

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
FEBRUARY 24, 2025 @ 7:00 P.M.**

HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING

[February 24, 2025, 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
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic Development: Mandy Jones
Manager of Development Planning: Curtis Marshall**

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, December 2, 2024 (A08/245, A09/24)

RESOLUTION: COA 001-2025

Moved: McCabe

Seconded: Burke

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

CARRIED

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 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

Curtis Marshall, Manager of Development Planning, reviewed the planning report dated February 14, 2025, prepared by Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Correspondence dated February 19, 2025 (No Objection)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR COMMENTS/QUESTIONS

- Robert Russell, Agent – Robert Russell Planning Consultants Inc. (Virtual)
- Seyed Moghadasi – Owner, (In Person)

Robert Russell, Agent, was present to answer any questions regarding the application. The owners intend to develop the entire property, but a timeline has not been established. They want to construct two single detached dwellings fronting onto Smith Street that are in keeping with the existing street frontage as a first phase. There will be adequate room for a private road for future development at the rear of the property.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken inquired where the buildings are going to be located on this property. Mr. Russell provided a sketch of the property and explained that the existing dwelling will be removed and replaced with new dwellings.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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).**

APPROVED

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 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

Curtis Marshall, Manager of Development Planning, reviewed the planning report dated February 19, 2025, prepared by Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR COMMENTS/QUESTIONS

Robert Russell, Agent, was present to answer any questions regarding the application. They agree with the staff recommendation to defer a decision to allow for opportunity for further review and discussion. A revised sketch is being prepared and will be submitted to staff.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Member Renken does not support the intensification. Some of the variances are large and perhaps the units could be made smaller to fit better with the by-law.

Chair Lennox stated that he has many concerns with the number and scope of the variances and does not find this to be minor in nature. He would be more supportive of semi-detached situation at this location rather than two single detached homes. Given the context of what is around it what is proposed would look out of place.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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.

APPROVED

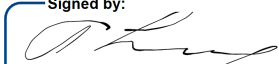
ADJOURNMENT

RESOLUTION: COA 002-2025

Moved: Burke

Seconded: McCabe

THAT the Committee of Adjustment meeting of February 24, 2025 be adjourned at 7:40 p.m.

Signed by:

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CHAIRPERSON

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Karren Wallace
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SECRETARY TREASURER