



**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
COMMITTEE OF ADJUSTMENT MINUTES**

**October 30, 2024, 7:00p.m.**

Present Members:

Deborah Coon-Petersen (Chair)

Peter Forsberg (Sitting member)

Kim Willis (Sitting member)

Staff:

Madyson Ettl, Senior Planner

Gerrit Boerema, Acting Director of Planning and Building

Stephanie Pouliot, Secretary/Treasurer to the Committee of Adjustment

Public:

Mike Boverhof

Ethan Laman

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**1. CHAIR**

The meeting was called into Order at 7:02 pm.

**2. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

There were none at this time.

**3. REQUEST FOR WITHDRAWAL AND/OR ADJOURNMENT**

There were no requests for withdrawal or adjournment at this time.

**4.a) A22/2024WL - Boverhof (Schilstra Builders Inc., Arnell Tiersma -Agent)**

Property Address: 4203 Elcho Road

Senior Planner, Mrs. Ettl provided the presentation overview of the application.

Chair Coon-Petersen, asked if the owners are present and if they would like to address the Committee?

The owner, Mr. Boverhof, took oath. He wanted to add a comment that the NPCA has completed their site visit. They proposed on the high top of the property but the NPCA

had concerns over surface ditches that were created as common farming practice to get rid of surface water.

Chair Coon-Petersen asked the sitting members if they have any questions?

Sitting members, Member Forsberg and Willis had no questions or comments on the application.

Chair Coon-Petersen noted that it is time for a motion.

Member Willis, motioned to approve the application.

Member Forsberg, seconded. **Carried.** .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Minor Variance is 20 days from the decision date, being 20 days from today, and that through recent changes to the *Planning Act*, there are limitations on who can appeal a decision.**

**b) B09/2024WL - Bradley and Kimberly Killins (Upper Canada Consultants, Ethan Laman -Agent)**

Property Addresses: 5357 and 5377 Elcho Road

Senior Planner, Mrs. Etzl provided the presentation overview.

Chair Coon-Petersen asked if the owners or agent are present and if they would like to address the Committee?

The agent, Mr. Laman, responded that he has no comments, but is available for any questions.

Chair Coon-Petersen asked the sitting members if they have any questions?

Member Forsberg, noted that he has no questions or comments. He is satisfied with what he has heard and with the staff report.

Member Willis, also noted that she has no questions or comments on the application.

Chair Coon-Petersen noted that it is time for a motion.

Member Forsberg motioned to approve the application with the 8 conditions included.

Member Willis seconded. **Carried.** .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Consent is 20 days from the mailing date, being tomorrow, and that through recent changes to the *Planning Act*, there are limitations on who can appeal a decision.**

**c) Change of Condition Request -B08/2024WL – TeBrake (Niagara Planning Consultants, Jeremy Brown -Agent)**

Acting Director of Planning and Building, Mr. Boerema provided the overview of the change of condition request.

Chair Coon-Petersen asked the sitting members if they have any questions?

Member Forsberg asked whether there are any minimum distance separation issues?

Acting Director of Planning and Building, Mr. Boerema responded that there are no issues as this would be a rural residential lot and would not be permitted to have livestock.

Member Willis asked if MDS is required for a certain amount of animals?

Acting Director of Planning and Building, Mr. Boerema responded it's triggered by an area greater than 10 square metres.

Member Willis asked if a hobby farm would produce less than a milking farm?

Chair Coon-Petersen asked does it depend on a certain amount of acreage to get rid of the manure?

Acting Director of Planning and Building, Mr. Boerema responded that farming operations that have greater than 5 nutrient units require a nutrient unit management plan. This information would be used to generate a minimum distance separation setback from Type A uses including a neighbouring house, school, or church. The nutrient unit management plan also addresses how the manure waste is dealt with either on their own property or sell to a broker to spread on a different and/or neighbouring property.

Member Forsberg noted with the size of the barn wouldn't be able to hold many livestock.

Member Willis added if livestock were allowed on the property.

Acting Director of Planning and Building, Mr. Boerema showed the subject barn on the overhead projectors and noted the following. The change of condition request only applies to the current building, if the barn was removed it would have to comply with the current zoning regulations. Staff attended a site visit with Hugh Fraser to see if the barn was a swing beam barn. It was determined that the barn is around 100 years old but not

considered a swing beam barn.

Member Willis asked whether they would be able to move it?

Acting Director of Planning and Building, Mr. Boerema responded that at the site visit, the applicant mentioned they have moved barns like this before. There's about 4 or 5 main beams sitting on concrete pillars.

Chair Coon-Petersen noted that it is time for a motion.

Member Willis motioned to approve the change of condition request as recommended by staff.

Member Forsberg seconded. **Carried.** .

**Secretary Ms. Pouliot noted the last day for filing an appeal for Consent is 20 days from the mailing date, being tomorrow, and that through recent changes to the *Planning Act*, there are limitations on who can appeal a decision.**

#### **5. MINUTES FOR APPROVAL**

There are no minutes for approval at this time.

#### **6. NEW BUSINESS**

Acting Director of Planning and Building, Mr. Boerema advised the Committee that Mr. Treble is no longer with the Township. Currently, I am acting in this position and we are working to keep business going as usual. If there is anything you need to speak about, please feel free to let me know.

#### **7. ADJOURNMENT**

That, this Committee does now adjourn at the hour of **7:35 pm.**  
Member Willis, motioned to adjourn.

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PETER FORSBERG,  
VICE CHAIR

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STEPHANIE POULIOT,  
SECRETARY-TREASURER