBO Jones responded that before permits are issued the developer will be required to file a lot grading plan to deal with stormwater.

Councillor Renken noted that the developer will be paying partially for sidewalks, but there is already a sidewalk there. Will this sidewalk be taken up to build the units and need to be renewed? Tammy Stevenson, Manager of Infrastructure and Engineering, explained that the sidewalk contributions are for future sidewalks along Cork Street, where currently there are no existing sidewalks. That contribution will be based on the frontage of the property.

## ADJOURNMENT

RESOLUTION: PM-2025-004

Moved: Councillor Renken

Seconded Councillor Burke

THAT the Public meeting of April 7, 2025 be adjourned at 2:37 p.m.

CARRIED

Signed by:



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**MAYOR**

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*Karren Wallace*

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**CLERK**