



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

**January 29, 2025, 7:00p.m.**

Present Members:

Peter Forsberg (Chair)  
Kim Willis  
Bonnie Baarda

Staff:

Gerrit Boerema, Director of Growth and Sustainability  
Jeni Fisher, Assistant Secretary-Treasurer

Public:

Ethan Laman, Upper Canada Consultants

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**1. CHAIR**

The meeting was called into Order at 7:03pm.

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

There were none.

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

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

**4. APPLICATION(S)**

**a) B10/2024WL – 1948026 Ontario Inc. – Comfort Road**

Director of Growth and Sustainability, Gerrit Boerema, provided an overview of the application.

Agent, Ethan Laman with Upper Canada Consultants, had no further comments to add.

Member Baarda noted that Planning Staff mentioned that the land is owned by two different people.

The Agent, Ethan Laman, confirmed yes, the lands in question are owned by two different people.

Member Baarda noted that the turbine located on Parts 2 and 3 and must have access to the road and if that access can be used?

Agent, Ethan Laman, advised the Committee that the turbine access goes to the West and does not have impact on this application.

Member Willis did not have any questions.

Chair Forsberg noted it is time for a motion to vote.

Member Willis made a motion to approve the application with the included 5 conditions.

Member Baarda seconded the motion to approve.

All in favour.

Carried.

**Assistant Secretary-Treasurer Jeni Fisher noted the last day for filing an appeal for Consent is 20 days from the date of mailing and there is two years to fulfil the approved conditions.**

**b) B11/2024WL – 2090652 Ontario Inc. – 2659 Industrial Park Road**

Director of Growth and Sustainability, Gerrit Boerema, provided an overview of the application.

Chair Forsberg asked whether the proposed subdivision on Highway 20 and the roundabout would impact Industrial Road and the property in question?

Director of Growth and Sustainability, Gerrit Boerema, advised that the subdivision proposed for Highway 20 does not touch Industrial Road and would only have one connection to the roundabout and could eventually have additional connections. Gerrit Boerema further noted that north of the railroad track and the railroad tracks themselves cause compatibility issue and a traffic analysis would be done at time of development. The longer vision for this area is a Regional Bypass that would reroute traffic flow around and away from the downtown core.

Member Baarda asked what will happen to the buses that currently park on Part 2 of the property in question and whether they will continue to be permitted to use this land?

Director of Growth and Sustainability, Gerrit Boerema, advised he is not aware of what will happen with the buses and the main purpose of this consent application is for succession planning and to add more value to the two properties.

Member Baarda inquired whether the owner would be responsible for the road widening condition?

Director of Growth and Sustainability, Gerrit Boerema, advised the only cost the owner would incur regarding the road widening would be the survey and that has already been completed and given to the Township.

Member Baarda further inquired as to who widens the road?

Director of Growth and Sustainability, Gerrit Boerema, advised no physical change would occur, it is more of a “right of way” for the watermain/pipe that are currently there and in case of them needing to be replaced or upgraded.

Member Baarda inquired if the applicant will be “on the hook” for sewer upgrade costs?

Director of Growth and Sustainability, Gerrit Boerema, advised that any incurred fees would be borne by Development Charges as portion of the Development Charges collected goes towards infrastructure.

Member Baarda inquired about the zoning of the severed vacant parcel (Part 2)?

Director of Growth and Sustainability, Gerrit Boerema, advised that the land is already zoned properly to be developed.

Member Willis inquired why condition 4 would require the applicant to apply for an entrance permit when there is already a driveway?

Director of Growth and Sustainability, Gerrit Boerema, advised that splitting the current driveway does not work and Township would require a separate driveway for the new parcel.

Chair Forsberg noted it is time for a motion to vote.

Member Baarda made a motion to approve the application with all listed conditions.

Member Willis seconded the motion.

All in favour.

Carried.

**Assistant Secretary-Treasurer Jeni Fisher noted the last day for filing an appeal for Consent is 20 days from the date of mailing and there is two years to fulfil the approved conditions.**

## **5. MINUTES FOR APPROVAL**

There were no minutes for approval at this time.

## **6. NEW BUSINESS**

There is no new business at this time.

## **7. ADJOURNMENT**

Motion to Adjourn was made by Member Baarda. Member Willis seconded the motion.

That, this Committee does now adjourn at the hour of 7:33 pm.

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PETER FORSBERG, CHAIR

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JENI FISHER,  
ASSISTANT SECRETARY-TREASURER