

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

Signed by:



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CHAIRPERSON

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Karren Wallace

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SECRETARY TREASURER