

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
AUGUST 25, 2025 @ 7:00 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/86756393780>

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: 867 5639 3780

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A13/25 Marcia Anderson

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, June 2, 2025 (A10/25, A11/25, A12/25) 3
Recommendation:
THAT the Committee of Adjustment meeting minutes of June 2, 2025 –
A10/25, A11/25 & A12/25 be adopted as presented.

APPLICATION

A13/25 – Marcia Anderson

THE LOCATION OF THE SUBJECT PROPERTY is described LOT 9 PLAN 61M238 and is municipally known as 129 Parker Drive. The property is approximately 0.66 ac (2678.81 square metres) in size. The location of the property is shown on the map attached. 9

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum required rear yard setback of 9.0 m (29.5 ft) for an existing primary dwelling and detached garage. The proposed variance will permit a reduced rear yard setback of 5.75 m (18.9 ft) for the primary dwelling and 6.32 m (20.7 ft) for the detached garage. 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 August 8, 2025.

PRESENTATIONS

Jamie Barnes, Planner, County of Wellington, Township of Wellington North
• Planning Report dated August 18, 2025 10

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority
• Email dated August 18, 2025 (No Objections) 13

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 A13/25, for the property described as LOT 9 PLAN 61M238, geographic Township of Arthur, with a civic address of 129 Parker Drive, to provide the following relief;

1. **THAT a reduced Rear Yard Setback of 5.75 m (18.9 ft) be permitted, for existing primary dwelling, whereas the By-Law requires 9.0 m (29.5 ft); and**
2. **THAT a reduced Rear Yard Setback of 6.32 m (20.7 ft) be permitted, for an existing detached garage, whereas the By-law requires 9.0 m (29.5 ft).**

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of August 25, 2025 be adjourned at _____

June 2, 2025 , Committee of Adjustment meeting (youtube)

Member: Lisa Hern
Steve McCabe
Penny Renken

Chair: Andrew Lennox

Staff Present:

Deputy Clerk: Catherine Conrad

Executive Assistant to the CAO: Tasha Grafos

Director of Finance: Jeremiah Idialu

Chief Building Official: Darren Jones

Development Clerk: Tammy Pringle

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

Economic Development Officer: Robyn Mulder

Planner: Asavari Jadhav-Admane

CALLING TO ORDER

Acting Chair Burke called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Acting Chair Burke declared an indirect pecuniary interest with Application A12/25 Cara & Ryan Eccles as her employer prepared the survey for the application.

MINUTES OF PREVIOUS MEETING

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

RESOLUTION: COA 011-2025

Moved: McCabe

Seconded: Renken

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

CARRIED

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 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, County of Wellington, Township of Wellington North

- Planning Report dated June 2, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated May 14, 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

Darryl Nyenhuis, applicant, gave a brief rationale for the minor variance.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken noted the proposed new barn would have a further MDS than the existing barns.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).**

APPROVED

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 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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated May 14, 2025 (No Objection)

Barclay Nap, President, Wellington Federation of Agriculture

- Correspondence dated May 28, 2025 (concerns regarding conflicts with Minimum Distance Separation II)

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

Scott Lennox, applicant, spoke noting the siting of the new barn would not use any prime land and that the house which is the subject of the MDS variance is condemned.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken confirmed that if a new house were constructed on the adjoining lot, MDS would be calculated and the CBO confirmed that.

Member Hern noted there is a sizeable gap in the existing windbreak and wondered if the applicant would plant trees.

Chair Burke wondered where the well was located on the adjoining lot and the CBO advised we did not have that information but noted water can be pumped quite a distance.

Member Hern inquired what the process would be if someone bought the adjoining property and built a house. The CBO advised they would have to get a building permit and comply with MDS, but it appears there is enough room on the property to meet MDS.

Chair Burke wondered if the applicant would move the proposed barn to another location. The applicant said it would depend on cost as tile drains would need to be rerouted, laneway moved and that would add cost.

Chair Burke inquired if granting this variance would limit other agricultural future uses but the CBO noted MDS does not apply to agricultural to agricultural.

MOVED: Hern

SECONDED: Renken

THAT the tree line on the eastern boundary of the subject property be extended an additional 65 metres with seedlings.

CARRIED

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).

Condition: That the tree line on the eastern boundary of the subject property be extended an additional 65 metres with seedlings.

APPROVED

Member Hern assumed the Chair as Acting Chair Burke had previously declared a pecuniary item on A12/25.

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 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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Brandi Walter, Environmental Planning Coordinator, Saugeen Valley Conservation Authority

- Email dated May 13, 2025 (No Objection)

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Email dated May 30, 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

Mr. Eccles, applicant, advised they wanted to build a new garage with living quarters for his father-in-law.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken wondered if Wellington Source Water had provided comments.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).

APPROVED

Acting Chair Burke resumed the Chair.

ADJOURNMENT

RESOLUTION: COA 012-2025

Moved: McCabe

Seconded: Renken

THAT the Committee of Adjustment meeting of June 2, 2025 be adjourned at 2:43
p.m.
CARRIED

CHAIRPERSON

SECRETARY TREASURER





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

August 18th, 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 A13/25**
LOT 9 PLAN 61M238
129 Parker Drive
Marcia Anderson

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 required rear yard setback of 9.0 m (29.5 ft) for an existing primary dwelling and detached garage. The proposed variance will permit a reduced rear yard setback of 5.75 m (18.9 ft) for the primary dwelling and 6.32 m (20.7 ft) for the detached garage.

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and the request is desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as LOT 9 PLAN 61M238 and is municipally known as 129 Parker Drive. The property is approximately 0.66 ac (2678.81 square metres) in size. The location is shown on the map below in Figure 1.

PROPOSAL

The purpose of the application is to provide relief from the minimum required rear yard setback of 9.0 m (29.5 ft) for an existing primary dwelling and detached garage. The proposed variance will permit a reduced rear yard setback of 5.75 m (18.9 ft) for the



Figure 1. 2020 Aerial photo

primary dwelling and 6.32 m (20.7 ft) for the detached garage. Other variances may be considered where deemed appropriate. A survey sketch was provided with the application and is shown in Attachment 1.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Hamlet area of Kenilworth in the County Official Plan. 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.

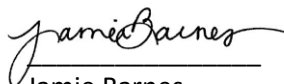
TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Unserved Residential Site Specific (R1A-93). The subject property is approximately 0.66 ac (2678.81 square metres) in size. The applicant is requesting relief from the minimum required rear yard setback of 9.0 m (29.5 ft) for an existing primary dwelling and detached garage. The variance requested would provide relief from Section 9.2.6 of Zoning By-law 66-01. The following relief is being requested:

Regulations	Required	Proposed	Difference
Rear Yard Section 9.2.9 (Dwelling Setback)	9.0 m (29.5 ft)	5.75 m (18.9 ft)	3.25 m (10.6 ft)
Rear Yard Section 9.2.9 (Detached Garage Setback)	9.0 m (29.5 ft)	6.32 m (20.7 ft)	2.68 m (8.8 ft)

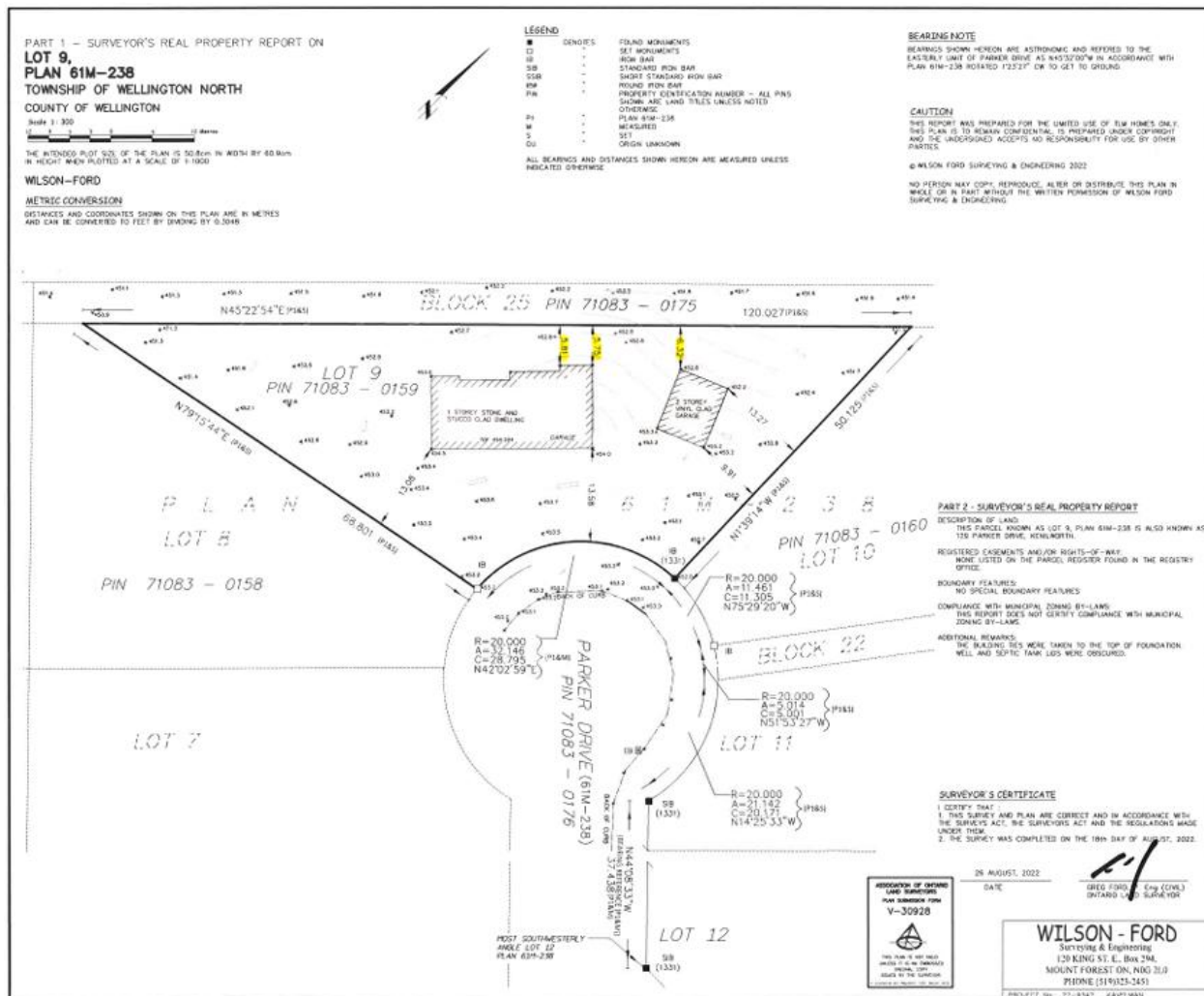
Overall, the variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Jamie Barnes
Planner

Attachment 1 – Survey Sketch



Tammy Pringle

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: August 18, 2025 11:38 AM
To: Tammy Pringle
Subject: FW: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A13/25 129 Parker Dr.
Attachments: NOTICE OF CoA Meeting A13-25 129 Parker Dr.pdf; APPLICATION A13-25 Marcia Anderson (Redacted).pdf; Building Permit Site Plan 129 Parker Dr.pdf; Wilson-Ford Survey 26-Aug-2022 (As Built).pdf

Hi Tammy,

The subject property is not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on this application.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: August 8, 2025 8:55 AM
Subject: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A13/25 129 Parker Dr.

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)

A13/25

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, August 25, 2025 @ 7:00 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/86756393780>

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: 867 5639 3780

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 LOT 9 PLAN 61M238 and is municipally known as 129 Parker Drive. The property is approximately 0.66 ac (2678.81 square metres) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum required rear yard setback of 9.0 m (29.5 ft) for an existing primary dwelling and detached garage. The proposed variance will permit a reduced rear yard setback of 5.75 m (18.9 ft) for the primary dwelling and 6.32 m (20.7 ft) for the detached garage. Other variances may be considered where deemed appropriate.

Tammy Pringle

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

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W www.wellington-north.com



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