

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
APRIL 7, 2025 @ 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/84928654619>  
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: 849 2865 4619

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

A06/25 Bev Gibson

**MINUTES OF PREVIOUS MEETING**

Committee of Adjustment, March 24, 2025 (A03/25, A04/25, A05/25) 3  
Recommendation:  
THAT the Committee of Adjustment meeting minutes of March 24, 2025 –  
A03/25, A04/25 & A05/25 be adopted as presented.

**APPLICATION**

A06/25 – Bev Gibson

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 2 8  
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 location of the  
property is shown on the map attached.

**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 9

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Email dated March 24, 2025 (No Objection) 12

## 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 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).**

## ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of April 7, 2025 be adjourned at

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**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
MARCH 24, 2025 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**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**  
**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 Environment and Development Services: Corey Schmidt**  
**Manager Recreation Community & Economic  
Development: Mandy Jones**  
**Community Development Coordinator: Mike Wilson**  
**Planner: Asavari Jadhav-Admane**

**CALLING TO ORDER**

Chair Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

None declared.

**MINUTES OF PREVIOUS MEETING**

Committee of Adjustment, February 24, 2025 (A01/25, A02/25)

RESOLUTION: COA 003-2025

Moved: Member McCabe

Seconded: Member Burke

THAT the Committee of Adjustment meeting minutes of February 24, 2025 –A01/25 & A02/25 be adopted as presented.

CARRIED

## **APPLICATION**

A03/25 – Ken Babey

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot D Lot E Lot F Part Lot 2 and is municipally known as 610 Martin Street. The property is approximately 16.65 ha (41.14 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to permit a standalone Additional Dwelling Unit (ADU), that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an ADU. 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 4, 2025.

## **PRESENTATIONS**

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

- Planning Report dated March 6, 2025

## **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated March 4, 2025 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 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**

Ken Babey, Applicant, was present to answer questions regarding the application.

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

There were no questions or comments from the Committee.

## **DECISION**

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

*THAT* the minor variance applied for in Application A03/25, for the property described as Lot D, Lot E, Lot F, Part Lot 2, geographic town of Mount Forest, with a civic address of 610 Martin Street, to provide the following relief;

1. **THAT the existing garden suite be permitted to remain as an Additional Dwelling Unit, detached, whereas the By-law requires that it be located in an accessory structure.**

APPROVED

## **APPLICATION**

A04/25 – Paul Wideman

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Arthur Concession 5 Part Lot 7 and is municipally known as 7513 Sideroad 3 East. The property is approximately 76.76 ha (189.67 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to permit a second residential dwelling accessory to a farm at a distance of 76 m (249.34 ft) from main farm residence as opposed to maximum permitted distance of 61 m (200 ft). The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>). 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 4, 2025.

## **PRESENTATIONS**

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

- Planning Report dated March 11, 2025

## **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Angela Wang, Resource Planner, Grand River Conservation Authority

- Email dated March 5, 2024 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 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**

Paul Wideman, Applicant, was present to answer questions regarding the application.

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

Member Hern wondered why the area was so large as ideally we want to keep the farm cluster as small as possible. The planner advised there was a tree row which is why the size is larger than normal.

## **DECISION**

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

*THAT* the minor variance applied for in Application A04/25, for the property described as Arthur Concession 5, Part Lot 7, geographic Township of Arthur, with a civic address of 7513 Sideroad 3 E, to provide the following relief;

1. **THAT a proposed second residential dwelling accessory to a farm, be permitted at a distance of 76m (249.34 ft) from the main farm residence, whereas the By-law requires 61m (200 ft).**

APPROVED

#### **APPLICATION**

A05/25 – Mary & Bart Clemmer

**THE LOCATION OF THE SUBJECT PROPERTY** is described as CON 11 PT LOT 18 DES INC RP;60R3366 PARTS 1,3 and is municipally known as 8970 Concession 11. The property is approximately 71.12 ha (175.75 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 minimum interior side yard setback requirements to facilitate construction of a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>). The proposed variance will permit a reduced minimum interior side yard setback of 3.04 m (10 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 March 5, 2025.

#### **PRESENTATIONS**

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

- Planning Report dated March 11, 2025

#### **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Ethan Dykstra, Environmental Planner, Maitland Conservation

- Memorandum dated March 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**

Amon Weber / Edward Weber, Agent for the Applicant, was present to answer questions regarding the applicant.

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

Member Renken noted she doesn't believe a side yard reduction from the required 18.3m (60 ft) to 3.04m (10 ft) is minor, however since the building is adjacent to a property line that has agricultural use and the building is close to farm cluster she is fine with it.

Chair Lennox noted it appears part of the shed is in a wetland and wanted to ensure a permit from MVCA would not be required. The Chief Building Official stated the area

highlighted on the site plan is the buffer area and there have been lots of consultation with the Conservation Authority and it doesn't appear a permit will be required.

### **DECISION**

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

*THAT* the minor variance applied for in Application A05/25, for the property described as CON 11 PT LOT 18 DES INC RP 60R3366 PARTS 1,3, geographic Township of Arthur, with a civic address of 8970 Concession 11, to provide the following relief;

- 1. THAT a reduced Interior Side Yard Setback of 3.04m (10 ft) be permitted, for a proposed 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>) farm storage shed, whereas the By-law requires 18.3m (60 ft).**

APPROVED

### **ADJOURNMENT**

RESOLUTION: COA 004-2025

Moved: Hern

Seconded: Renken

THAT the Committee of Adjustment meeting of March 24, 2025 be adjourned at 7:25 p.m.

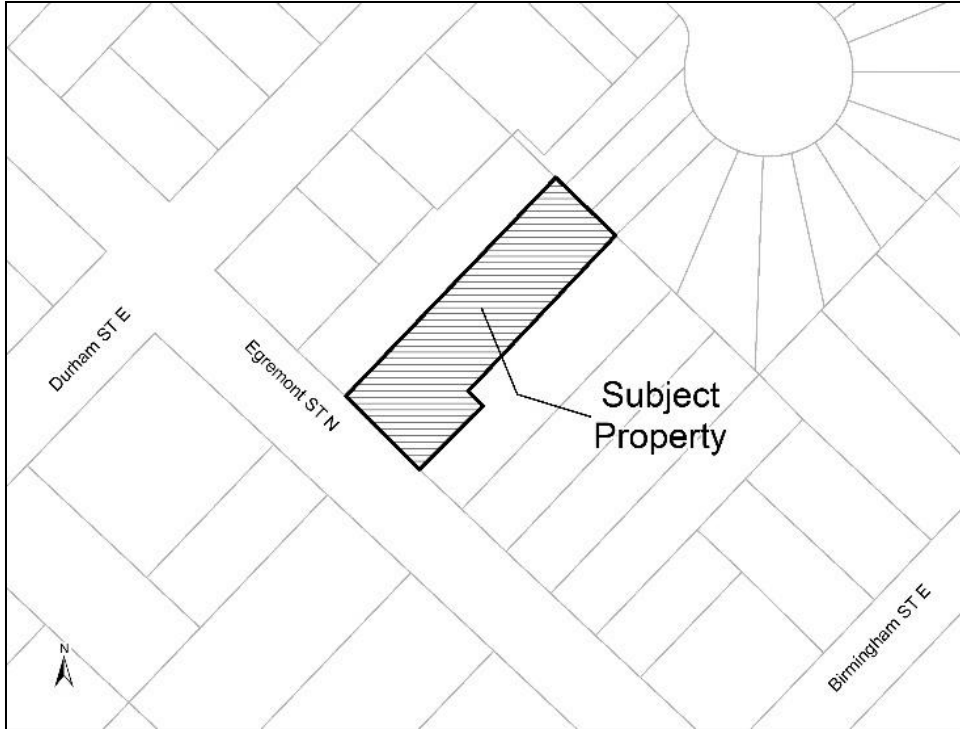
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**CHAIRPERSON**

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**SECRETARY TREASURER**

**A06/25 BEV GIBSON – 240 EGREMONT 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

March 26<sup>th</sup>, 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 A06/25**  
**PT LOT 2 PT LOT 3**  
**240 Egremont Street North**  
**Beverly Gibson**

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 required interior side yard requirements for an existing residential dwelling. This application is required as a condition of a Lot Line Adjustment application B43/24 which received conditional approval. 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).

Planning staff note that the proposed reduction in the interior side yard (left) will still maintain sufficient setback for access for the maintenance of the property. 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 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 location is shown on the map below in Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from minimum required interior side yard requirements for an existing residential dwelling. The proposed variance will permit a



Figure 1. 2020 Aerial photo

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). The variance requested is to satisfy a condition of severance application B43/24 that was granted provisional approval by the Wellington County Land Division Committee in July 2024. A survey sketch was provided with the application and is shown in Attachment 1.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is within Primary Urban Centre of Mount Forest and designated as 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 Medium Density Residential (R2). The subject property is approximately 0.16 ha (0.41 ac) in size. The applicant is requesting relief from minimum required interior side yard requirements for an existing residential dwelling.

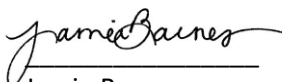
The variance requested is to satisfy a condition of severance application B43/24, that was granted provisional approval by the Wellington County Land Division Committee in July 2024 and requires the following variance:


Regulations	Required	Proposed	Difference
Interior Side Yard Section 12.2.1.4	1.2 m (3.93 ft)	1.0 m (3.2 ft)	0.2 m (0.65 ft)

Planning staff note that the proposed reduction in the interior side yard (left) will still maintain sufficient setback for access for the maintenance of the property.

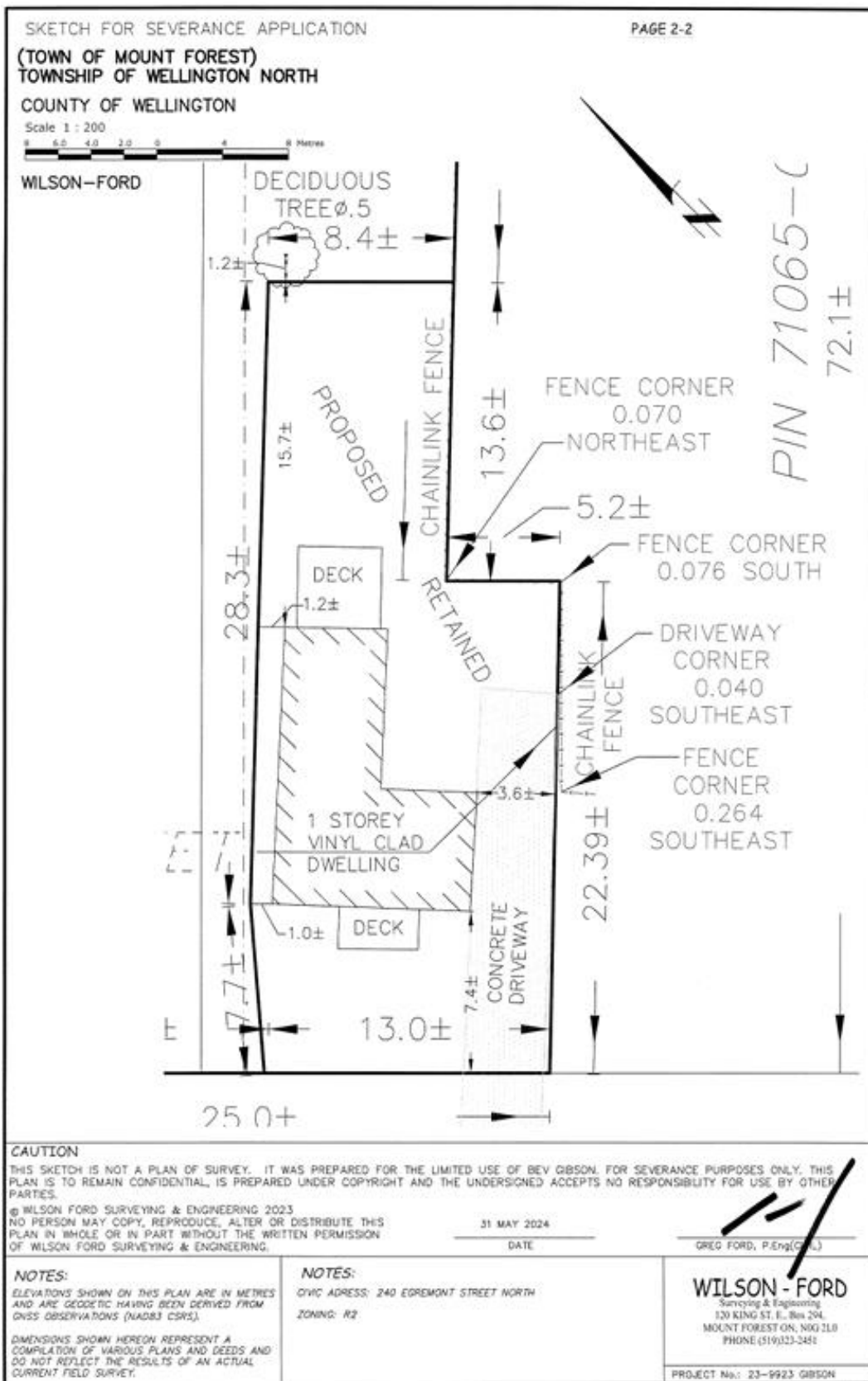
Overall, the variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,

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

  
\_\_\_\_\_  
Asavari Jadhav-Admane  
Planner

Attachment 1 – Survey Sketch



## Tammy Pringle

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Monday, March 24, 2025 4:30 PM  
**To:** Tammy Pringle  
**Cc:** wellington+314828@lswims.ca; Source Water  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A06/25 240 Egremont St N  
**Attachments:** WHPA\_Map\_EgremontN\_240.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**

Risk Management Inspector | 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](http://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.



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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** March 19, 2025 2:56 PM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A06/25 240 Egremont St N

**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)*

**A06/25**

**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, April 7, 2025 @ 2:00 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/84928654619>

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: 849 2865 4619

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 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 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 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.

**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](http://www.wellington-north.com)





# 240 Egremont Street North, Mount Forest



**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
- Halton MeanderBeltHazard

1: 723



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**