

# 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.

### **REQUEST for OWNERS of MULTI-TENANTED BUILDINGS**

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are requested, under the Planning Act, to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until May 9, 2023 (the day after the Public Meeting).

### **MAKING AN ORAL OR WRITTEN SUBMISSION**

The public is invited to participate by submitting written comments (letter or email) and/or speaking (virtual or in-person) to the application in support or opposition of the application. If you wish to participate in the meeting, to provide verbal or written comments, to speak in support or opposition, please contact the Clerk at the address below by **1:00 p.m. on Tuesday April 22, 2025** and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

### **CLERK CONTACT:**

Karren Wallace, Clerk,

7490 Sideroad 7 W., P.O. Box 125, Kenilworth, ON, N0G 2E0

[kwallace@wellington-north.com](mailto:kwallace@wellington-north.com)

519-848-3620 ext 4227

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If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Development Clerk at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

*Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the township's YouTube page. By requesting to participate in the Zoom meeting you are consenting to have your likeness and comments recorded and posted on YouTube.*

### NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment for the Township of Wellington North in respect of this application, you must submit a written request to the Development Clerk at the address or email provided below.

**ADDITIONAL INFORMATION** regarding this application, including information about appeal rights, will be available on-line after April 17, 2025 at [www.wellington-north.com](http://www.wellington-north.com).

Dated Township of Wellington North  
This 7th day of April 2025

### DEVELOPMENT CLERK CONTACT:

Tammy Pringle, Development Clerk  
Township Wellington North  
7490 Sideroad 7. W, PO Box 125  
Kenilworth, ON N0G 2E0  
tpringle@wellington-north.com  
Phone: (519) 848-3620 ext 4435

