

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
OCTOBER 20, 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/85219403174>

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: 852 1940 3174

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A14/25 Arnold & Karissa Bouwman

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, August 25, 2025 (A13/25)

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Recommendation:

THAT the Committee of Adjustment meeting minutes of August 25, 2025 – A13/25 be adopted as presented.

APPLICATION

A14/25 – Arnold & Karissa Bouwman

THE LOCATION OF THE SUBJECT PROPERTY is described as CON 10 W PT LOT 7 and is municipally known as 8323 Line 10. The property is approximately 40.0 ha (100.0 ac) in size. The location of the property is shown on the map attached.

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THE PURPOSE AND EFFECT of the application is to permit a two (2) unit Farm Help Dwelling that is attached to an existing accessory building (workshop). The applicant is proposing to construct the farm help dwelling 140m from the main dwelling whereas the By-law permits the units to be no more than 61m from the existing main dwelling. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were posted in the Wellington Advertiser, emailed to applicable agencies and posted on the subject property on October 9, 2025.

PRESENTATIONS

Jamie Barnes, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 10, 2025 8

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated October 10, 2025 (No Objection) 12

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 A14/25, for the property described as CON 10 W PT LOT 7, geographic Township of West Luther, with a civic address of 8323 Line 10 to provide the following relief;

1. **THAT an increased distance from the main farm dwelling of 90m (295.3 ft) be permitted for a proposed second residential dwelling (farm help dwelling) attached to an existing agricultural building whereas the By-law allows a maximum of 61m (200.0 ft).**
2. **THAT a two-unit secondary residential dwelling (farm help dwelling) be permitted whereas the By-law allows a single secondary residential dwelling (farm help dwelling).**

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of October 20, 2025 be adjourned at _____.

HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[August 25, 2025 Township of Wellington North Council Meeting \(youtube\)](#)

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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated August 18, 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

The Applicant was not present to speak to the application.

Derek Small, 9168 Highway 6, owner of the farm onto which this property backs, questioned why the request for a variance came many years after the home was built and wanted to know if the home owner is facing penalties or fines because of the infraction. CBO Jones explained that through the plan of subdivision requirements for building location survey, lot conformance to lot grading and other conditions such as tree planting and paved driveway need to be provided to the Township once the home is built. In this case the as built building location survey, when submitted, showed the deficiency. The minor variance is a requirement to correct the deficiency. There is no penalty, other than having to file the application and pay the fee and runs the risk of the variance not being approved.

Mr. Small inquired if the additional build outs from the property, such as decks and other things, require additional variances/permitting. CBO Jones stated that the decks, of which we are aware, built with the home and are meet the setbacks.

Mr. Small inquired about drainage so that water does not discharge onto his property. CBO Jones confirmed that between the farm property to the north and the subject property there is a 6 metre strip of property between the subject property and Mr. Small's property that is owned by the municipality that carries the storm water infrastructure. CBO Jones doesn't believe this application would have an effect on the storm water management system. Mr. Small requested that it be noted for the record that if there are any issues with water management as a result of this property's proximity to the adjoining property any and all excavation and repair work be done on that side of the property rather than on his property, and included in the

conditions of the variance. CBO Jones informed that the Committee of Adjustment does not have that power; however, that is the reason for the 6 metre strip of property.

Tammy Stevenson, Manager of Infrastructure and Engineering commented that the subdivision is currently still maintained by the developer. Once the Township receives assumption of it, we will be required to do the maintenance on it. There is a storm water management pond that the 6 metre swale drains to and annual checks will be done, and as needed the municipality would do the required clean outs.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Hern stated she did not believe this to minor and wondered what can be put in place should conflicts arise between the homeowner and the farm Mr. Small owns. .

Mr. Marshall explained if you add the 6 metre plus the existing setback it would meet the required set back in the by-law. The home is still 9 metres from the farm property lot line. Member Hern inquired what would happen if this is not approved. CBO Jones stated the applicant would have the opportunity to appeal the decision, which would be heard by the Ontario Land Tribunal, or the Township would have to take legal action against the home owner to have the home and detached garage removed.

Chair Lennox noted that it is an irregular shaped lot and questioned if there was ever enough room to build a house and meet the requirements. CBO Jones stated that yes there was. The building was shown with the application on a lot grading plan prepared by a surveyor and it met all the setback. It wasn't constructed in accordance with the plans. The surveyor has signed off on the grading plan that it is in conformance with the overall plan.

Member Hern expressed concern regarding protection against conflict. CBO Jones noted that there are provisions in the subdivision agreements that require acknowledgement by purchasers that they are purchasing a lot in a rural area and that those come with odours and noises, and require that to be put into purchase and sale agreements. The MDSII would not be affected by this because it is measured from the urban boundary which is a type B use vs. residential. It is not affected by this building.

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).

APPROVED

ADJOURNMENT

RESOLUTION: COA 014-2025

Moved: Burke

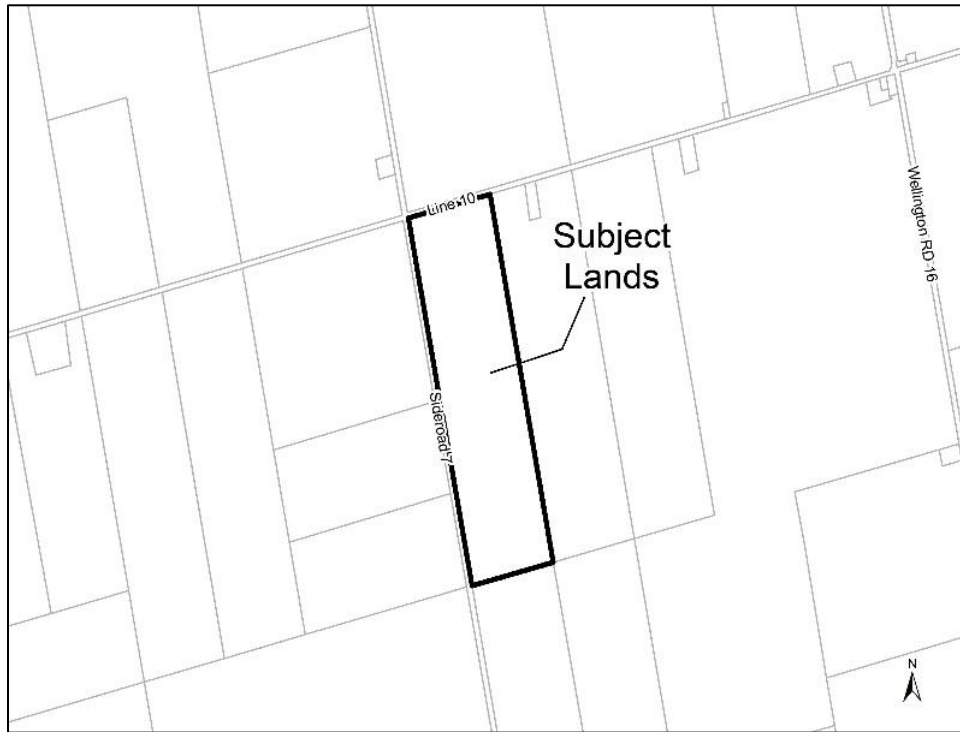
Seconded: Hern

THAT the Committee of Adjustment meeting of August 25, 2025 be adjourned at 7:22
CARRIED

CHAIRPERSON

SECRETARY TREASURER

A14/25 ARNOLD & KARISSA BOUWMAN, 8323 LINE 10





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

October 10th, 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 A14/25**
CON 10 W PT LOT 7
8323 Line 10
Arka Farms LTD

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 permit a two (2) unit Farm Help Dwelling that is attached to an existing accessory building (workshop). The applicant is proposing to construct the farm help dwelling 140m (459.3 ft) from the main dwelling. The By-law currently only permits a single unit farm help dwelling and requires that the farm help dwelling be located within 61.0 m (200.0 ft) from the main farm dwelling.

We have no concerns with the requested relief for a two (2) unit farm help dwelling and are satisfied that the request 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.

In regards to the requested relief for the location of the two (2) unit farm help dwelling, Planning staff note that the application has requested that the two (2) unit farm help dwelling be located 140 m (459.3 ft) from the main dwelling, however, it appears that the dwelling would only be located approximately 90.0 m (295.3 ft) from the main dwelling based on GIS measurements. The applicant has provided rationale with why they want the two (2) unit farm help dwelling to be constructed in the proposed location. The Committee should be satisfied that the proposed location at 90.0 m (295.3 ft) from the main dwelling is appropriate.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as CON 10 W PT LOT 7 and is municipally known as 8323 Line 10. The property is approximately 40.0 ha (100.0 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to permit a two (2) unit Farm Help Dwelling that is attached to an existing accessory building (workshop). The applicant is proposing to construct the farm help dwelling 140m from the main dwelling. A sketch demonstrating the proposed location of the Farm Help Dwelling was provided with the application and is shown in Attachment 1.



Figure 1. 2020 Aerial photo

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE, CORE GREENLANDS, and GREENLANDS in the County Official Plan. Identified features include significant woodlands and Grand River Conservation Authority (GRCA) regulated wetlands. Section 8.4 permits secondary residential dwellings for farm help provided that it is located within the main building cluster and that adequate water supply and sewage disposal systems are available.

Further, 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 Agriculture (A) and Natural Environment (NE). Section 8.4 of the Zoning By-law permits a second residential dwelling (farm help building) to be constructed in an agriculture zone and is accessory to the primary farm dwelling. Planning staff note that the proposed farm help dwelling is attached to an existing accessory structure and is intended to house workers that are employed on the farm. The proposed farm help dwelling meets all other requirements of the Section 8.4 except for the following:

Second Residential Dwelling (farm help dwelling)	Required	Proposed
Location (Section 8.4.3)	Shall be located within 61.0 m (200.0 ft) of the main farm residence	To be located approximately 90 m (295.3 ft) from the main farm residence
Number of Dwellings (Section 8.4)	A single secondary residential dwelling (farm help dwelling)	A two unit secondary residential dwelling (farm help dwelling)

Planning staff have no concerns regarding the proposed two (2) unit farm help dwelling and note that the farm help dwelling units are intended to house workers that work on the subject farm property. The PPS permits farm worker housing as a permitted agricultural use. Farmer worker housing is not considered an additional dwelling unit.

Planning staff note that the applicant has requested a relief of 140.0 m (459.3 ft) for the proposed location of the farm help dwelling from the primary dwelling, however, upon planning staff's review we note the proposed location of the farm help dwelling building appears to be approximately 90.0 m (295.3 ft) from the primary farm dwelling.

The applicant has provided rationale with why they want the two (2) unit farm help dwelling to be constructed in the proposed location. The Committee should be satisfied that the proposed location of 90.0 m (295.3 ft) from the main dwelling is appropriate.

Yours truly,



Jamie Barnes
Planner

Attachment 1 – Sketch demonstrating proposed location



Tammy Pringle

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: October 10, 2025 2:16 PM
To: Tammy Pringle
Subject: RE: NOTICE OF COMMITTEE OF ADJUSTMENT PUBLIC HEARING: A14/25 8323 Line 10
Attachments: A14-25 - GRCA Map.pdf

Hi Tammy,

The proposed dwelling units are outside of the Grand River watershed so Grand River Conservation Authority (GRCA) staff will not be providing formal comments on this application. With that said, the GRCA has no objection to the proposed minor variance application.

The southern portion of the property is within the Grand River watershed. This portion of the property is regulated by the GRCA under Ontario Regulation 41/24 due to a wetland and the regulated allowance adjacent to the wetland. Any development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit. A copy of GRCA's resource mapping is attached.

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: October 8, 2025 8:59 AM
Subject: NOTICE OF COMMITTEE OF ADJUSTMENT PUBLIC HEARING: A14/25 8323 Line 10

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)

A14/25

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, October 20, 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/85219403174>

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: 852 1940 3174

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 CON 10 W PT LOT 7 and is municipally known as 8323 Line 10. The property is approximately 40.0 ha (100.0 ac) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to permit a two (2) unit Farm Help Dwelling that is attached to an existing accessory building (workshop). The applicant is proposing to construct the farm help dwelling 140m from the main dwelling whereas the By-law permits the units to be no more than 61m from the existing main dwelling. Other variances may be considered where deemed appropriate.

Tammy Pringle

Development Clerk

Township of Wellington North
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A14/25 - 8323 Tenth Line

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)



8323 Tenth Line

Proposed Dwelling Units

SVCA Watershed

GRCA Watershed

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:13,837

NAD83 UTM zone 17 (EPSG:26917)

