

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
MAY 24, 2022 @ 7:00 P.M.
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/89865291213>
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: 898 6529 1213

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A11/22 Catherine Conrad
- A12/22 Trevor Roberts & Sarah Wilson
- A13/22 Neil Bauman
- A14/22 Trevor Black & Caitlin Nowack

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, May 9, 2022 (A10/22) 6

Recommendation:

THAT the Committee of Adjustment meeting minutes of May 9, 2022 – A10/22 be adopted as presented.

APPLICATION

A11/22 – Catherine Conrad

THE LOCATION OF THE SUBJECT PROPERTY is described as WOSR Part 10
Division 2 Part Lot 22 and is municipally known as 9070 Highway 6. The property is approximately 19.79 ha (48.90 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 interior side yard. The applicant is proposing to construct new 465 m² (5,000 ft²) shed. Relief is requested to permit a new shed with interior side yard of 11.56 m (37.94 ft) and recognize the location of the existing accessory buildings. 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 May 4, 2022.

PRESENTATIONS

Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington,
Township of Wellington North

- Planning Report dated May 18, 2022 11

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Fred Natolochny, Supervisor of Resource Planning, Grand River Conservation Authority

- Letter dated May 11, 2022 (No Objection) 13

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 ANY 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 A11/22, for the property described
as WOSR Part Division 2 Part Lot 22, with a civic address of 9070 Highway 6, to
provide the following relief;

1. **THAT a decreased minimum interior side yard of 11.56 m (37.94 ft) be permitted, for a proposed 465 m² (5,000 ft²) shed, whereas the By-Law allows 18.3 m (60 ft).**

APPLICATION

A12/22 – Trevor Roberts & Sarah Wilson

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 7, Part Lot 4; RP 61R11683 Part 1 and is Municipally known as 8170 Line 6. The property is approximately 5.16 ha (12.75 ac) in size. The location of the property is shown on the map attached. 17

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum floor area requirements for an accessory structure (drive shed). The proposed variance will permit a total floor area of 222.96 m² (2,400 ft²), whereas the zoning by-law permits a maximum floor area of 148.64 m² (1,600 ft²). 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 May 4, 2022.

PRESENTATIONS

Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner County of Wellington,
Township of Wellington North

- Planning Report dated May 18, 2022 18

CORRESPONDENCE FOR COMMITTEE'S REVIEW

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- Letter dated May 11, 2022 (No Objection) 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 ANY 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 A12/22, for the property described
as Concession 7, Part Lot 4; RP 61R11683 Part 1 and Municipally known as 8170 Line
6, to provide the following relief;

1. **THAT an increased maximum floor area of 222.96 m² (2,400 ft²) be permitted, for an existing garage, with proposed addition, whereas the By-Law allows 148.64 m² (1,600 ft²).**

APPLICATION

A13/22 – Neil Bauman

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 3 Part
Lot 4 and is Municipally known as 7781 Sideroad 2 E. The property is approximately
79.7 ha (196.94 ac) in size. The location of the property is shown on the map
attached. 24

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum
Distance Separation II (MDS II) setback requirements. The applicant is proposing to
construct a new barn and a new liquid manure tank and cannot meet the minimum
distance required of 261 m (856 ft) to the nearest Type A land uses (dwelling) for the
new manure tank. 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 May 4, 2022.

PRESENTATIONS

Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner County of Wellington,
Township of Wellington North

- Planning Report dated May 18, 2022 25

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Cynthia Baltoumas, 7760 Sideroad 2 East property owner (dwelling) on north lot line.

- Email received May 8, 2022 (No Objection) 28

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated May 16, 2022 (No Objection) 29

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 ANY 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 A13/22, for the property described
as Concession 3 Part Lot 4 and Municipally known as 7781 Sideroad 2 E, to provide
the following relief;

1. **THAT a reduced MDS II to Type A Land Use setback of 213 m (700 ft) be permitted, for a proposed liquid manure tank, whereas the By-Law requires 261 m (856 ft).**

APPLICATION

A14/22 – Trevor Black & Caitlin Nowack

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 60 and is 35
Municipally known as 221 Francis St. E. The property is approximately 0.19 ha (0.47
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 maximum
height for an accessory structure. The applicants are proposing to construct a new
detached garage with a height of 5.05 m (16.6 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 May 2, 2022.

PRESENTATIONS

Asavari Jadhav, Junior Planner & Matthieu Daoust, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 29, 2022

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CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection
Email dated May 10, 2022 (No Objections)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority
Email dated May 12, 2022 (No Objections)

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 ANY 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 A14/22, for the property described as Lot 60 and Municipally known as 221 Francis St. E., to provide the following relief;

- 1. THAT an increased height of 5.05 m (16.6 ft) be permitted, for a proposed new accessory structure, whereas the By-Law allows 4.57 m (15 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of May 24, 2022 be adjourned at _____.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
MAY 9, 2022 @ 2:00 P.M.**

VIA WEB CONFERENCING <https://www.youtube.com/watch?v=XXCz9bTIRqM>

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Operations: Matthew Aston
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Fire Services: Chris Harrow
Senior Planner: Jessica Rahim

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, April 11, 2022 (A08/22)

RESOLUTION: CoA 2022-011

Moved: Burke

Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of April 11, 2022 – A08/22 be adopted as presented.

CARRIED

APPLICATION

A10/22 – Clayton & Alison Robertson

THE LOCATION OF THE SUBJECT PROPERTY is described EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP 17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest. The subject land is approximately 19.9 ha (49.17 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from Zoning By-law 66-01 specifically section 6.8 (a) to facilitate the construction of a shop and office with private well and septic within the urban area of Mount Forest. 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 14, 2022

PRESENTATIONS

Jessica Rahim reviewed the Planning Report, dated May 3, 2022, that was prepared by Asavari Jadhav, Junior Planner and Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North.

PLANNING OPINION:

The variance requested would provide relief from Zoning By-law 66-01 specifically Section 6.8 a) to facilitate the construction of a shop/office building on private well and septic within the urban area of Mount Forest. The applicant is proposing to construct a shop/office building on private well and septic system as there are no municipal services available to hook up to at this time.

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 would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP 17R387, Part 2 and is municipally known as 391055 Grey Road 109, Mount Forest. The subject property is approximately 19.9 ha (49.17 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from Zoning By-law 66-01 specifically Section 6.8 a) to facilitate the construction of a shop and office on private well and septic within the urban area of Mount Forest.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated INDUSTRIAL, URBAN CORE GREENLANDS and GREENLANDS in the County Official Plan. The proposed use is to be located on the Industrial designation on the subject property. 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.

Further, Section 11.2.4 gives consideration to individual on-site servicing for new development in an urban center, stating that "Individual on-site servicing is not allowed in urban centre which have central septic systems except: ii) to allow a small scale use on an existing lot in an area where central services are not reasonably anticipated".

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Industrial Site Specific (M1-24) with a Holding Provision (H) and Natural Environment (NE) Zone. Council shall not remove the holding symbol until a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority.

The M1-24 shall be subject to the Industrial regulations of Section 24.2, except for the following: i) New industrial buildings with a floor area greater than 2,322.5m² (25,000 ft²) shall be setback at least 70 m (229.6 ft.) from an existing dwelling; and ii) Within the above metre setback, industrial structure, outdoor storage areas, marshalling yards and loading docks shall not be permitted.

The application is required in order to permit the development of the site with private well and septic. As such, the following variance is required: Relief from Section 6.8 a) to allow development on the site to be serviced by private well and septic system.

The variance requested is minor and appropriate for the use of the lot. The proposed variance meets the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated May 3, 2022 (No Objections)

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 ANY COMMENTS/QUESTIONS

Clayton Robertson, Applicant, was present to answer questions regarding the application. He explained that this will building will provide mechanics with a shop to work on equipment. The office will not be staffed but will be a jumping off point for workers starting their day. There will be another amendment required for the Holding Provision at a later date, but this application had to go first.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe commented that it is nice to see the company expand in Wellington North.

Michael Givens, CAO, clarified that there will not be any water and sewer services available in the near horizon for this application and inquired if this is something the Committee could consider as part of their decision as it relates to the minor variance or removal of the hold that when services are available the property owner would need to connect. Ms. Rahim, Senior Planner, commented that they could include a requirement in the decision that when services become available, the owner will connect. The holding removal might be difficult because it doesn't relate to services. This development would require site plan approval so the requirement could be included in that agreement. Darren Jones, CBO, suggested that including a site-specific condition in the site plan agreement, which is registered on title and can move through the property easily if the property ownership changes. A minor variance tied to servicing this building now might be lost in the future as nobody would be looking there for an answer. Michael Givens, CAO, explained that the Official Plan states that if you are within the urban boundary you connect to services. There are no services now and the municipality does not want to run services to the property right now. Karren Wallace, Clerk, explained that if the condition is part of the notice of decision it gets filed and there is a retention period on them, it is hard years from now to go back and find the decision. If you put it in a site plan it is registered on title and all future

purchasers would have notice of it. Lawyers searching the title would inquire if it had been completed.

Direction was given to staff to include the requirement to connect to services when they become available in the site plan agreement.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A10/22, for the property described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP 17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest, to provide the following relief;

1. THAT relief from Section 6.8 a) to facilitate the construction of a shop/office building on private well and septic within the urban area of Mount Forest be allowed.

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-01

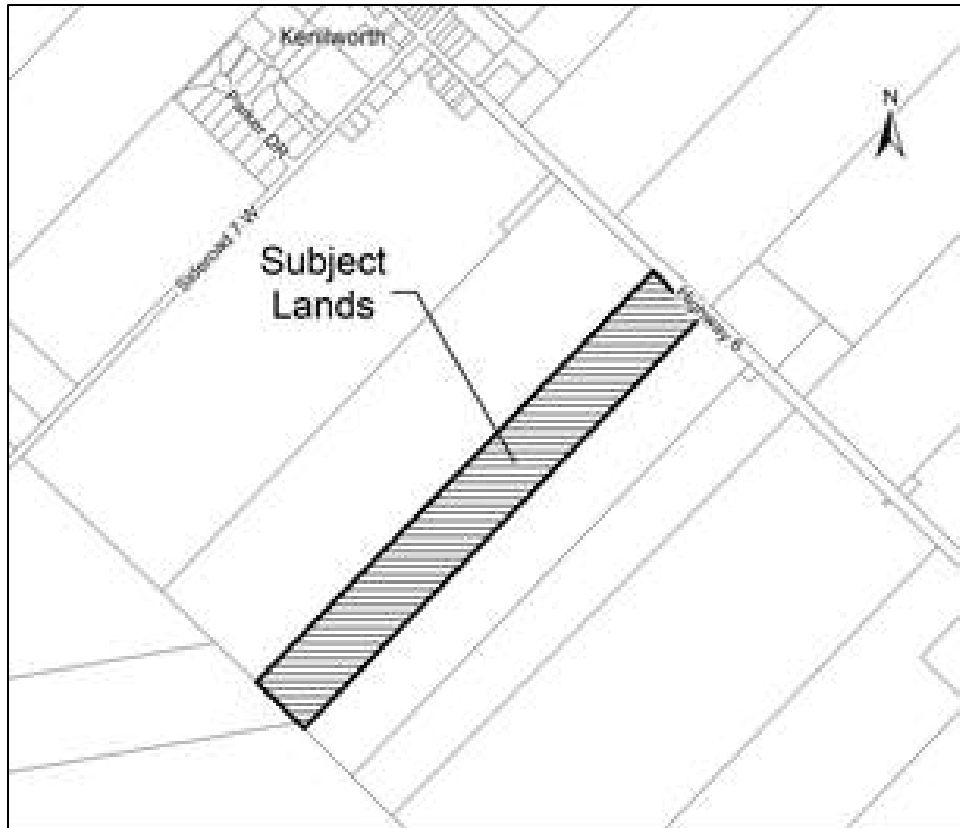
Moved: Burke

Seconded: McCabe

THAT the Committee of Adjustment meeting of May 9, 2022 be adjourned at 2:54 p.m.

CARRIED

A11-22 CATHERINE CONRAD





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

May 18th, 2022

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 A11/22**
9070 Highway 6
WOSR Part Division 2 Part Lot 22
Catherine Conrad

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 the minimum interior side yard setback for an accessory structure. The applicant is proposing to construct a new 465 m² (5,000 ft²) shed located 11.56 m (37.94 ft) from the interior lot line and recognize the location of the existing shed.

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 would be 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 Division 2 Part Lot 22 and is Municipally known as 9070 Highway 6. The property is approximately 19.79 ha (48.90 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum interior side yard setback for an accessory structure. The applicants are proposing to construct a new 465 m² (5,000 ft²) shed located 11.56 m (37.94 ft) from the interior lot line and recognize the location of the existing shed.



Figure 1. 2020 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The farm building cluster is well removed from the Core Greenlands area. 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) and Natural Environment (NE). The applicant is proposing to construct a new 465 m² (5,000 ft²) shed and require following variance:

Lot Regulations	Permitted	Proposed	Difference
Interior Side Yard, Minimum (Section 8.2.4 (d))	18.3 m (60 ft)	11.56 m (37.94 ft)	6.74 m (22.06 ft)

The variance requested is minor and appropriate for the use of the lot. Upon further review, it is identified that an additional variance is required to recognize the location of the existing shed. The proposed 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
Junior Planner



Matthieu Daoust, MCIP RPP
Planner



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 11, 2022

Via email

GRCA File: A11-22 – 9070 Highway 6

Tammy Pringle, Development Clerk
Township of Wellington North
7490 Sideroad 7 West
PO Box 125
Kenilworth, ON, N0G 2E0

Dear Tammy Pringle,

Re: Minor Variance Application A11/22
9070 Highway 6, Township of Wellington North
Jim Martin & Catherine Conrad

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to provide relief from property line setback requirements.

Recommendation

The GRCA has no objection to the above-noted minor variance application.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding with the County of Wellington and as a public body under the Planning Act as per our CA Board-approved policies.

Information currently available at this office indicates that the subject property contains a watercourse and its regulated allowance. Due to the presence of this feature, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development within regulated areas on the subject property will require the prior issuance of a permit pursuant to Ontario Regulation 150/06.

The requested variance is required to facilitate the construction of a new storage shed on the subject property. The GRCA does not object to the requested variance and we note that the proposed development is outside of the GRCA's regulation limit. As such, the proposed accessory structure will not require a GRCA permit under Ontario Regulation 150/06.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township and/or County consider the applicable policies in their review of this application.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

Consistent with GRCA's 2022 approved fee schedule, this application is considered a "minor" minor variance and the applicant will be invoiced in the amount of \$290.00 for the GRCA's review of this application.

Should you have any questions, please contact Will Towns, Resource Planner at wtowns@grandriver.ca or (519) 627-2763 ext. 2232

Sincerely,

A handwritten signature in black ink, which appears to read "Fred Natolochny".

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority

*FN/wt

Enclosed: GRCA Resource Mapping (2)

Copy: Jim Martin (Owner/Agent)

Catherine Conrad (Owner)



A11/22 - 9070 Highway 6

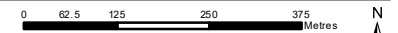


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

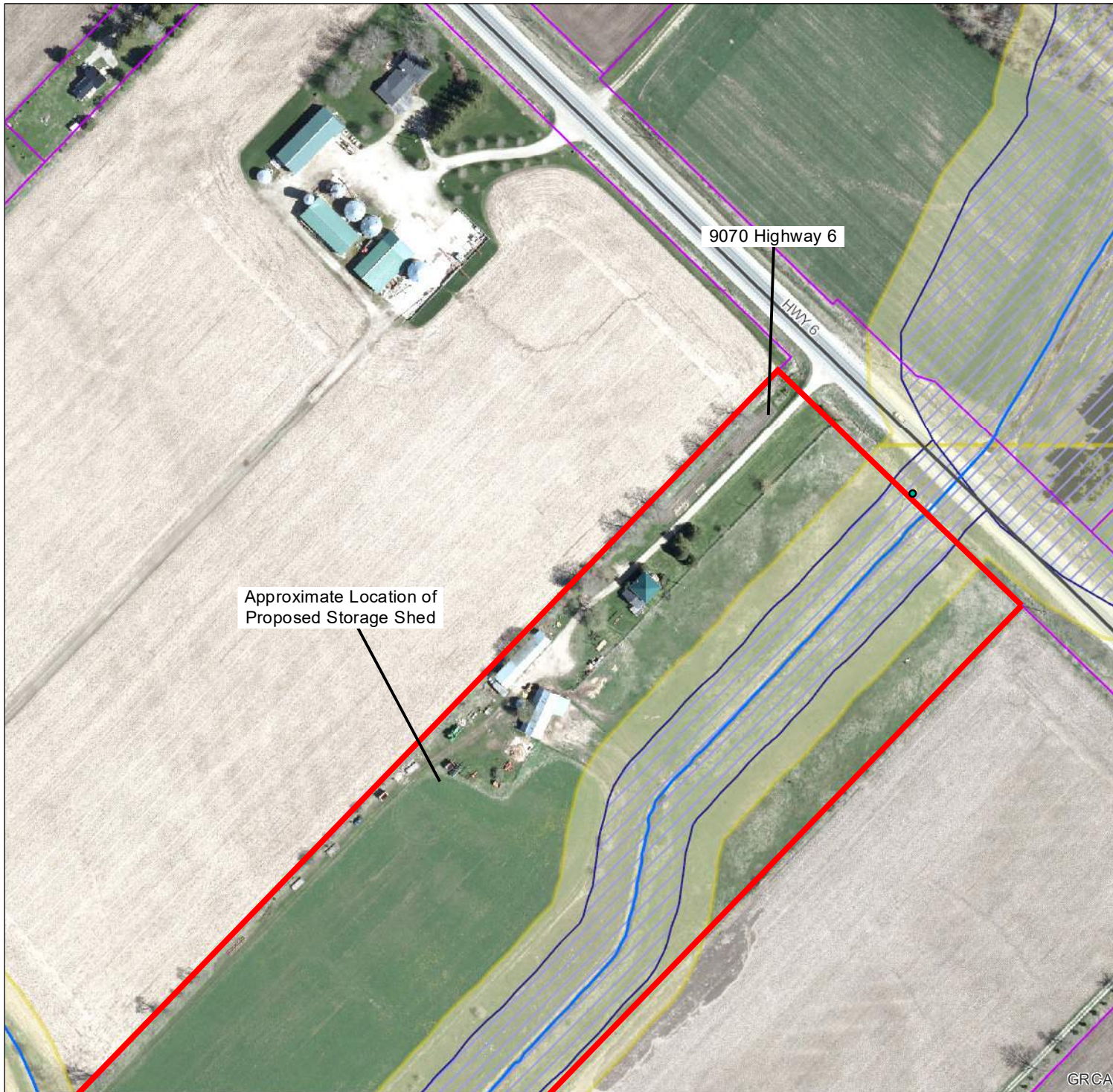
This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





A11/22 - 9070 Highway 6



Approximate Location of Proposed Storage Shed

9070 Highway 6

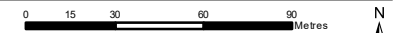
HWY 6

Legend

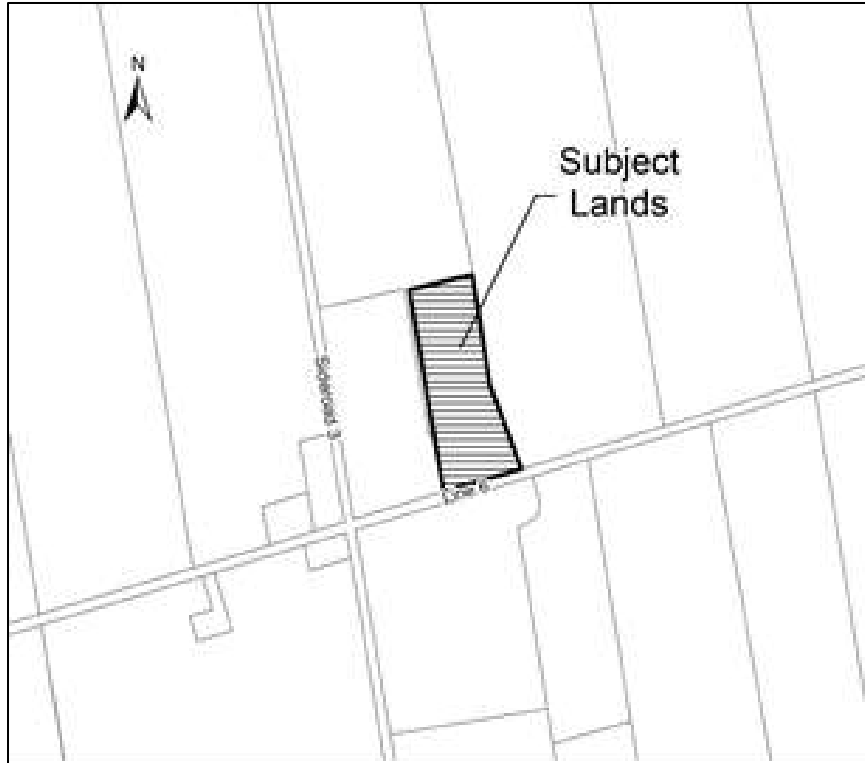
- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
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 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

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A12/22 TREVOR ROBERTS & SARAH WILSON





COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 18th, 2022

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 A12/22**
8170 Line 6
Concession 7 Part Lot 4; RP 61R11683 Part 1
Trevor Roberts and Sarah Wilson

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 the maximum floor area requirements for an existing garage. The applicant is proposing to construct a 74.32 m² (800 ft²) addition to an existing 148.64 m² (1,600 ft²) garage for a total floor area of 222.96 m² (2,400 ft²).

We have no concerns with the requested relief. The application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 7 Part Lot 4; RP 61R11683 Part 1 and is Municipally known as 8170 Line 6. The property is approximately 5.16 ha (12.75 ac) in size. The location is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a 74.32 m² (800 ft²) addition to an existing 148.64 m² (1,600 ft²)



Figure 1. 2020 Aerial photo of subject lands

shed for a total floor area of 222.96 m² (2,400 ft²).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated AGRICULTURAL and CORE GREENLANDS. The proposed extension to the existing shed appears to be located outside the CORE GREENLANDS areas regulated by Grand River Conservation Authority (GRCA). 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 Site Specific Agriculture (A-112) and Natural Environment (NE). The site specific Agricultural (A-112) Zone permits a maximum floor area of 148.64 m² (1,600 ft²) for the existing garage. Further, the A-112 zone states the maximum floor area for the existing barn shall be 306.57m² (3,300 ft²) and limits the amount of livestock on the property. The applicant is proposing to construct a 74.32 m² (800 ft²) addition to an existing 148.64 m² (1,600 ft²) garage for a total floor area of 222.96 m² (2,400 ft²).

The variance requested would provide relief from Section 33.112 of Zoning By-law to expand the existing shed with to a total floor area of 222.96 m² (2,400 ft²).

Rural Exception Zone	Permitted	Proposed	Difference
Site Specific Regulations (Section 33.112 a))	148.64 m ² (1,600 ft ²)	of 222.96 m ² (2,400 ft ²)	74.32 m ² (800 ft ²)

The variance requested is minor and appropriate for the use of the lot. The variances meet 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,
 Junior Planner



Matthieu Daoust, MCIP RPP
 Planner



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 11, 2022

Via email

GRCA File: A12-22 – 8170 Highway 6

Tammy Pringle, Development Clerk
Township of Wellington North
7490 Sideroad 7 West
PO Box 125
Kenilworth, ON, N0G 2E0

Dear Tammy Pringle,

Re: Minor Variance Application A12/22
8170 Line 6, Township of Wellington North
Trevor Roberts & Sarah Wilson

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application to provide relief from maximum floor area requirements for an accessory structure.

Recommendation

The GRCA has no objection to the above-noted minor variance application.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding with the County of Wellington and as a public body under the Planning Act as per our CA Board-approved policies.

Information currently available at this office indicates that the subject property contains a watercourse and its regulated allowance. Due to the presence of this feature, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any development within regulated areas on the subject property requires the prior issuance of a permit pursuant to Ontario Regulation 150/06.

The requested variance is required to facilitate the replacement of a shed with a larger driving shed on the subject property. The GRCA does not object to the requested variance, and we note that a portion of the proposed development is located within the regulatory allowance to the floodplain, as indicated on the attached resource mapping (yellow area adjacent to the existing shed). As such, the proposed accessory structure will require a GRCA permit under Ontario Regulation 150/06. The materials submitted in support of the minor variance application will suffice for the GRCA's review of a permit application.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township and/or County consider the applicable policies in their review of this application.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a "minor" minor variance and the applicant will be invoiced in the amount of \$290.00 for the GRCA's review of this application. An additional fee for a GRCA permit will be required for development in the regulated area.

Should you have any questions, please contact Will Towns, Resource Planner at wtowns@grandriver.ca or (519) 627-2763 ext. 2232.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Natolochny".

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority

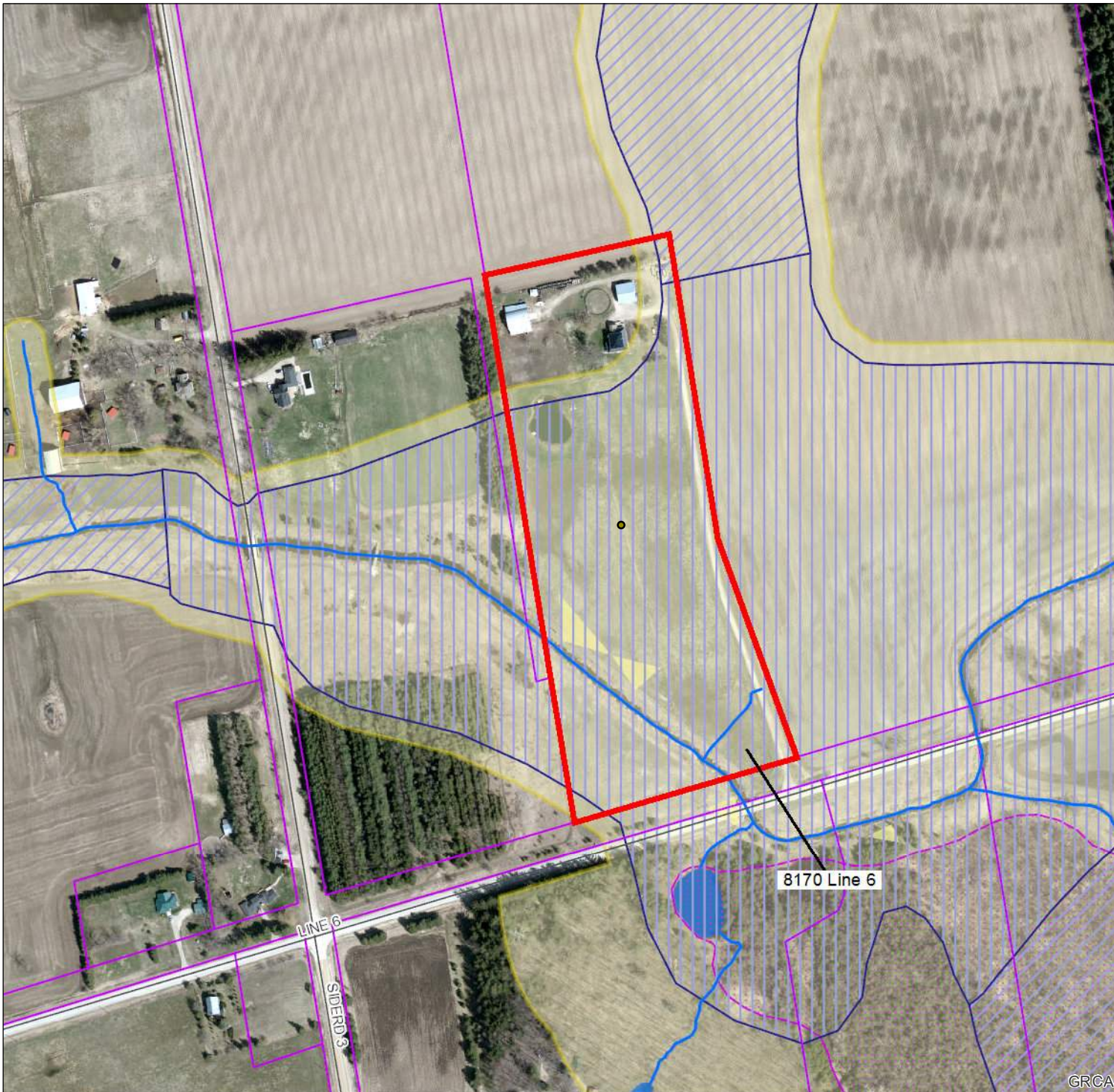
*FN/wt

Enclosed: GRCA Resource Mapping

Copy: Sarah Wilson (Owner/Applicant)



A12/22 - 8170 Line 6



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





8170 Line 6 (Shed location)

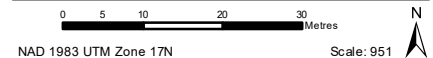


Legend

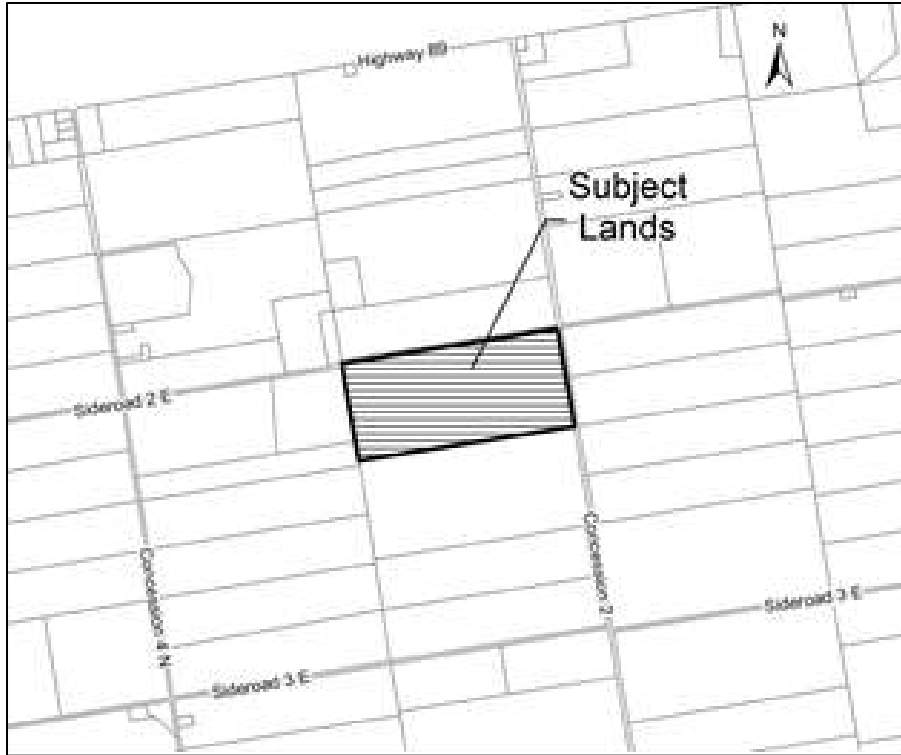
- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
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- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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A13/22 NEIL BAUMAN





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

May 18th, 2022

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 A13/22**
Concession 3 Part Lot 4
7781 Sideroad 2 East
Neil Bauman

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 permit the construction of a new barn to grow the existing operation with a new liquid manure tank on the subject lands. The location of the proposed manure tank does not meet the Minimum Distance Separation II (MDS II) to the nearest dwelling on 7760-7762 Sideroad 2 E.

Upon further review of the above noted MDS relief, it appears that the proposed barn and liquid manure tank does not meet Section 6.20(b)(i) of the Township of Wellington north Zoning By-law 66-01. Based on the sketch provided by the applicant, the proposed barn and the manure tank will be located within the Natural Environment (NE) zone, as shown in Figure 1. Additional zoning relief will be required to meet the minimum 3 m (9.8 ft) setback to the Natural Environment (NE) Zone. Section 2.6 of the Wellington North Zoning By-law states that the boundaries of the NE Zone can be more precisely determined by the applicable Conservation Authority. Planning staff have confirmed with the Saugeen Valley Conservation Authority (SVCA) staff that the existing NE Zone is not accurate and reflective on the environmental features on the subject lands. Planning staff will be updating the NE Zone on a future housekeeping.

We have no concerns with the relief requested for the new barn with a new liquid manure tank. The location of the new barn and manure tank provides operational efficiency. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 3 Part Lot 4 with a civic address of 7781 Sideroad 2 East. The subject land is approximately 79.7 ha (196.94 ac) and is occupied by a dwelling, equipment shed, feed storage and a barn. The location of the property is shown on Figure 1.

PROPOSAL

The proposal of this application is to provide relief from the minimum setback to the Natural Environment (NE) Zone and Minimum Distance Separation II (MDS II) setback requirements from a Type A (dwelling) land use. The applicant is proposing to construct a new barn with a liquid manure tank and cannot meet the minimum setback required to the NE Zone and MDS 2 requirements to the nearest dwelling on 7760-7762 Sideroad 2 E.

Provincial Policy Statement (PPS)

The subject property is within an area of PRIME AGRICULTURE and CORE GREENLANDS. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS II distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.

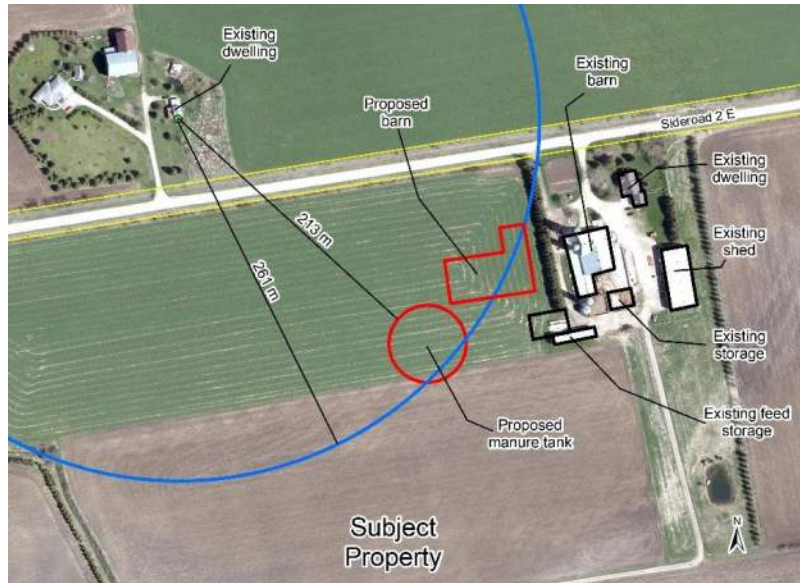


Figure 1. 2020 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The proposed barn and the manure tank appears to be located outside the CORE GREENLANDS areas regulated by the SVCA. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. Furthermore, 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) and Natural Environment (NE). The location of the proposed barn and the liquid manure storage area does not meet the Minimum Distance Separation II (MDS II) from the nearest neighboring residential dwelling at 7760-7762 Sideroad 2 E.

Upon further review, it appears that the proposed liquid manure storage area will be located within the Natural Environment (NE) zone (Figure 1). Per section 6.20(b)(i) of the Wellington North Zoning By-Law reconstruction of existing buildings/structures including environmental improvements to manure storage facilities associated with an existing livestock facility but not a hobby barn is permitted provided that a setback of 3 m (9.8 ft) from the NE zone boundary is maintained. Section 2.6 of the Wellington North By-law states that the boundaries of the NE zone can be more precisely determined by the applicable Conservation Authority. Upon re-interpretation of the zone boundary, all requirements (including any setbacks) shall be reviewed relative to the revised interpretation.

As per SVCA, the location of the proposed barn and the liquid manure tank is located outside of SVCA Approximate Screening Area Limit and SVCA staff have indicated no concerns. The Township of Wellington North zone mapping will be updated in a future housekeeping to reflect the appropriate NE Zone.

The applicants have indicated that the location of the new barn and liquid manure tank will provide operational efficiency. Therefore, the following reliefs are required in order to facilitate this proposal:

Liquid Manure Tank	Required	Proposed	Difference
MDS II to Type A Land Use (Section 6.17.2 & 8.6)	261 m (856 ft)	213 m (700 ft)	48 m (156 ft)
Setback to NE Zone (Section 6.20(b)(i))	3 m (9.8 ft)	N/A	N/A

I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav
 Junior Planner



Matthieu Daoust
 Planner

Tammy Pringle

From: Cynthia Baltoumas <cbaltoumas@gmail.com>
Sent: May 8, 2022 7:15 PM
To: Tammy Pringle
Subject: Re: A13/22

To:
Township of Wellington North
Committee of Adjustment
Regarding application A 13/22, minor variance
Property 7781 Sideroad 2 East.

From:
Cynthia & Vasilios Baltoumas
7760 Sideroad 2 East,
Kenilworth, On
N0G 2E0
519-323-3173

We are the owners of the nearest dwelling that requires this minor variance due to lack of minimum distance. Please be advised that we are **not opposed** to this variance request and in fact are **very supportive** of our neighbour, Neil Bauman's initiative to better his farm by building a more up to date dairy barn.

Any questions or concerns please feel free to call me.

Kind regards,

Cynthia Baltoumas

SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

May 16, 2022

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A13-22 (Bauman)
7781 Sideroad 2 East
Lot 4 Concession 3
Roll No.: 234800000808100
Geographic Township of Arthur
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose and effect of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct a new barn and a new liquid manure tank and cannot meet the minimum distance required of 261 m (856 ft) to the nearest Type A land uses (dwelling) for the new manure tank. Other variances may be considered where deemed appropriate.

Recommendation

SVCA staff find the application acceptable.

Background

On September 4, 2021, Neil Bauman contacted the SVCA regarding the construction of a pit silo on the property. SVCA staff (Michael Oberle) responded, with copy to the building department, on September 8, 2021, to indicate that a permit from the SVCA would not be required. Then on April 7, 2022, Neil Bauman contacted the SVCA regarding construction of a new liquid manure tank. SVCA staff (Michael Oberle) responded on April 8, 2022, and provided mapping to the building department that the NE zone in the zoning by-law should be updated to

Township of Wellington North
Proposed Minor Variance A13-22 (Bauman)
May 16, 2022
Page 2 of 5

better reflect available SVCA information. On May 12, 2022, Wellington County planning department staff contacted the SVCA regarding the proposed update to mapping in the zoning by-law, and on May 16, 2022 SVCA staff (Michael Oberle) responded accordingly.

DELEGATED RESPONSIBILITY AND ADVISORY COMMENTS

SVCA staff has reviewed the development proposal through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the development proposal through our responsibilities as a service provider to the County of Wellington in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

Areas of the property are designated Core Greenlands or Greenlands in the County of Wellington Official Plan (OP), Schedule A6 Wellington North and are zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law No. 66-01. In general, no new buildings or structures are permitted within the Core Greenlands and Greenlands designation or the NE zone. SVCA staff are of the opinion that the Core Greenlands and Greenlands designation generally coincides with the hazardous lands mapping originally plotted for the property by SVCA staff. However, the NE zone for the property should be revised at the next available opportunity to better coincide with the hazardous lands as plotted by SVCA staff. Please find attached SVCA mapping dated September 8, 2021, showing SVCA recommended NE zone as SVCA Hazard Lands. The Core Greenlands and Greenlands designation is identifying wetlands and woodlands. It is the opinion of SVCA staff that based on the plan submitted, the location of the proposed development will not be located within the Core Greenlands or Greenlands designation or in the recommended revised NE zone.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. It is the opinion of SVCA staff that, based on the plan submitted, the development proposal is consistent with Section 3.1.1 of the PPS, 2020.

Wellington County OP Policies

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that, based on the plan submitted, the development proposal is consistent with Wellington County OP policies.

Natural Heritage:

As part of SVCA staff's desktop review, the following significant natural heritage features were identified as affecting the property: Clare Creek Provincially Significant Wetland (swamp), significant woodlands, and fish habitat and its adjacent lands to fish habitat.

Township of Wellington North
Proposed Minor Variance A13-22 (Bauman)
May 16, 2022
Page 3 of 5

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant wetlands, significant woodlands, fish habitat, and the adjacent lands to the above referenced features, except in accordance with Policies found in Section 2.1.

Wellington County OP Policies

Provincially Significant Wetland (PSW)

Part of Clare Creek Wetland Complex PSW is located on the property. According to section 5.4.1 of the Wellington County OP, all wetlands are included in the Core Greenlands designation and are shown on Schedule A6 Wellington North of the Wellington County OP. Based on the plans submitted with the proposal, development is not proposed with the wetlands or their adjacent lands, therefore the preparation of an environmental impact study (EIS) to address the PSW is not recommended by SVCA staff at this time.

Significant Woodlands

Significant woodlands are included in the Core Greenlands and Greenlands designation and are shown on Schedule A6 Wellington North of the Wellington County OP in accordance with section 5.5.4 of the Wellington County OP. The woodlands on the property are considered significant woodlands. Based on the plans submitted with the proposal, development is not proposed within the woodlands their adjacent lands, therefore it is the opinion of SVCA staff that development as proposed conforms to the applicable significant woodland policies found in section 5 of the Wellington County OP, and that impacts to the woodlands are likely to be negligible, therefore the preparation of an environmental impact study (EIS) to address the PSW is not recommended by SVCA staff at this time.

Adjacent Lands to Fish Habitat

According to information available to SVCA staff, an Arthur Municipal Drian No. 1 flows through the property. The drain is a tributary of Bell's Creek/Bethel Creek. The watercourse is considered fish habitat by SVCA staff, and section 5.4.2 of the Wellington County OP is applicable. However, based on the development proposal, development will not be located within fish habitat or its adjacent lands. Therefore, the preparation of an EIS to address fish habitat is not recommended by SVCA staff at this time.

STATUTORY COMMENTS

SVCA staff has reviewed the development proposal as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Large portions of the property are located within the SVCA's Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area requires the permission from SVCA, prior to work commencing.

"Development" as defined under the *Conservation Authorities Act* means:

Township of Wellington North
Proposed Minor Variance A13-22 (Bauman)
May 16, 2022
Page 4 of 5

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And; "Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

For the property, the SVCA Approximate Screening Area is representing the watercourse and its related floodplain, as well as parts of Clare Creek Wetland Complex PSW (swamp) and an offset distance of 120 metres outwards from the wetland/swamp boundary. To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to those works commencing.

However, based on the plans submitted as part of the application and previously reviewed by the SVCA, a permit from the SVCA will not be required for development as proposed.

Summary

SVCA staff has reviewed the application in accordance with our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The proposed minor variance is acceptable to SVCA staff.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle

Township of Wellington North
Proposed Minor Variance A13-22 (Bauman)
May 16, 2022
Page 5 of 5

Environmental Planning Technician
Saugeen Conservation
MO/

Enclosure: SVCA map

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)

Neil Bauman

7781 Sideroad 2E







Lot 4 Con 3 Arthur

Roll No.:

234900000808100

Township of Wellington

Legend

-  Hazard Land
-  SVCA Approximate Screening Area Limit
-  Clare Creek Wetland Complex PSW boundary
-  Watercourse
-  Parcel Fabric
-  subject property

N



UTM Zone 17N, NAD 83

1:8000

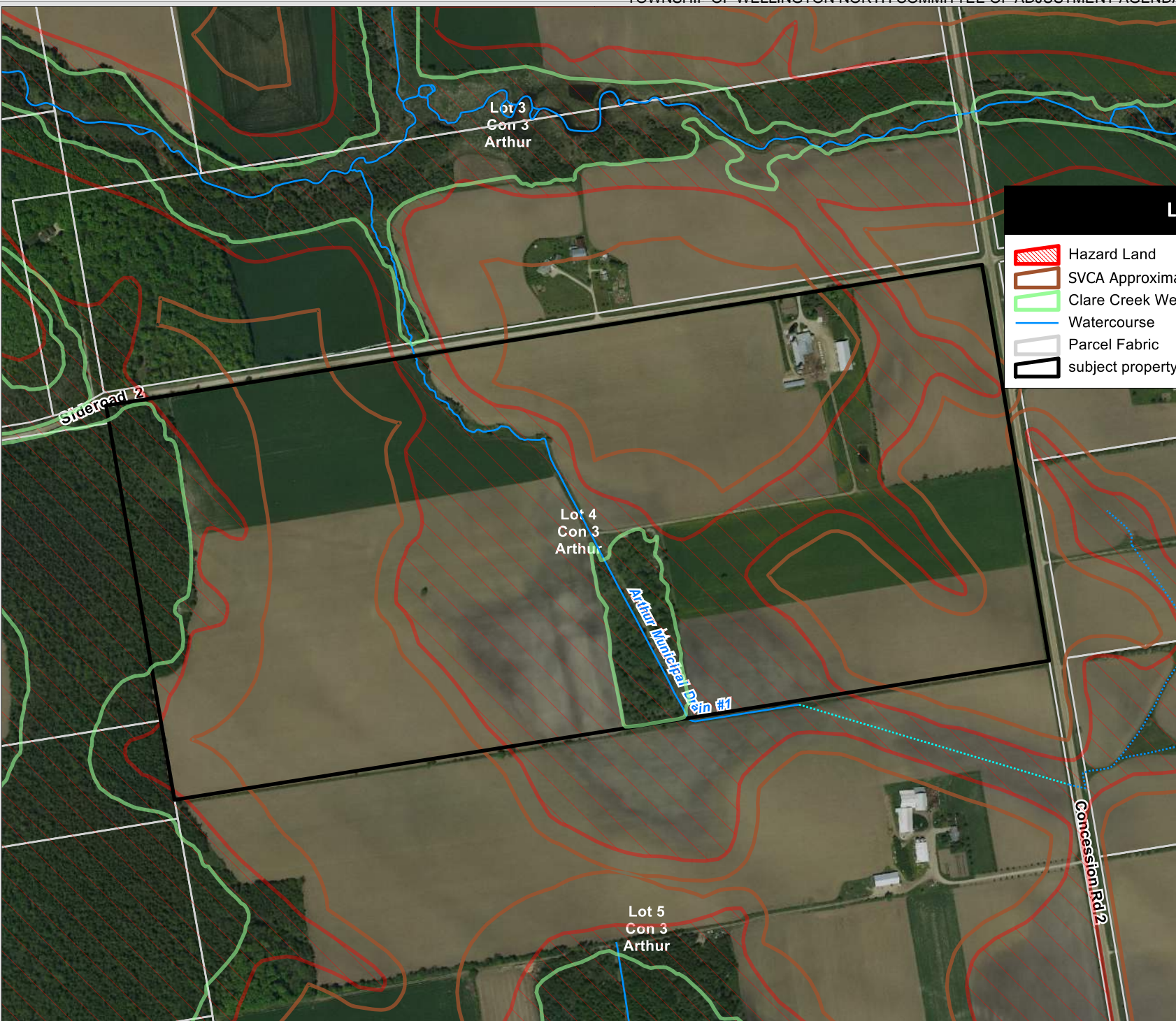
The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro GeoServices. They are the property of Saugeen Valley Conservation Authority ©2021.



September 8, 2021



Lot 3
Con 3
Arthur

Lot 4
Con 3
Arthur

Lot 5
Con 3
Arthur

Arthur Modification Drain #1

Sideroad 2

Concession Rd 12

A14/22 TREVOR BLACK & CAITLIN NOWACK





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 29, 2022

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 A14/22**
221 Francis St E
Trevor Black & Caitlin Nowack

We have reviewed the application for minor variance and provide the following comments.

Planning Opinion: The variance requested would provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 139.3 m² (1,500 ft²) detached garage with a height of 5.05 m (16.6 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 would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot 60 and is Municipally known as 221 Francis St E. The property is approximately 0.19 ha (0.47 ac) in size. The location is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 139.3 m² (1,500 ft²) detached garage with a height of 5.05 m (16.6 ft.).



Figure 1. 2020 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL and located within the Urban Center of Arthur. 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 Residential (R1C). The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
Height (Section 6.1.3a)	4.57 m (15 ft.)	5.05 m (16.6 ft.)	0.48 m (1.6 ft.)

The variance requested is minor and appropriate for the use of the lot. The variances meet 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,



Matthieu Daoust, RPP MCIP
Planner