

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
APRIL 22, 2025 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[April 22, 2025 Township of Wellington North Council Meeting \(you tube\)](#)

Members Present:

Chair: Andrew Lennox
Members: Lisa Hern
Steve McCabe
Penny Renken

Members Absent:

Member: Sherry Burke

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Executive Assistant to the CAO:	Tasha Grafos
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Manager of Infrastructure and Engineering:	Tammy Stevenson
Manager Recreation Community & Economic Development:	Mandy Jones
Planner:	Zach Prince
Planner:	Asavari Jadhav-Admane

CALLING TO ORDER

Chair Lennox called the hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

None disclosed

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, April 7, 2025 (A06/25)

RESOLUTION: COA 007-2025

Moved: Hern

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of April 7, 2025 – A06/25, A04/25 & A05/25 be adopted as presented.

CARRIED

APPLICATION

A07/25 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as MOUNT FOREST TOWN PLAN PT LOTS 23 AND 24 and is municipally known as 279 Fergus Street South. The property is approximately 0.18 ha (0.45 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 required interior side yard requirements for a proposed 8-unit cluster (stacked) townhouses. The proposed variance will permit a reduced interior side yard setback of 1.5 m (4.9 ft) in lieu of a minimum required interior side yard setback of 6.0 m (19.6 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 April 7, 2025.

PRESENTATIONS

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

- Planning Report dated April 11, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated April 8, 2025 (No Objections)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water

- Correspondence dated November 19, 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

No one spoke 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 A07/25, for the property described as Mount Forest Town Plan Pt 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 a reduced Interior Side Yard Setback of 1.5m (4.9 ft) be permitted, for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 6.0m (19.6 ft).
2. THAT a reduced Minimum Unit Size – Bachelor/One Bedroom, of 39.9m² (430 ft²) be permitted for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 51.1m² (550 ft²).

3. THAT a reduced Lot Area Minimum of 1,871.48 m² (0.45 ac) be permitted for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 2,452.7 m² (0.65 ac).

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 8-unit cluster (stacked) townhouse.

CARRIED

APPLICATION

A08/25 – Cleon Weber

THE LOCATION OF THE SUBJECT PROPERTY is described as WOSR Part Lot 4 Division 3 RP 61R8418 Part 1 and is municipally known as 9820 Highway 6. The property is approximately 1.96 ha (4.85 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 the minimum required interior side yard requirements to facilitate replacement of two (2) existing grain bins with one larger bin. The new bin is proposed to be closer to the lot line than the existing grain bins. The proposed variance will permit a reduced interior side yard setback of 3.9 m (13 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 April 7, 2025.

PRESENTATIONS

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

- Planning Report dated April 11, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated April 8, 2025 (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

No one was present to speak to the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken felt the variance was minor in nature and adjacent to farmland so no objections.

Committee of Adjustment Minutes, April 22, 2025

Page 4 of 4

Chair Lennox wanted to know the change in distance from the lot line from the bins that are being replaced. The CBO advised the size of the upper portion of the replacement bin is the same size, however the bottom is a little wider so it is a little closer to the lot line meaning the 13 foot setback is from the foundation of the bin.

DECISION

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

THAT the minor variance applied for in Application A08/25, for the property described as WOSR Part Lot 4 Division 3 RP 61R8418 Part 1, geographic Township of Arthur, with a civic address of 9820 Highway 6, to provide the following relief;

1. *THAT* a reduced Interior Side Yard Setback of 3.9m (13 ft) be permitted, for a proposed new larger grain bin to replace two (2) existing grain bins, whereas the By-Law requires 18.3m (60 ft).

CARRIED

ADJOURNMENT

RESOLUTION: COA 008-2025

Moved: Hern

Seconded: Renken

THAT the Committee of Adjustment meeting of April 22, 2025 be adjourned at 7.26 PM

Signed by:


80AF05F09D284A3...

CHAIRPERSON

DocuSigned by:
Karen Wallace

F00A115C71324C9...

SECRETARY TREASURER