

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
TUESDAY, APRIL 22, 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/86232605302>

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: 862 3260 5302

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A07/25 5053745 Ontario Inc. (279 Fergus St S)

A08/25 Cleon Weber (9820 Highway 6)

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, April 7, 2025 (A06/25)

5

Recommendation:

THAT the Committee of Adjustment meeting minutes of April 7, 2025 –A06/25 be adopted as presented.

APPLICATION

A07/25 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as MOUNT FOREST TOWN PLAN PT LOTS 23 AND 24 and is municipally known as 279 Fergus Street South. The property is approximately 0.18 ha (0.45 ac) in size. The location of the property is shown on the map attached.

8

THE PURPOSE AND EFFECT of the application is to provide relief from minimum required interior side yard requirements for a proposed 8-unit cluster (stacked) townhouses. The proposed variance will permit a reduced interior side yard setback of 1.5 m (4.9 ft) in lieu of a minimum required interior side yard setback of 6.0 m (19.6 ft). 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 April 7, 2025.

PRESENTATIONS

Zachary Prince, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 11, 2025 9

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated April 8, 2025 (No Objections) 14

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

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

THAT the minor variance applied for in Application A07/25, for the property described as Mount Forest Town Plan Pt 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 a reduced Interior Side Yard Setback of 1.5m (4.9 ft) be permitted, for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 6.0m (19.6 ft).**
2. **THAT a reduced Minimum Unit Size – Bachelor/One Bedroom, of 39.9m² (430 ft²) be permitted for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 51.1m² (550 ft²).**
3. **THAT a reduced Lot Area Minimum of 1,871.48 m² (0.45 ac) be permitted for a proposed 8-unit cluster (stacked) townhouse, whereas the By-law requires 2,452.7 m² (0.65 ac).**
4. **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 8-unit cluster (stacked) townhouse.**

APPLICATION

A08/25 – Cleon Weber

THE LOCATION OF THE SUBJECT PROPERTY is described as WOSR Part Lot 4 Division 3 RP 61R8418 Part 1 and is municipally known as 9820 Highway 6. The property is approximately 1.96 ha (4.85 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 the minimum required interior side yard requirements to facilitate replacement of two (2) existing grain bins with one larger bin. The new bin is proposed to be closer to the lot line than the existing grain bins. The proposed variance will permit a reduced interior side yard setback of 3.9 m (13 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 ft). 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 April 7, 2025.

PRESENTATIONS

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

- Planning Report dated April 11, 2025 17

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated April 8, 2025 (No Objections) 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 A08/25, for the property described as WOSR Part Lot 4 Division 3 RP 61R8418 Part 1, geographic

Township of Arthur, with a civic address of 9820 Highway 6, to provide the following relief;

- 1. THAT a reduced Interior Side Yard Setback of 3.9m (13 ft) be permitted, for a proposed new larger grain bin to replace two (2) existing grain bins, whereas the By-Law requires 18.3m (60 ft).**

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of April 22, 2025 be adjourned at

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
APRIL 7, 2025 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[April 7, 2025 Township of Wellington North Council Meeting \(you tube\)](#)

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
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Manager of Infrastructure and Engineering:	Tammy Stevenson
Manager Recreation Community & Economic Development:	Mandy Jones
Community Development Coordinator:	Mike Wilson
Planner:	Zach Prince

CALLING TO ORDER

Chair Lennox called the hearing to order.

DISCLOSURE OF PECUNIARY INTEREST

Member Burke disclosed an indirect pecuniary interest with Application A06/25, Bev Gibson, as her employer worked on the Application.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, March 24, 2025 (A03/25, A04/25, A05/25)

RESOLUTION: COA 005-2025

Moved: Renken

Seconded: Hern

THAT the Committee of Adjustment meeting minutes of March 24, 2025 – A03/25, A04/25 & A05/25 be adopted as presented.

CARRIED

Councillor Burke left the meeting as she had previously declared a pecuniary interest with the application.

APPLICATION

A06/25 – Bev Gibson

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 2 Part Lot 3 and is municipally known as 240 Egremont Street North. The property is approximately 0.16 ha (0.41 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum required interior side yard requirements for an existing residential dwelling. The proposed variance will permit a reduced interior side yard setback of 1.0 m (3.2 ft) in lieu of a minimum required interior side yard setback of 1.2 m (3.93 ft). This application is required as a condition of a consent application B43/24 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 March 20, 2025.

PRESENTATIONS

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

- Planning Report dated March 26, 2025

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Email dated March 24, 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

No one was present to speak to the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

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

THAT the minor variance applied for in Application A06/25, for the property described as Part Lot 2, Part Lot 3, geographic Town of Mount Forest, with a civic address of 240 Egremont Street North, to provide the following relief;

1. *THAT* a reduced Interior Side Yard Setback of 1.0m (3.2 ft) be permitted, for an existing residential dwelling, whereas the By-Law requires 1.2m (3.93 ft).

Councillor Burke returned to the meeting.

ADJOURNMENT

RESOLUTION: COA 006-2025

Moved: Burke

Seconded: McCabe

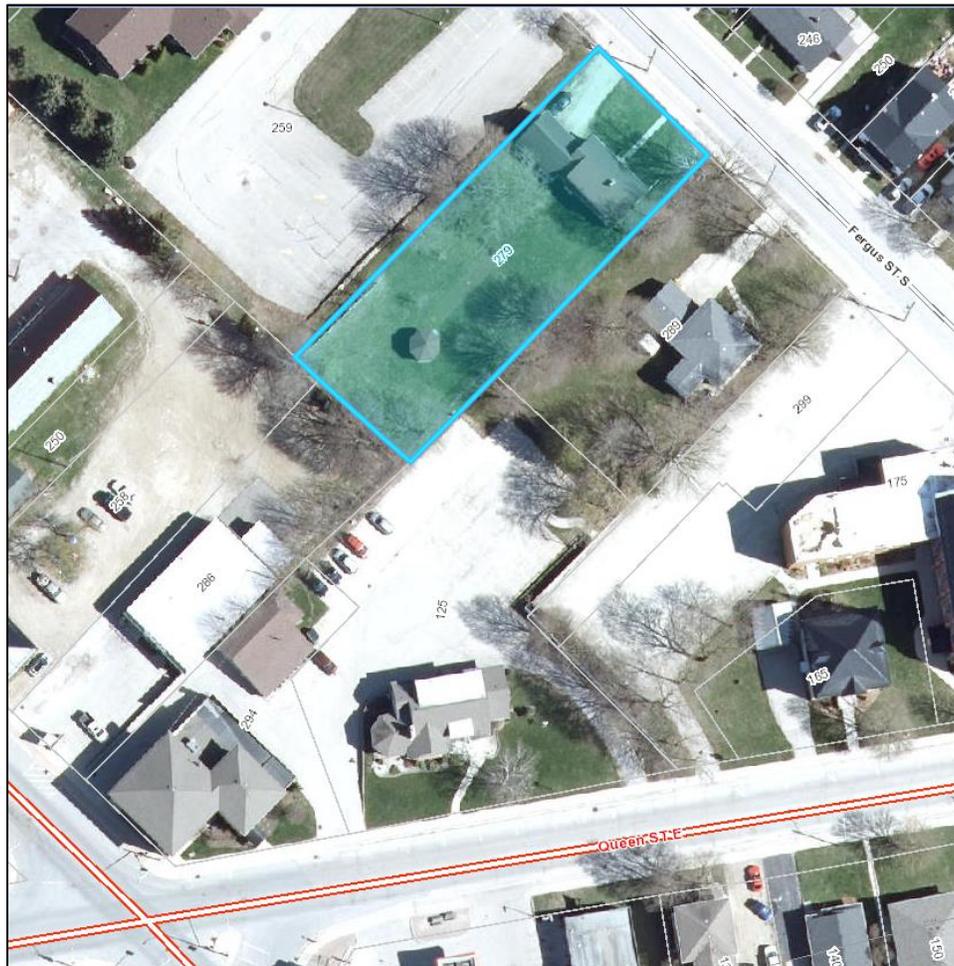
THAT the Committee of Adjustment meeting of April 7, 2025 be adjourned at 2:28
p.m.

CARRIED

CHAIRPERSON

SECRETARY TREASURER

A07/25 5053745 ONTARIO INC. – 279 FERGUS ST S





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 11th, 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 A07/25**
MOUNT FOREST TOWN PLAN PT LOTS 23 AND 24
279 Fergus Street South
Wilson Developments

We have reviewed the application for minor variance and provide the following comments. Please be advised that staff visited the property on April 10th, 2025.

Planning Opinion: The variance requested would provide relief from minimum required interior side yard requirements for a proposed 8-unit cluster (stacked) townhouses. The proposed variance will permit a reduced interior side yard setback of 1.5 m (4.9 ft) in lieu of a minimum required interior side yard setback of 6.0 m (19.6 ft). Since the notice was published it was noted that two of the proposed townhouses do not meet the minimum area required in the by-law for bachelor/1 bedroom cluster townhouses and the minimum lot area for 8 units in a cluster townhouse both of which have been included in this report.

The proposed development was previously presented to council with minor variance A09/24 on December 2nd, 2024 which addressed parking requirements for 4 street townhouses with 4 additional residential units (ARUs) in the basement. Since that time the developer and Township staff have determined that the proposal would better align with the cluster (stacked) townhouse definition and regulations due to the intent to have these units operate as long-term rentals to meet the financing requirements of Canada Mortgage and Housing Corporation (CMHC). The design of the development remains the same since the December approval; however additional relief is sought due to the change in classifying the type of townhouses.

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 Mount Forest Town Plan Part Lots 23 And 24, West side of Fergus Street and is municipally known as 279 Fergus Street South. The property is approximately 0.187 ha (0.45 ac) in size. The location is shown in Figure 1.

PROPOSAL

The purpose and effect of the application is to provide relief from minimum required interior side yard requirements, minimum unit size for 2 one bedroom/bachelor unit for stacked townhouses, and minimum lot area for 8 stacked townhouse units. Building elevations and a concept plan of the proposed development has been provided with the application and are shown in Attachment 1.



Figure 1 - Location of subject property

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within Primary Urban Centre of Mount Forest and designated as RESIDENTIAL TRANSITION AREA in the County Official Plan which permits the uses within the Residential designation including additional non-retail uses. Regarding density, OPA 123 allows for townhouses to have the same density considerations as apartments. 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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Mixed Use (MU1). The lands are approximately 0.18 ha (0.45 ac) in size. The MU1 zone permits residential uses permitted in the R3 zone including Cluster Townhouses and Street Townhouses with Additional Residential Units. The Wellington North zoning by-law considers stacked townhouses as cluster townhouses in the definitions of townhouses. Based on the proposal the development requires the following variances:

Cluster Townhouse Regulations	Required	Proposed	Difference
Interior Side Yard Section 13.2.2.5	6.0 m (19.6 ft)	1.5 m (4.9 ft)	4.5 m (14.7 ft)
Cluster (Stacked) Townhouse Minimum Unit Size – Bachelor/one bedroom Section 13.2.2.8	51.1m ² (550 ft ²)	39.9 m ² (430 ft ²)	11.2 m ² (120 ft ²) for 2 end basement units
Lot Area Minimum Cluster Townhouse (8 units) Section 13.2.2.1	2,452.7 m ² (0.65 ac)	1,871.48 m ² (0.45 ac)	581.22 m ² (0.2 ac)
*Parking to the rear of the front wall Approved under A09/24 December 2 nd , 2024	All parking to rear of front wall	To permit permanent parking spaces in front of the front wall of the main building	N/A

Planning staff have reviewed the parking requirements (Table 3 of the Wellington North Zoning By-law) considering the use a stacked townhouse and find that the required number of spaces is met. Additionally, the units have additional depth in the rear yard to meet the amenity space requirements of the zoning by-law.

Regarding the proposed reductions in lot area and minimum lot area to meet the requirements of a cluster townhouse, planning staff find these reductions to be minor in nature given the context of the design of the structure. When considered as a street townhouse with additional residential units as previously indicated to council in A09/24 the minimum lot and unit areas are met. The design of the building reflects a street townhouse development rather than a cluster townhouse as typically seen in Wellington North.

Overall, planning staff's opinion is that the requested variances are 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



Zach Prince MCIP RPP
Senior Planner

Attachment 1 – Building elevations and concept plan



NOTES:

NOTE: DOES NOT REPRESENT ACCURATE GRADING. GRADING PLAN TO BE PROVIDED

NOTE: DOES NOT REPRESENT ACCURATE GRADING. GRADING PLAN TO BE PROVIDED

CLIENT: **WILSON DEVELOPMENTS**

PROJECT: 4 UNIT TOWNHOUSE
 279 FERCUS STREET
 MOUNT ROBERT, ONTARIO

SHEET TITLE: FRONT & RIGHT ELEVATIONS: PROPOSED

STATUS: PROPOSED

SCALE: 3/16"=1'-0"

DRAWN BY: BJR DAB

DATE CREATED: NOV. 2024

DATE PRINTED:

SHEET No. 1/9

UNIT REVISION: NOV. 21/2024

279 Fergus Street 4-unit Townhouse Proposal
Owner: 5053745 Ontario Inc.
MU-1 Zoning
Sketch Prepared on October 29, 2024



Tammy Pringle

From: Mike Oberle <m.oberle@SVCA.ON.CA>
Sent: Tuesday, April 8, 2025 1:54 PM
To: Tammy Pringle
Cc: Darren Jones; Steve McCabe
Subject: SVCA comments-A07/25 279 Fergus St S

Good afternoon Ms. Pringle,

This email is further to the email of below regarding the above referenced file. SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2024 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Kind regards,
Mike
Michael Oberle
Environmental Planning Technician
Cell: 519-373-4175
1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0
m.oberle@svca.on.ca
www.saugeenconservation.ca

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: April 7, 2025 12:02 PM
Subject: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A07/25 279 Fergus St S

****[CAUTION]: This email originated from outside of the organization. Do not click on 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)

A07/25

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:

Tuesday, April 22, 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/86232605302>

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: 862 3260 5302

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 MOUNT FOREST TOWN PLAN PT LOTS 23 AND 24 and is municipally known as 279 Fergus Street South. The property is approximately 0.18 ha (0.45 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 interior side yard requirements for a proposed 8-unit cluster (stacked) townhouses. The proposed variance will permit a reduced interior side yard setback of 1.5 m (4.9 ft) in lieu of a minimum required interior side yard setback of 6.0 m (19.6 ft). 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

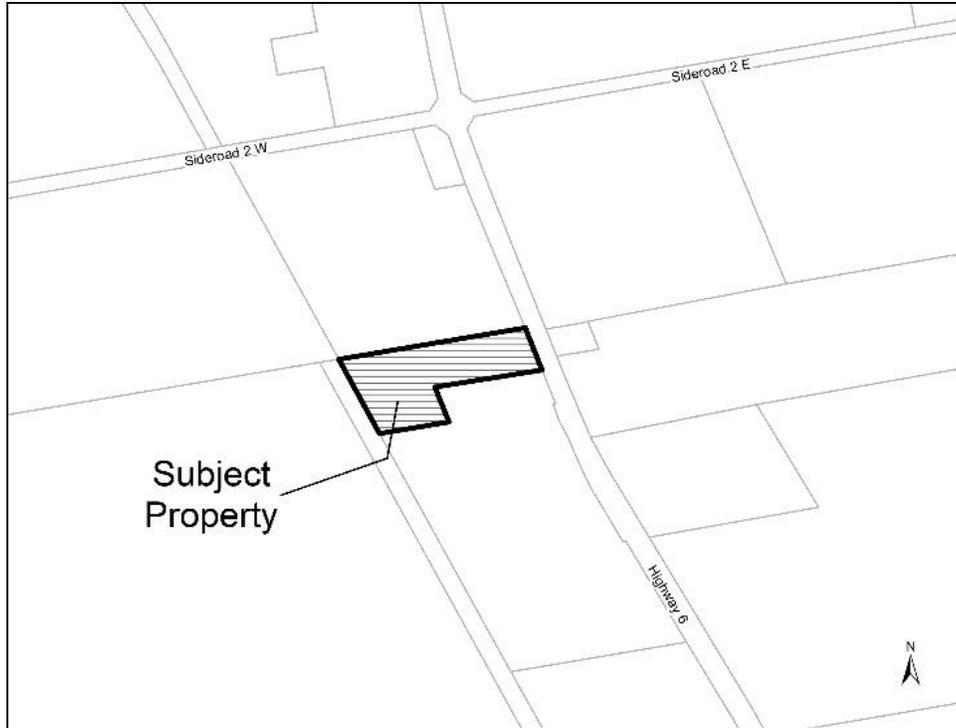
T 519.848.3620 Ext. 4435

W www.wellington-north.com



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A08/25 CLEON WEBER – 9820 HIGHWAY 6





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

April 11th, 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 A08/25**
WOSR Part Lot 4 Division 3 RP; 61R8418 Part 1
9820 Highway 6, Mount Forest
Cleon Weber

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 minimum interior side yard setback requirements to facilitate replacement of two (2) existing grain bins with one larger bin. The proposed variance will permit a reduced minimum interior side yard setback of 3.9 m (13 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 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 WOSR Part Lot 4 Division 3 RP; 61R8418 Part 1 and is municipally known as 9820 Highway 6, Mount Forest. The property is approximately 1.96 ha (4.85 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to facilitate replacement of two (2) existing grain bins with one larger bin with an approximate height of 18.3 m (60 ft). The proposed variance will permit a reduced minimum interior side yard setback of

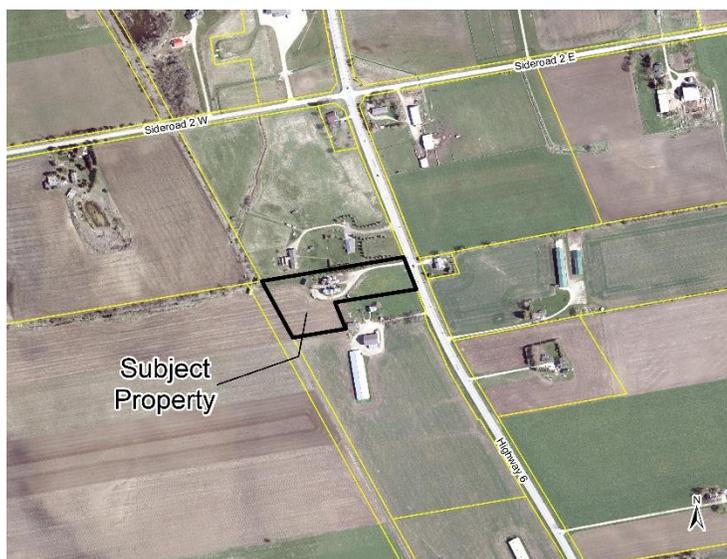


Figure 1. Aerial photo (Source: County of Wellington 2020)

3.9 m (13 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 ft). A site plan was provided with the application and is shown in Attachment 1.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated as PRIMARY AGRICULTURE 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 Agriculture (A). Section 8.1 permits building and structures for agricultural uses. The applicant is proposing to replace two (2) existing grain bins with one larger bin and the following relief is requested:

Regulations	Required	Proposed	Difference
Interior Side Yard Section 8.2.4 d)	18.3 m (60 ft)	3.9 m (13 ft)	14.4 m (47 ft)

The proposed new bin is closer to the lot line than the existing grain bins. The applicant has indicated that the proposed grain bin is within the cluster of the existing bins and provide operational efficiency. Planning staff note that the reduced setback will still maintain sufficient setback for access (for the maintenance of the property). The proposed reduction is minor in terms of the impact on the overall property.

Overall, 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,



Asavari Jadhav-Admane
Planner

Attachment 1 – Application Site Plan



Tammy Pringle

From: Mike Oberle <m.oberle@SVCA.ON.CA>
Sent: Tuesday, April 8, 2025 3:27 PM
To: Tammy Pringle
Cc: Darren Jones; Steve McCabe
Subject: SVCA comments- A08/25 9820 Highway 6

Good afternoon Ms. Pringle,

This email is further to the email of below regarding the above referenced file. Based on the site plan submitted with the application, SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2024 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

www.saugeenconservation.ca

From: Tammy Pringle
Sent: Monday, April 7, 2025 8:45 AM
Subject: NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE: A08/25 9820 Highway 6

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)

A08/25

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:

Tuesday, April 22, 2025 @ 7:00 p.m.

HOW TO JOIN

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Description: Public Meeting Under the Planning Act

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Webinar ID: 862 3260 5302

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 WOSR Part Lot 4 Division 3 RP;61R8418 Part 1 and is municipally known as 9820 Highway 6. The property is approximately 1.96 ha (4.85 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 interior side yard requirements to facilitate replacement of two (2) existing grain bins with one larger bin. The new bin is proposed to be closer to the lot line than the existing grain bins. The proposed variance will permit a reduced interior side yard setback of 3.9 m (13 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 ft). 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



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