

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
FEBRUARY 24, 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/88625245405>

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: 886 2524 5405

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A01/25 12375532 Canada Incorporated (335 Smith St)

A02/25 12375532 Canada Incorporated (341 Smith St)

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, December 2, 2024 (A08/245, A09/24)

5

Recommendation:

THAT the Committee of Adjustment meeting minutes of December 2, 2024 – A08/24 & A09/24 be adopted as presented.

APPLICATION

A01/25 – 12375532 Canada Incorporated (335 Smith St)

THE LOCATION OF THE SUBJECT PROPERTY is described as V SVY CROWN PT PARK LOT 6, S/S SMITH ST RP 60R3069 PART 2 and is municipally known as 335 Smith Street. The property is approximately 0.8 ha (1.97 ac) 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 minimum frontage requirements to facilitate future residential development. The proposed variance will permit a reduced minimum lot frontage of 12.5 m (41.01 ft) in lieu of a minimum required frontage of 15 m (49.21 ft). This application is required as a condition of a consent application B92/24 which received conditional approval. 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 February 5, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 14, 2025 10

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection) 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/seconded required)

THAT the minor variance applied for in Application A01/25, for the property described as V SVY CROWN PT PARK LOT 6, S/S SMITH ST, RP 60R3069 PART 2, geographic Village of Arthur, with a civic address of 335 Smith Street, to provide the following relief;

1. **THAT a reduced Lot Frontage Minimum of 12.5m (41.01 ft) be permitted, for a proposed future residential development, whereas the By-Law requires 15m (49.2 ft).**

APPLICATION

A02/25 – 12375532 Canada Incorporated (341 Smith St)

THE LOCATION OF THE SUBJECT PROPERTY is described as SURVEY CROWN PT PARK LOT 6, RP 60R3069, PART 1 and is municipally known as 341 Smith Street. The subject lands are approximately 0.1 ha (0.24 ac) in size. The location of the property is shown on the map attached. 16

THE PURPOSE AND EFFECT of the application is to provide relief from minimum required lot area, lot frontage, interior side yard setback and maximum permitted lot coverage requirements to facilitate the construction of two single detached dwellings. The applicant is proposing to sever the subject property in future into two lots. The proposed variance will permit a reduced minimum lot area of 270 m² (2,906.2 ft²) in lieu of minimum required lot area of 465 m² (5,005.4 ft²), lot frontage of 9.1 m (29.8 ft) in lieu of minimum required lot frontage of 15 m (49.2 ft), side yard setback of 0.6 m (1.96 ft) on one side in lieu of minimum required side yard setback of 1.2 m (3.9 ft) and permit maximum permitted lot coverage of 45% in lieu of maximum permitted lot coverage of 40%. 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 February 5, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 19, 2025 17

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection) 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)

1. *THAT* the minor variance applied for in Application A02/25, for the property described as SURVEY CROWN PT PARK LOT 6, RP 60R3069, PART 1, geographic Village of Arthur, with a civic address of 341 Smith Street be deferred to allow for further review of the application and discussion with the applicant. An updated sketch showing the proposed new dwellings with setbacks is required from the applicant.

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of February 24, 2025 be adjourned at _____

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 2, 2024 AT 2:00 P.M.**

HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING

[December 2, 2024, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)

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

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
Deputy Treasurer:	Laura Rooney
Senior Financial Analyst:	Samial Tunio
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Manager of Development Planning:	Curtis Marshall
Asavari Jadhav-Admane:	Planner

CALLING TO ORDER

Chair Lennox called the Committee of Adjustment hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, September 9, 2024 (A07/24)

RESOLUTION: COA 017-2024

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of September 9, 2024 – A07/24 be adopted as presented.

CARRIED

APPLICATION

A09/24 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Mount Forest Town Plan; Part Lots 23 and 24 and is municipally known as 279 Fergus St S. The subject land is approximately 0.19 ha (0.48 ac) in size.

THE PURPOSE AND EFFECT of the application is 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 townhouse unit on the lot. The subject property is zoned Mixed Use (MU1), which permits a Four Unit Street Townhouse 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 7, 2024.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Email dated November 13, 2024 (No Objection)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Letter dated November 19, 2024 (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

Matt Rapke, Director of Development, Wilson Development, Agent for the application was present to speak to the application. Mr. Rapke reviewed the proposed development of four townhouses on one lot.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Burke commented that it appears the house on the site will be demolished and a large part of the parcel will be used for this development. Councillor Burke inquired about possible future development behind the proposed townhomes.

Mr. Rapke stated that there will not be any frontage for that portion, and it abuts parking lots on each side. It will be backyards for the units. The way the townhouses

are being built, they will be able to be subdivided in the future down the common walls of the units.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A09/24, for the property described as Mount Forest Town Plan; Part Lots 23 and 24, geographic Town of Mount Forest, with a civic address of 279 Fergus Street South, to provide the following relief;

1. **THAT one permanent parking space be permitted in front of the front wall of each of the townhouse dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

APPROVED

APPLICATION

A08/24 – Cherdee & Allen Whaley

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 7 South Part Lot 9 RP 60R1201; Part 4 and is municipally known as 8948 Wellington Road 16. The property is approximately 0.54 ha (1.33 ac) in size.

THE PURPOSE AND EFFECT of the application to provide relief from the maximum height for an accessory structure. The applicant is proposing to demolish the existing garage and build a new shop with a height of 19.2 ft (5.85 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 November 7, 2024.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 26, 2024 (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

Cherdee Whaley, Applicant, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A08/24, for the property described as Concession 7 South Part Lot 9 RP 60R1201; Part 4, geographic Township of West Luther, with a civic address of 8948 Wellington Road 16, to provide the following relief;

1. **THAT an increased Maximum Height of 5.85 m (19.2 ft) be permitted, for a proposed accessory building (detached garage), whereas the By-Law allows 4.57 m (15 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: COA 018-2024

Moved: Renken

Seconded: Hern

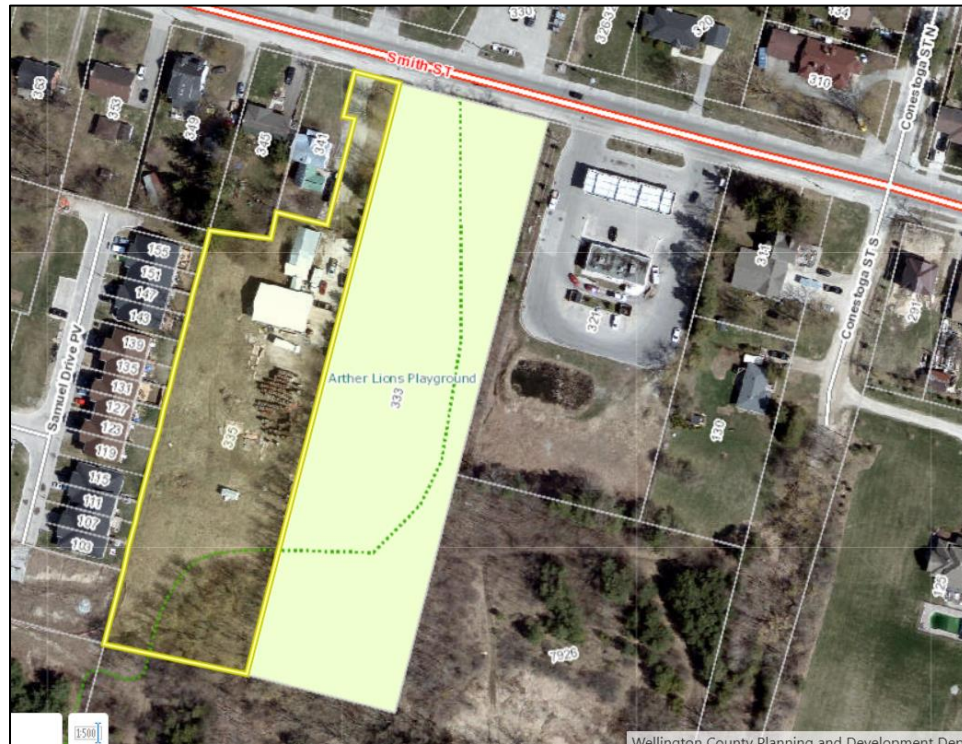
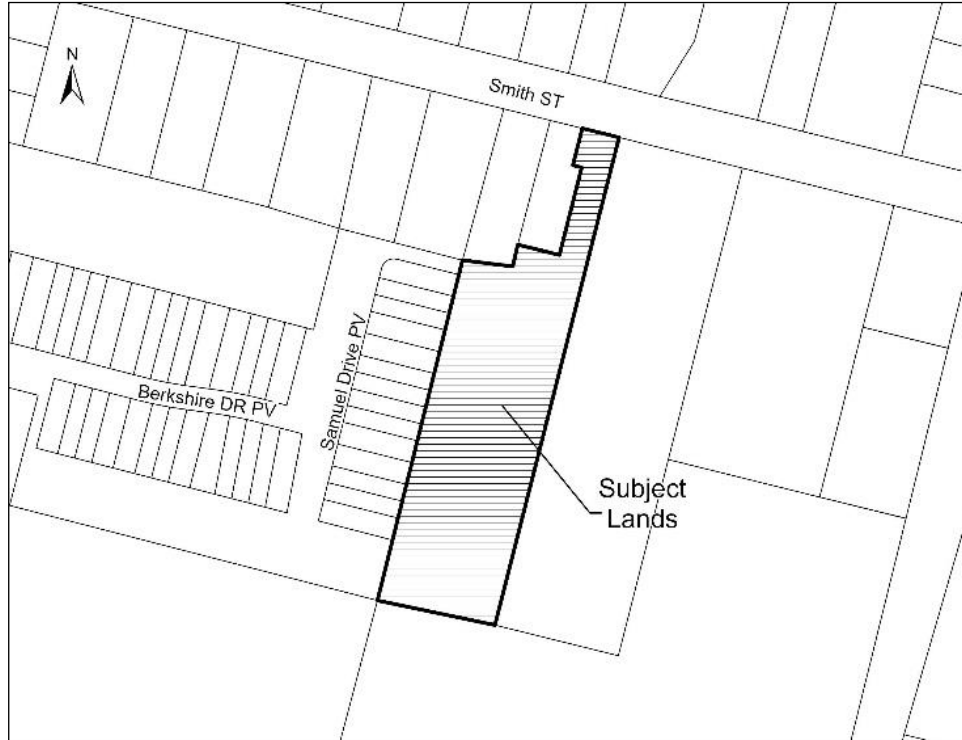
THAT the Committee of Adjustment meeting of December 2, 2024 be adjourned at 3:21 p.m.

CARRIED

CHAIRPERSON

SECRETARY TREASURER

A01/25 12375532 CANADA INCORPORATED (335 SMITH ST)





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

February 14th, 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 A01/25**
V SVY CROWN PT PARK LOT 6; S/S SMITH ST RP 60R3069 PART;2
335 Smith Street, Arthur
12375532 Canada Inc.

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 lot frontage requirements to facilitate future residential development. This application is required as a condition of a Lot Line Adjustment application B92/24 which received conditional approval. The applicant is proposing a minimum lot frontage of 12.5 m (41.01 ft), whereas the Zoning By-law requires a minimum lot frontage of 15 m (49.21 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 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 V SVY CROWN PT PARK LOT 6; S/S SMITH ST RP 60R3069 PART 2 and municipality known as 335 Smith Street, Arthur. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to provide relief from minimum frontage requirements to facilitate future residential development. The proposed variance will permit a reduced minimum lot frontage of 12.5 m (41.01 ft), whereas a



Figure 1. 2020 Aerial photo

minimum frontage of 15 m (49.21 ft) is required. The variance requested is to satisfy a condition of severance application B92/24, that was granted provisional approval by the Wellington County Land Division Committee in December 2024. A site plan was provided with the application and is shown in Attachment 1.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Urban Centre of Arthur and designated as RESIDENTIAL in the County Official Plan. The rear corner of the subject property is designated as GREENLANDS and CORE GREENLANDS, identified features include Significant Wooded Area and Grand River Conservation Authority regulated Slope Valley.

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 Low Density Residential (R1B). The subject property is approximately 0.8 ha (1.97 ac) in size. The applicant is proposing to develop the property for residential use in the future.

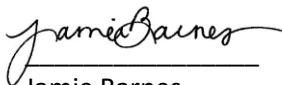
The variance requested is to satisfy a condition of severance application B92/24, that was granted provisional approval by the Wellington County Land Division Committee in December 2024 and requires the following variance:

R1B – Residential Zone	Required Width	Proposed Width	Difference
Lot Frontage, Minimum (Section 10.2.2)	15 m (49.2 ft)	12.5 m (41.01 ft)	2.5 m (8.19 ft)


Planning staff note that the proposed reduced width of 12.5 m should be still sufficient to provide enough width for a private street and servicing that would provide access to the rear portion of the property.

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,

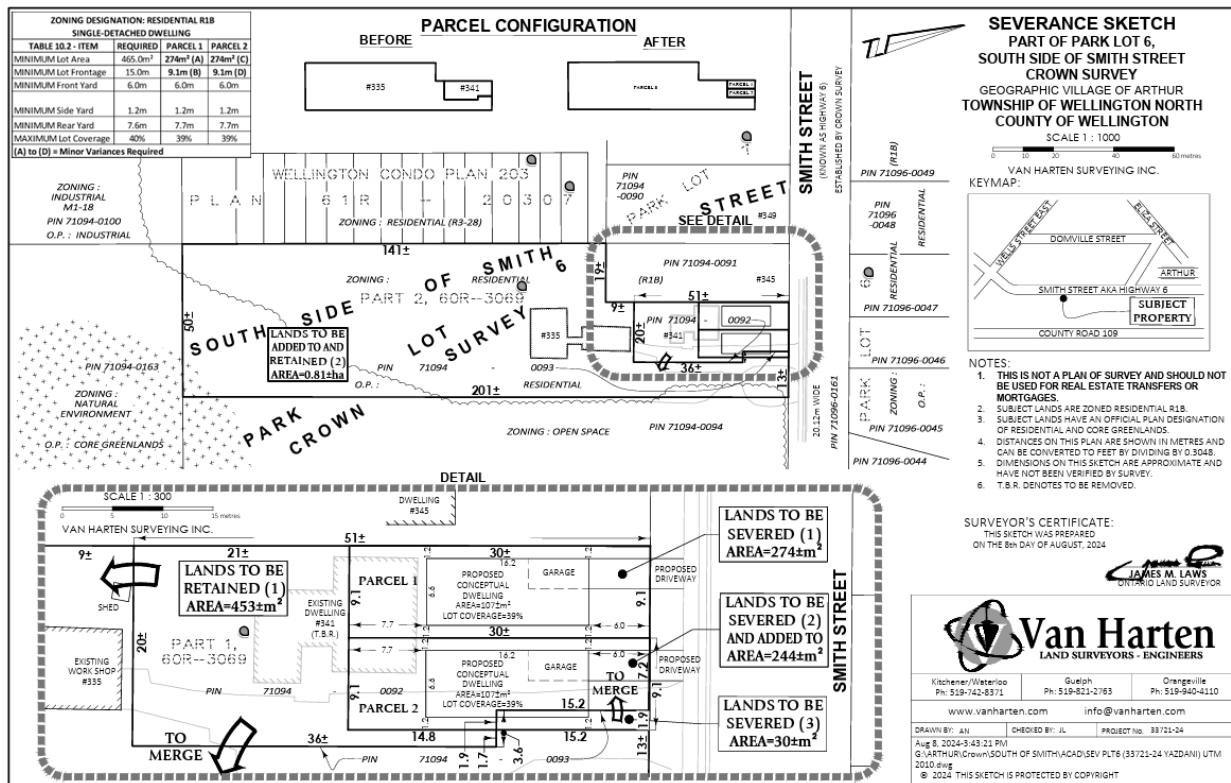


Jamie Barnes
Junior Planner



Asavari Jadhav-Admane
Planner

Attachment 1 – Application Site Plan



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, February 6, 2025 3:55 PM
To: Tammy Pringle
Cc: Source Water; wellington+315123@lswims.ca
Subject: RE: NOTICE OF PUBLIC HEARING RE: MINOR VARIANCE APPLICATION A01/25 (335 Smith St)
Attachments: WHPA_Map_Smith_335.pdf

Hi Tammy,

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*.

We do not have further comments at this stage of the development, but would appreciate the opportunity to review and comment on future applications.

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

Kind regards,
Danielle



Danielle Fisher

Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800

www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

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: February 5, 2025 9:37 AM
Subject: NOTICE OF PUBLIC HEARING RE: MINOR VARIANCE APPLICATION A01/25 (335 Smith St)

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**

Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)
A01/25

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, February 24, 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/88625245405>

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: 886 2524 5405

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 V SVY CROWN PT PARK LOT 6, S/S SMITH ST, RP 60R3069 PART 2 and is municipally known as 335 Smith Street. The property is approximately 0.8 ha (1.97 ac) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum frontage requirements to facilitate future residential development. The proposed variance will permit a reduced minimum lot frontage of 12.5 m (41.01 ft) in lieu of a minimum required frontage of 15 m (49.21 ft). This application is required as a condition of a consent application B92/24 which received conditional approval. 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

T 519.848.3620 Ext. 4435

W www.wellington-north.com



335 Smith Street. Arthur



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- 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
- Halton_MeanderBeltHazard
- Halton_HeadwaterFloodplains/Prime Agriculture

1: 1,446



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes

A02/25 12375532 CANADA INCORPORATED (341 SMITH ST)





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

February 19th, 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 A02/25**
SURVEY CROWN PT PARK LOT 6; RP 60R3069 PART 1
341 Smith Street, Arthur
12375532 Canada Inc.

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: Planning staff are requesting that the proposed minor variance be **deferred** to allow for further review of the application and discussion with the applicant. An updated sketch showing the proposed new dwellings with setbacks is required from the applicant. The sketch provided is from the earlier consent application and does not reflect the proposed application.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described SURVEY CROWN PT PARK LOT 6; RP 60R3069 PART 1 and municipality known as 341 Smith Street. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to provide relief from minimum required lot area, lot frontage, interior side yard setback and maximum permitted lot coverage requirements to facilitate the construction of two single detached dwellings. The applicant is proposing to



Figure 1. 2020 Aerial photo

sever the subject property in future into two lots. The proposed variance will permit a reduced minimum lot area of 270 m² (2,906.2 ft²) in lieu of minimum required lot area of 465 m² (5,005.4 ft²), lot frontage of 9.1 m (29.8 ft) in lieu of minimum required lot frontage of 15 m (49.2 ft), side yard setback of 0.6 m (1.96 ft) on one side in lieu of minimum required side yard setback of 1.2 m (3.9 ft) and permit maximum

permitted lot coverage of 45% in lieu of maximum permitted lot coverage of 40%. A site plan was provided with the application and is shown in Attachment 1.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Urban Centre of Arthur and designated RESIDENTIAL 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 Low Density Residential (R1B). The applicant is proposing to sever the subject property in future into two lots to facilitate construction of two single detached dwellings and require the following variances:

R1B – Residential Zone	Required	Proposed	Difference
Lot Area (Section 10.2.1)	465 m ² (5,005.4 ft ²)	270 m ² (2,906.2 ft ²)	195 m ² (2,099.2 ft ²)
Lot Frontage (Section 10.2.2)	15 m (49.2 ft)	9.1 m (29.8 ft)	5.9 m (19.4 ft)
Side Yard Setback (Section 10.2.4)	1.2 m (3.9 ft)	0.6 m (1.96 ft) one side	0.6 m (1.96 ft)
Maximum Lot Coverage (Section 10.2.8)	40%	45%	10%

Planning staff are requesting that the proposed minor variance be **deferred** until an updated sketch showing the proposed new dwellings with setbacks reflecting the requested variances is provided by the applicant.

I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

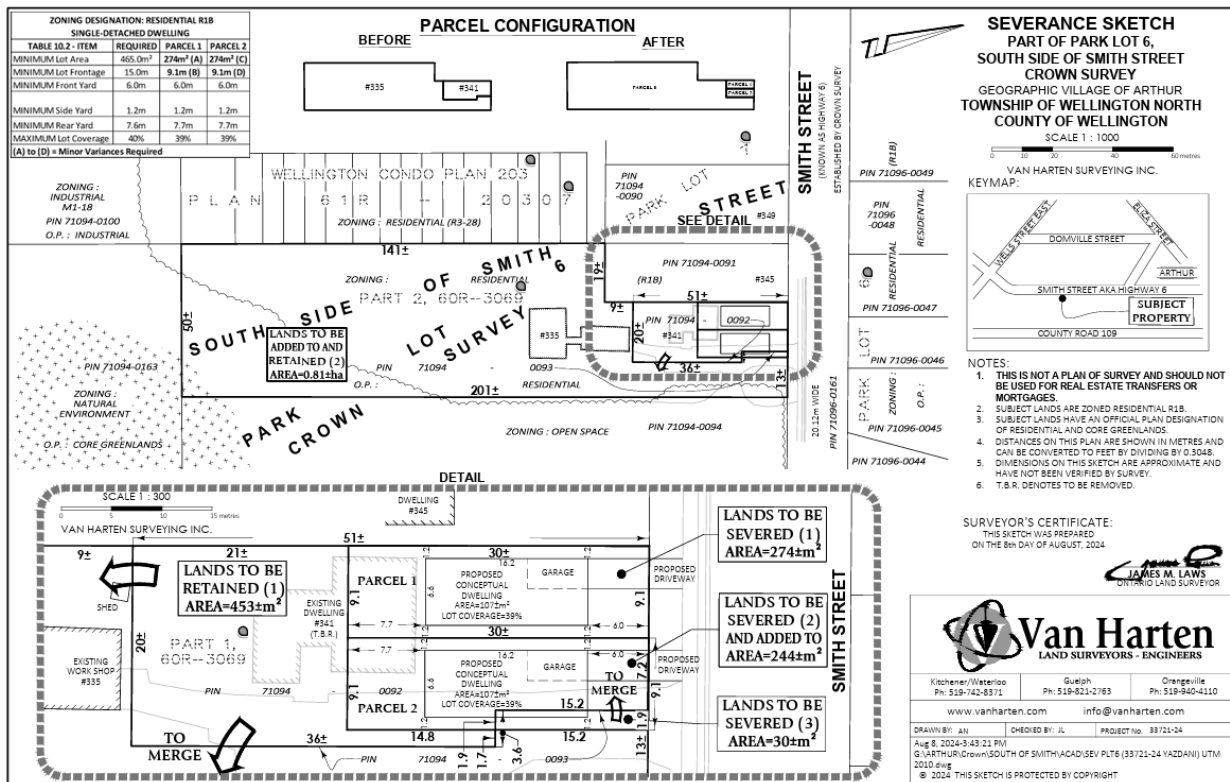


Jamie Barnes
 Junior Planner



Asavari Jadhav-Admane
 Planner

Attachment 1 – Application Site Plan



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, February 6, 2025 4:01 PM
To: Tammy Pringle
Cc: Source Water; wellington+315854@lswims.ca
Subject: RE: NOTICE OF PUBLIC HEARING RE: MINOR VARIANCE APPLICATION A02/25 (341 Smith St)
Attachments: WHPA_Map_Smith_341.pdf

Hi Tammy,

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.

Kind regards,
Danielle



Danielle Fisher

Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800

www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

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: February 5, 2025 9:42 AM
Subject: NOTICE OF PUBLIC HEARING RE: MINOR VARIANCE APPLICATION A02/25 (341 Smith St)

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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)

A02/25

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, February 24, 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/88625245405>

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: 886 2524 5405

Or

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Township of Wellington North, Administration Office, Council Chambers
7490 Sideroad 7 West, Kenilworth

THE LOCATION OF THE SUBJECT PROPERTY is described as SURVEY CROWN PT PARK LOT 6; RP 60R3069 PART 1 and is municipally known as 341 Smith Street. The subject lands are approximately 0.1 ha (0.24 ac) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum required lot area, lot frontage, interior side yard setback and maximum permitted lot coverage requirements to facilitate the construction of two single detached dwellings. The applicant is proposing to sever the subject property in future into two lots. The proposed variance will permit a reduced minimum lot area of 270 m² (2,906.2 ft²) in lieu of minimum required lot area of 465 m² (5,005.4 ft²), lot frontage of 9.1 m (29.8 ft) in lieu of minimum required lot frontage of 15 m (49.2 ft), side yard setback of 0.6 m (1.96 ft) on one side in lieu of minimum required side yard setback of 1.2 m (3.9 ft) and permit maximum permitted lot coverage of 45% in lieu of maximum permitted lot coverage of 40%. 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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341 Smith Street, Arthur



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- 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
- Halton_MeanderBeltHazard
- Halton_HeadwaterFloodplains/Prime Agriculture

0.0 0 0.01 0.0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes