

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
JANUARY 15, 2024 @ 2:00 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/86310011454>  
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: 863 1001 1454

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

A20/23 Johan (John) & Helena Klassen  
A21/23 Pinestone Construction

**MINUTES OF PREVIOUS MEETING**

Committee of Adjustment, December 11, 2023 (A13/23, A14/23, A16/23, A17/23) 4

Recommendation:  
THAT the Committee of Adjustment meeting minutes of December 11, 2023 – A13/23, A14/23, A16/23 & A17/23 be adopted as presented.

**APPLICATION**

A20/23 – John & Helena Klassen

**THE LOCATION OF THE SUBJECT PROPERTY** is described PLAN 16  
CROWN SURVEY PT PARK; LOT 8 RP 61R21412 PART 1 and municipally  
known as 7820 Wellington RD 109. The property is approximately 0.50 ha  
(1.24 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  
maximum height for an accessory structure. The applicant is proposing to build  
a shed for personal recreational activities with a height of 22.8 ft (6.94 m).  
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 January 2, 2024.

## PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 18, 2023 17

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Allan Hodgins, Corridor Management Planner, The Ministry of Transportation of Ontario

- Email dated January 3, 2024 (No Objection) 19

Kyle Davis, Risk Management Official, Wellington Source Water Protection

- Section 59 Notice – Restricted Land Use Notice, No Prohibition or Risk Management Plan Required 20

## 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/seconded required)

*THAT* the minor variance applied for in Application A20/23, for the property described as PLAN CROWN SURVEY PT PARK; LOT 8 RP 61R21412 PART 1, with a civic address of 7820 Wellington RD 109, to provide the following relief;

1. **THAT an increased Maximum Height of 6.94 m (22.8 ft) be permitted, for a proposed accessory building (shed), whereas the By-Law allows 4.57 m (15 ft).**

## APPLICATION

A21/23 – Pinestone Construction

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part 19 & 20, Plan 61R-22549, geographic Town of Arthur, with a civic address of 243 and 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on the map attached. 25

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. 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 January 2, 2024.

## PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 21, 2023 26

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated January 2, 2024 (No Objection) 29

Allan Hodgins, Corridor Management Planner, The Ministry of Transportation of Ontario

- Email dated January 3, 2024 (No Objection) 31

## 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/seconded required)

*THAT* the minor variance applied for in Application A21/23, for the property described as Part 19 & 20, Plan 61R-22549, with a civic address of 243 and 245 Schmidt Drive, to provide the following relief;

1. **THAT a reduced Front Yard Minimum Landscape Area of 35% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.**
2. **THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

## ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of January 15, 2024 be adjourned at \_\_\_\_\_

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
DECEMBER 11, 2023 AT 2:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING  
<https://www.youtube.com/watch?v=edMv8ph8Mu4>**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Sherry Burke (via Zoom)  
Lisa Hern  
Steve McCabe  
Penny Renken

**Staff Present:**

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Chief Building Official:	Darren Jones
Director of Finance:	Jerry Idialu
Human Resources Manager:	Amy Tollefson
Economic Development Officer:	Dale Small
Senior Project Manager:	Tammy Stevenson
Manager of Transportation Services:	Dale Clark
Manager Environment & Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Senior Planner:	Jessica Rahim

#### **CALLING TO ORDER**

Chairperson Lennox called the meeting to order.

#### **DISCLOSURE OF PECUNIARY INTEREST**

No disclosure of pecuniary interest declared.

#### **MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, November 20, 2023 (A18/23 & A19/23)

RESOLUTION: 025-2023

Moved: Renken

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of November 20, 2023 – A18/23 & A19/23 be adopted as presented.

CARRIED

#### **APPLICATION**

A13/23 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part 3 and 4, Reference Plan 61R-22549, Village of Arthur, with a civic address of 185 and 187 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to

be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot. 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 November 23, 2023.

## **PRESENTATIONS**

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on one lot

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 would be desirable and appropriate for the development of the subject property.

## **SUBJECT PROPERTY AND LOCATION**

The location of the subject properties is described as Lot 12, Plan 61M255 and are municipally known as 185 & 187 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size.

## **PROPOSAL**

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.

Section 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU's). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: "a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce

**Committee of Adjustment Minutes December 11, 2023****Page 3 of 12**

visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit”.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct a new semi-detached dwelling with an ADU and require the following variance:

Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

**CORRESPONDENCE FOR COMMITTEE’S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (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 ANY COMMENTS/QUESTIONS**

Shayne DeBoer, Pinestone Construction Inc., Applicant, was present to answer questions regarding the application.

**COMMENTS/QUESTIONS FROM THE COMMITTEE**

Member McCabe commented that the on site visit was helpful. it was nice to go and see what was being discussed in person. As a Councillor, and even as a Township, we have talked about our by-laws for medium density, and increasing density, without going past

our urban borders and into prime agricultural. This is a great example of how that can be achieved.

Member Burke stated that it was good to visit the site but noted it doesn't appear there was any consideration to change any of the proposed variances. Mr. DeBoer explained that during the on site visit that everyone would realize what was being achieved and that there is enough front landscape.

Member Burke advised the statement she would make would address all of the applications being heard, commenting that she was supportive of something that is minor in nature but believed that the 35%, based on the site visit, she could be support of. She can't support the 26.8% on the interior.

Chair Lennox suggested waiting to discuss Member Burke's comments until the committee gets to those applications.

## **DECISION**

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

THAT the minor variance applied for in Application A13/23, for the property described as Part 3 and 4, Reference Plan 61R-22549, Village of Arthur, with a civic address of 185 and 187 Schmidt Drive, to provide the following relief;

1. THAT a reduced Front Yard Landscape Area of 35% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.
2. THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).

APPROVED

## **APPLICATION**

A14/23 – 2073022 Ontario Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part 47 and 48, Reference Plan 61R-22549, Village of Arthur, with a civic address of 180 and 182 Schmidt Drive. The subject land is approximately 0.07 ha (0.18 ac) in size now shown as Part 47 and 48 on Reference Plan 61R-22549.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot. 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 November 23, 2023.

## PRESENTATIONS

Jessica Rahim, Senior Planner County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot.

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 would be desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject properties is described as Lot 14 Plan 61M255 and are municipally known as 180 & 182 Schmidt Drive. The subject land is approximately 0.07 ha (0.18 ac) in size now shown as Part 47 and 48 on Reference Plan 61R-22549.

### PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling. The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot.

### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.

Section 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU's). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should consider the following: "a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit".

### TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the semi-detached dwelling and require the following variances:



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Regulations for Semi-Detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	34.1%	15.9%
ADU (attached) Per lot (6.29.1a)	1	2	1
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

**CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (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 ANY COMMENTS/QUESTIONS**

Shayne DeBoer spoke on behalf of applicant Jim Coffey. He explained that this application is similar to A13/23.

**COMMENTS/QUESTIONS FROM THE COMMITTEE**

Member Reken thanked the applicant for the opportunity to visit the site and see the secondary unit going into the houses. She stated that she is not keen on variances and is disappointed that there have been no changes to the variances requested. She would like to see more greenspace and suggested making the units smaller to accommodate that, which might even make them more affordable.

Chair Lennox asked for clarification on the property descriptions. The CBO explained that the reference plan is different as Part Lot Control application has gone through and they are now severed lots.

## **DECISION**

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

*THAT* the minor variance applied for in Application A14/23, for the property described as Part 47 and 48, Reference Plan 61R-22549, Village of Arthur, with a civic address of 180 and 182 Schmidt Drive, to provide the following relief;

1. THAT a reduced Front Yard Landscape Area of 34.1% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.
2. THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).

APPROVED

## **APPLICATION**

A16/23 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Block 31, RP 61M-255, geographic Town of Arthur, with a civic address of 207, 209, 211 and 213 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size now Part 7, 8, 9, 10, 11 and 12, Reference Plan 61R-22549.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a street townhouse. 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 November 23, 2023.

## **PRESENTATIONS**

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these units.

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be satisfied that the application maintains the general intent

and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

**SUBJECT PROPERTY AND LOCATION**

The location of the subject properties is described as Block 31, Plan 61M255 and are municipally known as 207,209,211 & 213 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size.

**PROPOSAL**

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a 4-unit street townhouse.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 Residential Zone (R2). The applicant is proposing the following variances:

Street Townhouse Regulations Minimum Landscape Requirement (Section 12.3)	Permitted	Proposed	Difference
Unit 1 & 4 (213 & 207 Schmidt Dr)	50%	40.5%	9.5%
Unit 2 & 3 (211 & 209 Schmidt Dr)	50%	26.8%	23.2%

Planning Staff have concerns with the reduced landscaped area (See figure 1 and 2) for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

**CORRESPONDENCE FOR COMMITTEE’S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (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 ANY COMMENTS/QUESTIONS**

Shayne DeBoer, applicant, was present to answer any questions regarding the applications. He commented that he realizes the 26% area on the two centre units isn't desirable and asked if it would be possible to work out a landscaped area of 35% front yard coverage which would be seven feet per side and it allows eighteen feet in the driveway which allows two vehicles side by side. He is concerned that if there is too much reduction it affects parking and may cause problems with on street parking.

## **COMMENTS/QUESTIONS FROM THE COMMITTEE**

Chair Lennox asked the planner about the process if the percentage is changed. Planner Rahim explained that we would be able to update the percentage on the decision, if staff is comfortable with that. We wouldn't need to recirculate as it is an increase in landscaped area, as opposed to decreasing it. Chair Lennox asked what the implications of the change would be. Mr. DeBoer provided that it would allow for 1 foot 9 inches more. He was asking for 7 feet frontage. If it was 35% it would be 8 feet 8 inches. The driveway width would be 16 feet 7 inches, which would still permit two vehicles side by side.

Chair Lennox questioned what would happen if the driveway is reduced and in the future someone added a sidewalk along the driveway for more space, does the Township have any recourse. CBO Jones responded that we do have recourse. It would be a zoning contradiction and the Township could take legal action. The variance stays with the property.

Member Burke inquired if the 35% would bring the variance more in line with the planner's report for the garage. Ms. Rahim responded that it does become more in line with the garage. She wouldn't have concerns with the 35%

## **DECISION**

### **CALL FOR VOTE: SHOW OF HANDS**

THAT the minor variance applied for in Application A16/23, for the property described as Block 32, RP 61M-255, geographic Town of Arthur, with a civic address of 207 and 213 Schmidt Drive, to provide the following relief;

1. THAT a reduced Front Yard Landscape Area of 40.5% be permitted, for Unit 1 & 4 (213 & 207 Schmidt Dr.), whereas the By-law requires 50%.

### **APPROVED**

THAT the minor variance applied for in Application A16/23, for the property described as Part 8 and Parts 9 & 10, Reference Plan 61R-22549, Village of Arthur, with a civic address of 209 and 211 Schmidt Drive, to provide the following relief;

2. THAT a reduced Front Yard Landscape Area of 35% be permitted, for Unit 2 & 3 (211 & 209 Schmidt Dr.), whereas the By-law requires 50%.

APPROVED

## **APPLICATION**

A17/23 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part 13, 14, 15, 16, 17 and 18, Reference Plan 61R-22549, geographic Town of Arthur, with a civic address of 217, 219, 221 and 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a street townhouse. 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 November 23, 2023.

## **PRESENTATIONS**

Jessica Rahim, Senior Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 1, 2023

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped area requirements. Section 12.3 of the Zoning by-law states that a minimum of 50% of the required front yard shall be maintained as landscaped area.

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

Planning Staff have no concerns with the end units (Units 1 & 4) proposing a 40.5% landscaped area however the middle units (Units 2 & 3) should reduce the driveway width to provide additional landscaped area. The Committee should be satisfied with the requested relief and should be satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

## **SUBJECT PROPERTY AND LOCATION**

The location of the subject properties is described as Block 32, Plan 61M255 and are municipally known as 217, 219, 221, 223 Schmidt Drive. The subject land is approximately 0.07 ha (0.17 ac) in size.

## **PROPOSAL**

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements. The subject property is zoned Residential (R2), which permits a 4 unit street townhouse.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 Residential Zone (R2). The applicant is proposing the following variances:

Street Townhouse Regulations Minimum Landscape Requirement (Section 12.3)	Permitted	Proposed	Difference
Unit 1 & 4 (223 & 217 Schmidt Dr)	50%	40.5%	9.5%
Unit 2 & 3 (221 & 219 Schmidt Dr)	50%	26.8%	23.2%

Planning Staff have concerns with the reduced landscaped area for the middle units (Units 2 & 3) and would recommend the proposed driveways be reduced to the same width as the existing garage. This will accommodate additional snow storage for these middle units.

**CORRESPONDENCE FOR COMMITTEE’S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated October 25, 2023 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 24, 2023 (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 ANY COMMENTS/QUESTIONS**

Shayne DeBoer, applicant, was present to answer questions regarding the application.

**COMMENTS/QUESTIONS FROM THE COMMITTEE**

Members Burke and Renken were agreeable if the landscape area is 35% or greater.

Members McCabe and Hern were agreeable to the 26.8% requested but would accept 35%.

Chair Lennox stated that 35% would address staff concerns.

**DECISION**

**CALL FOR VOTE: SHOW OF HANDS**

THAT the minor variance applied for in Application A17/23, for the property described as Part 13 and Parts 17 & 18, Reference Plan 61R-22549, Village of Arthur, with a civic address of 217 and 223 Schmidt Drive, to provide the following relief;

1. THAT a reduced Front Yard Landscape Area of 40.5% be permitted, for Unit 1 & 4 (223 & 217 Schmidt Dr.), whereas the By-law requires 50%.

**APPROVED**

THAT the minor variance applied for in Application A17/23, for the property described as Part 14 and Parts 15 & 16, Reference Plan 61R-22549, Village of Arthur, with a civic address of 219 and 221 Schmidt Drive, to provide the following relief;

2. THAT a reduced Front Yard Landscape Area of 35% be permitted, for Unit 2 & 3 (221 & 219 Schmidt Dr.), whereas the By-law requires 50%.

**APPROVED**

**ADJOURNMENT**

RESOLUTION: 026-2023

Moved: McCabe

Seconded: Hern

THAT the committee of adjustment meeting of December 11, 2023 be adjourned at 3:02 p.m.

CARRIED

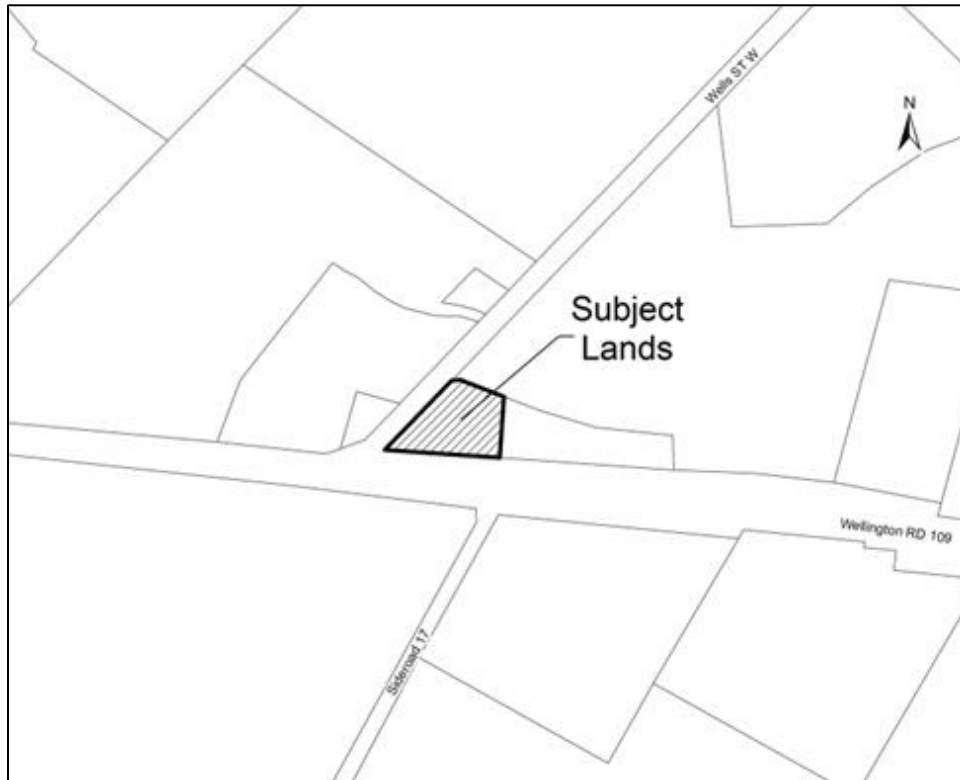
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**CHAIRPERSON**

---

**CLERK**

**JOHAN (JOHN) & HELENA KLASSEN (7820 WELLINGTON RD. 109)**







## 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

December 18<sup>th</sup>, 2023

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 – A20/23  
7820 Wellington RD 109  
Plan Crown Survey; LOT 8 RP 61R21412 Part 1  
John Klassen**

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 maximum height for an accessory structure. The applicant is proposing to construct a new shed for personal recreational activities. The shed is proposed to have a maximum height of 6.94m (22.8 ft).

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 would be desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Plan Crown Survey; LOT 8 RP 61R21412 Part 1 and is municipally known as 7820 Wellington RD 109. The property is approximately 0.50 ha (1.24 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to construct a new shed for personal use which will include indoor space for recreational activities. The shed is proposed to have a maximum height of 6.94m (22.8ft) (See Figure 2 below).

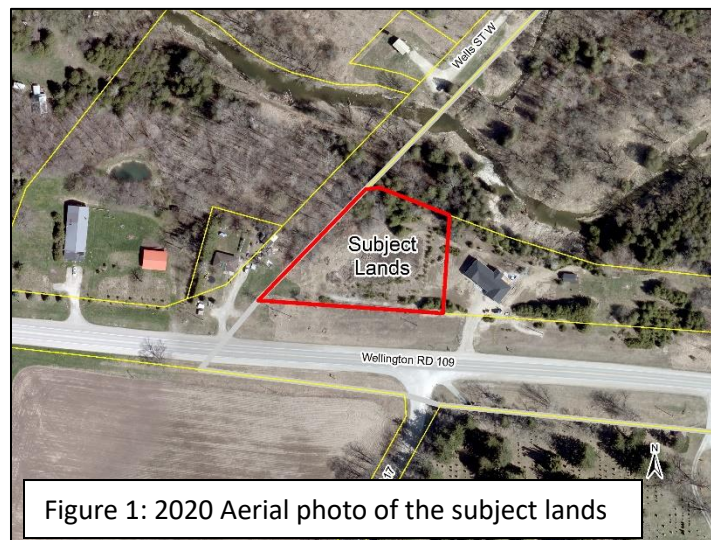
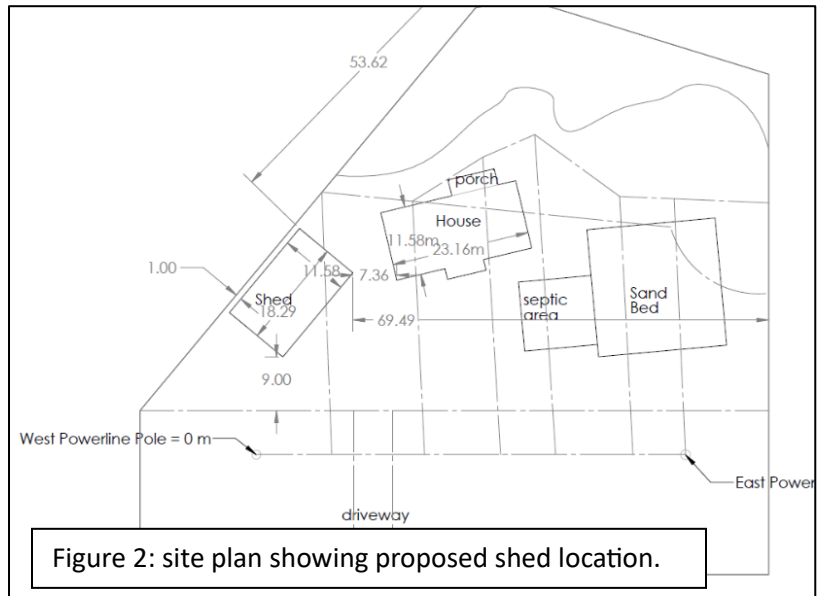


Figure 1: 2020 Aerial photo of the subject lands

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated FUTURE DEVELOPMENT within the Primary Urban Centre of Arthur. A portion of the subject property is designated as CORE GREENLANDS with identified environmental features including Grand River Conservation Authority Slope Valley and Slope Erosion Allowance. The proposed accessory building is located outside of the Core Greenlands designation on the subject lands. 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 Unserviced Residential Zone (R1A). The applicant is proposing to construct a new shed and requires the following variance:

General Regulations	Permitted	Proposed	Difference
<b>Height, Maximum</b> Section 6.1.3 a	4.57 m (15 ft)	6.94 m (22.8 ft)	2.37 m (7.8 ft)

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  
 Junior Planner

\_\_\_\_\_  
 Jessica Rahim  
 Senior Planner

## Tammy Pringle

---

**From:** Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>  
**Sent:** January 3, 2024 10:16 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A20/23  
7820 Wellington Rd 109  
**Attachments:** Application A20-23 John Klassen (redacted).pdf; NOTICE OF CoA Meeting A20-23 John Klassen (7820 Wellington Rd 109).pdf

Hi Tammy,

The Ministry of Transportation (MTO) has no objection to this application. The subject property (7820 Wellington Rd 109) is located beyond our limits of permit control and therefore MTO review, approval and permits will not be required.

Thank you for the opportunity to review and comment.

Regards,

**Allan Hodgins** | **Corridor Management Planner**

Ph. (226) 973-8580 | Fax (519) 873-4228  
E-mail: [allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)



The Ministry of Transportation of Ontario  
West Operations Branch | Corridor Management Section, West  
1<sup>st</sup> Floor | 659 Exeter Road, London, Ontario, N6E 1L3  
For General Inquiries, Pre-consultations or Permit Application, please see our automated system: <https://www.hcms.mto.gov.on.ca>

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** January 2, 2024 9:40 AM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A20/23 7820 Wellington Rd 109

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

### 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)*  
**A20/23**

**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, January 15, 2024 @ 2:00 p.m.**

**HOW TO JOIN**



## Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

**Issued under the *Clean Water Act*, Section 59 (2) (a)**

**Notice Number:** WN-S59-24-001

**Description and Date of Application/Supporting Documents:** Minor Variance Application, January 2, 2024 / Application, Drawings, WHPA Map, Zoning By-law Application and Section 59 Notice WN-S59-22-001

**Applicant:** John Klassen

**Email:** johnswcad@gmail.com

**Roll Number:** 234900001201780 **WHPA:** IPZ-3, WHPA-A, WHPA-B

**Vulnerability Score:** 10, 8 **Threats:** Sewage System Or Sewage Works - Septic System

**Property Address:** 7820 Wellington Road 109 **Town:** Arthur

**Municipality:** Township of Wellington North **Province:** Ontario

**Postal Code:** N0B 1A0

**Source Protection Plan:** Grand River **Drinking Water System:** Arthur

---

### Property Owner Information

**Name:** John Klassen

**Mailing Address:** 6650 Yatton Sideroad

**Town:** Wallenstein

**Province:** Ontario **Postal Code:** N0B 2S0

**Phone:** 519-500-1537



This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

**Rationale:** This Notice pertains to a Minor Variance application submitted for 7820 Wellington Road 109. Based on the application, submitted documents, and correspondence with the Townships Chief Building Official, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. Please note that it has been confirmed that the proposed septic system will not be a significant drinking water threat as it is not to be installed within the WHPA-A, and therefore this property will not be subject to the mandatory septic inspection program.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.



- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Wellington North under by-law 49-16. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

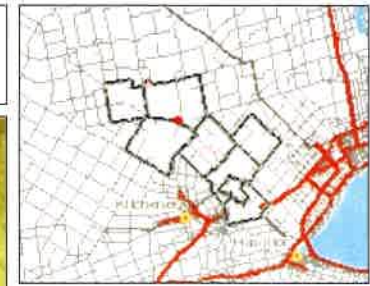
**Signature:**

**Date:** Jan 4, 2024

Kyle Davis, Risk Management Official  
519-846-9691 ext 362  
kdavis@centrewellington.ca

**Attachment(s):** WHPA Map

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



**Legend**

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- Issue Contributing Area
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup



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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

**Notes**

# WN-S59-24-001

Final Audit Report

2024-01-04

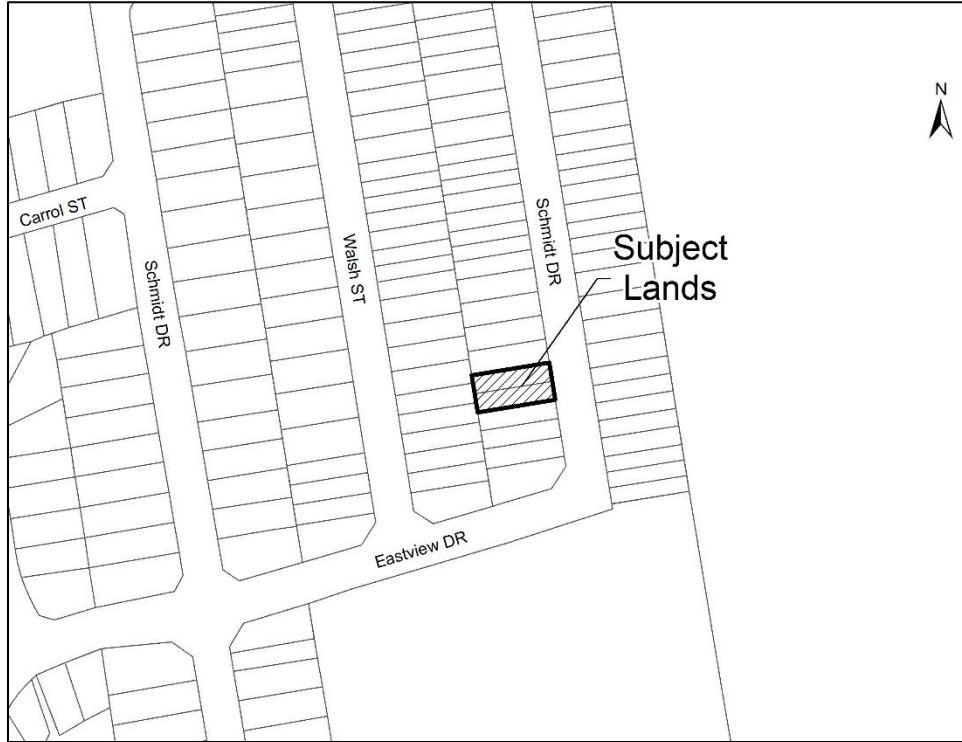
Created:	2024-01-04
By:	Danielle Walker (dwalker@centrewellington.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMgfAqt8ghOigkdm4PKiqgorD9kqMHBpy

## "WN-S59-24-001" History

-  Document created by Danielle Walker (dwalker@centrewellington.ca)  
2024-01-04 - 2:17:23 PM GMT- IP address: 142.46.6.114
-  Document emailed to Kyle Davis (kdavis@centrewellington.ca) for signature  
2024-01-04 - 2:18:03 PM GMT
-  Email viewed by Kyle Davis (kdavis@centrewellington.ca)  
2024-01-04 - 2:56:13 PM GMT- IP address: 72.136.117.218
-  Document e-signed by Kyle Davis (kdavis@centrewellington.ca)  
Signature Date: 2024-01-04 - 2:56:57 PM GMT - Time Source: server- IP address: 72.136.117.218
-  Agreement completed.  
2024-01-04 - 2:56:57 PM GMT



**A12/23 PINESTONE CONSTRUCTION INC. (243 & 245 Schmidt Dr.)**





## 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

December 21<sup>st</sup>, 2023

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 – A21/23  
243 & 245 Schmidt Drive  
Part 19 & 20, Plan 61R-22549  
Pinestone Construction.**

We have reviewed the application for minor variance and provide the following comments.

**Planning Opinion:** The variance requested would provide relief from the minimum front yard landscaped requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit.

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 would be desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject properties is described as Part 19 & 20, Plan 61R-22549 and are municipally known as 243 & 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each

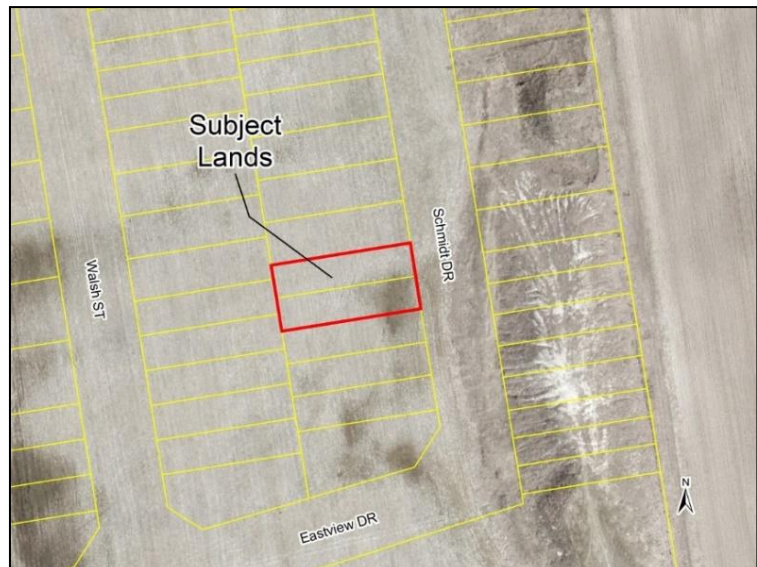


Figure 1. 2020 Aerial photo of subject lands

semi-detached unit. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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.

Section 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU’s). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: “a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit”.

**TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the semi-detached dwelling and require the following variances:

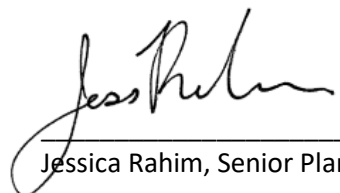
Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
Location of Parking Area & Spaces (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

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. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

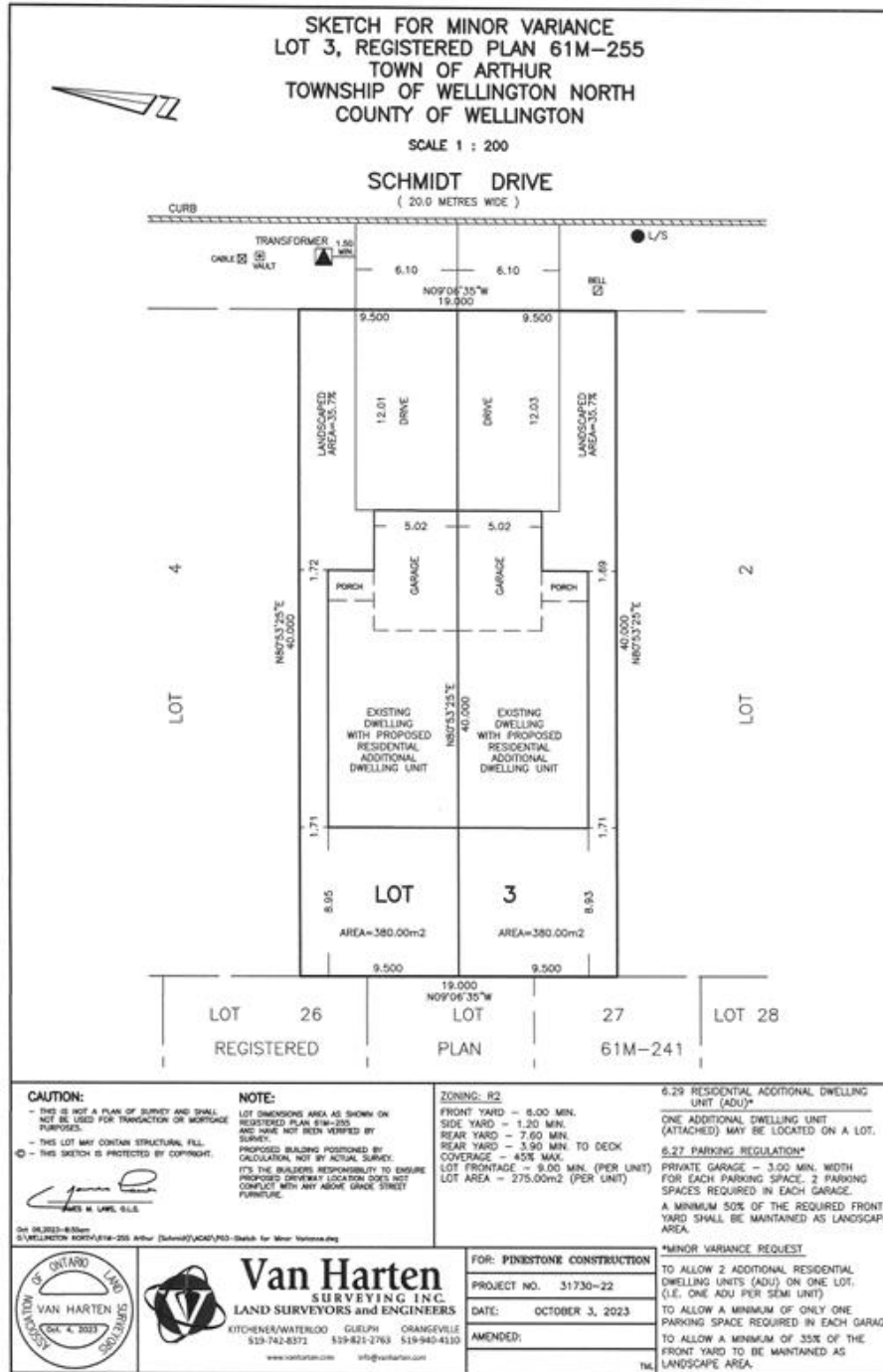


\_\_\_\_\_  
 Jamie Barnes, Junior Planner



\_\_\_\_\_  
 Jessica Rahim, Senior Planner

Attachment 1: Application Site Plan



## Tammy Pringle

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** January 2, 2024 1:07 PM  
**To:** Tammy Pringle  
**Cc:** Source Water; wellington+314322@lswims.ca  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A21/23 243 & 245 Schmidt Dr.  
**Attachments:** WHPA\_Map\_SchmidtDr\_243\_245.pdf

Hi Tammy,

Firstly, happy 2024! I hope you had a nice holiday and got some R&R!

Secondly, thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Tuesday, January 2, 2024 9:46 AM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A21/23 243 & 245 Schmidt Dr.

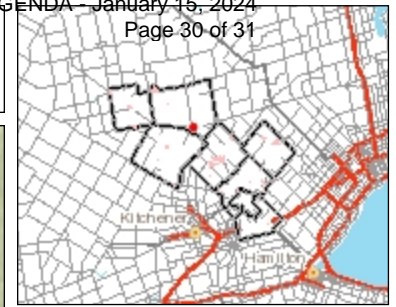
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE**



# 243 & 245 Schmidt Drive, Arthur



### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Well Locations**
  - Existing
  - Proposed
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup

1: 361



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**Notes**

## Tammy Pringle

---

**From:** Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>  
**Sent:** January 3, 2024 10:28 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A21/23 243 & 245 Schmidt Dr.  
**Attachments:** NOTICE OF CoA Meeting A21-23 Pinestone Construction (245 & 245 Schmidt Dr).pdf; APPLICATION A21-23 (243 & 245 Schmidt Dr).pdf; P03-Sketch for Minor Variance A21-23.pdf

Hi Tammy,

The Ministry of Transportation (MTO) has no objection to this application. The subject properties (243 & 245 Schmidt Dr, Arthur ON) are located beyond our limits of permit control and therefore MTO review, approval and permits will not be required.

Thank you for the opportunity to review and comment.

Regards,

**Allan Hodgins | Corridor Management Planner**

Ph. (226) 973-8580 | Fax (519) 873-4228

E-mail: [allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)



*The Ministry of Transportation of Ontario*

*West Operations Branch | Corridor Management Section, West*

*1<sup>st</sup> Floor | 659 Exeter Road, London, Ontario, N6E 1L3*

*For General Inquiries, Pre-consultations or Permit Application, please see our automated system: <https://www.hcms.mto.gov.on.ca>*

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** January 2, 2024 9:46 AM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A21/23 243 & 245 Schmidt Dr.

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

### 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)*  
**A21/23**

**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, January 15, 2024 @ 2:00 p.m.**