THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT AUGUST 12, 2024 AT 2:00 P.M. HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING

Members Present: Chair: Andrew Lennox

Steve McCabe Penny Renken

Members Absent: Sherry Burke

Lisa Hern

Staff Present:

Chief Administrative Officer: Brooke Lambert Director of Legislative Services/Clerk: Karren Wallace

Deputy Clerk: Catherine Conrad

Executive Assistant to the CAO: Tasha Grafos

Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones

Chief Building Official: Darren Jones Senior Project Manager: Tammy Stevenson

Manager Environment and Development Services: Corey Schmidt

Manager of Transportation Services: Dale Clark
Manager Community & Economic Development: Mandy Jones
Community Development Coordinator: Mike Wilson

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Recreation Service Manager: Tom Bowden
Director of Fire Services: Chris Harrow

Senior Planner: Jessica Rahim

CALLING TO ORDER

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, July 8, 2024 (A05/24)

RESOLUTION: COA 013-2024

Moved: Renken Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of July 8, 2024 – A05/24 be

adopted as presented.

CARRIED

APPLICATION

A06/24 - Cleon & Betty Martin

THE LOCATION OF THE SUBJECT PROPERTY is described Concession 5 Part Lot 1 and Concession 6 Part Lot 1 and is Municipally known as 7489 Highway 89. The property is approximately 52.02 ha (128.54 ac) in size.

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THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements to both a Type A and Type B land use. The applicant is proposing to construct a new barn and cannot meet the minimum distance required of 474 m (1,555 ft) to the nearest Type A land uses (dwelling) and cannot meet the minimum distance required of 948 m (3110 ft) to the nearest Type B land use (rural settlement area). 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 July 26, 2024.

PRESENTATIONS

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

Planning Report dated August 1, 2024

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Marvin Martin, Property Owner at 7488 Highway 89

• Letter dated March 25, 2024 (In Support)

Dwayne Bowman, Property Owner at 7518 Highway 89

Letter dated March 25, 2024 (In Support)

Allan Hodgins, Corridor Management Planner, Ministry of Transportation

Memo dated July 26, 2024 (No Objection)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

Letter dated July 30, 2024 (No Objection)

Barclay Nap, Wellington Federation of Agriculture, President

Letter dated August 9, 2024 (Concerns regarding reduced MDS 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

Cleon Martin, Applicant's Agent, was present to review the application and to answer any questions regarding the application.

Cleon Martin, Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken asked if there were any concerns with the MTO regarding the Wellington Federation of Agriculture objection related to odours. Mr. Martin, Agent, explained that the MTO has requested an application be submitted to file the current status of the operation, and there was some signage that was out of compliance.

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Member Lennox commented that regarding the Wellington Federation of Agriculture's objection, this is the standard type of thing they would be concerned with. The context in this case is important in terms of the opportunities to put this barn in other locations being very limited by water course and the woodlands. Member Lennox stated that he is supportive of the application given the circumstances.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A06/24, for the property described as Concession 5 Part Lot 1 and Concession 6 Part Lot 1 with a civic address of 7489 Highway 89, to provide the following relief;

- 1. THAT a reduced MDS II to Type A Land Use (dwelling) distance for a proposed barn of 310 m (1017 ft) be permitted, whereas section 6.17.2 & 8.8 of the By-law requires a distance of 406 m (1332 ft); and
- 2. THAT a reduced MDS II to Type B Land Use (rural settlement area) distance for a proposed barn of 503 m (1650 ft) be permitted, whereas section 6.17.2 & 8.8 of the By-law requires a distance of 812 m (2664 ft).

APPROVED

ADJOURNMENT

RESOLUTION: COA 014-2024

Moved: McCabe Seconded: Renken

THAT the Committee of Adjustment meeting of August 12, 2024 be adjourned at 2:14

p.m.

CARRIED

Signed by:

SUAFUSFU9D284A3...

CHAIRPERSON

CHAIRPERSON

DocuSigned by:

Karren Wallace

FORMATIOS PROPERSON

SECRETARY TREASURER