



Township of Wellington North

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

Public Meeting

Monday, February 10, 2014 at 7:00 p.m.

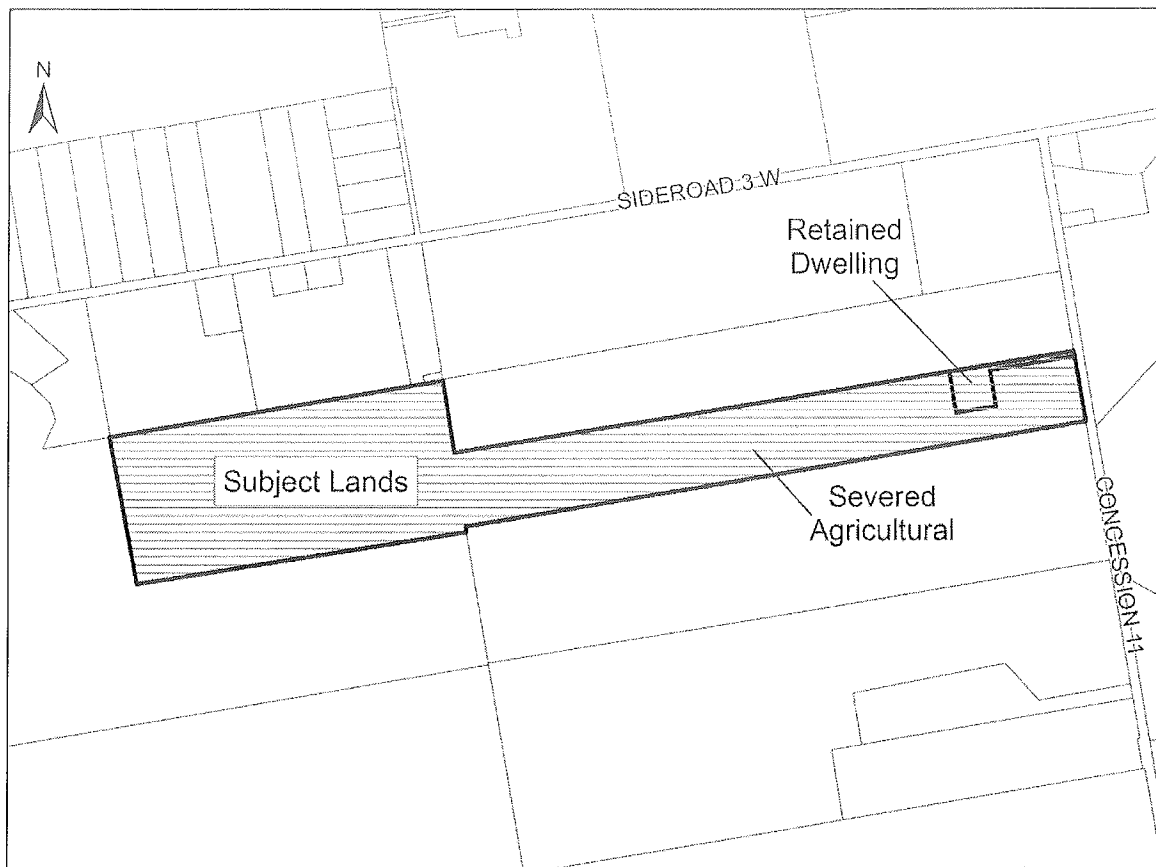
Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Douglas and Patricia Smith</p> <p>Location of the Subject Land The property subject to the proposed amendment is described as Part Lot 7, Concession 11 to 12, Geographic Township of Arthur, with a civic address of 9370 Concession 11. The property is 42.36 hectares (104.67 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application The purpose and effect of the proposed amendment is to rezone the “severed” agricultural (41.4 ha) portion of the subject lands - to restrict future residential development, to consider relief for accessory building setbacks and to consider limiting livestock usage of accessory buildings. Additionally, relief from a deficient frontage on the “retained” (0.96 ha) portion is required. This rezoning is a condition of severance application B89/13 granted by the Wellington County Land Division Committee October 10th, 2013.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p>	01

AGENDA ITEM	PAGE NO.
1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on January 17, 2014.	
2. Application for Zoning By-law Amendment	02
3. Presentations by: - Mark Van Patter, Senior Planner - See attached comments and draft by-law	11
4. Review of Correspondence received by the Township: - Jenifer Prenger, Environmental Planning Technician, SCVA - Proposal is acceptable to the SVCA	17
5. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	
8. Adjournment	



JANZEN ALAIMO
Barristers & Solicitors
197 George St., Drawer 220
ARTHUR, Ontario N0G 1A0

R.G. Janzen Professional Corporation
Angela Alaimo Professional Corporation

Phone: (519) 848-3916
Fax: (519) 848-2395
angela@janzenalaimo.ca

December 6, 2013

Township of Wellington North
7490 Sideroad 7 W.
P.O. Box 125
Kenilworth, ON N0G 2E0

RECEIVED

DEC 9 2013

TWP. OF WELLINGTON NORTH


Dear Sir or Madam:

Re: Smith application for rezoning, Severance B89/13

Please find herein enclosed an application for rezoning in the above noted matter together with my clients' cheque payable to the Township of Wellington North in the sum of \$1,500.00 for your file.

Please do not hesitate to contact me if there is any information missing in the application. I look forward to receiving the notice of public meeting.

Yours very truly,
JANZEN ALAIMO



Angela Alaimo

AA:

Enclosure

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No. _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?
to comply with conditions in Severance
application B89/13 → rezone to prohibit residential dwelling
on severed parcel, reduced frontage on retained, relief re
metal clad shed + frame barn

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Douglas Raymond Smith + Patricia Marie
Address: 9370 Cone II RR #5 Mount Forest Ont NOG 2L0 Smith
Phone: Home () 519 504 3325 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): Angela Alaimo, Janzen Alaimo
Address: 197 George St Arthur Ont NOG 1A0
Phone: Home () _____ Work () 519 848 3916 Fax () 519 848 2395

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

d) Send Correspondence To? Owner Agent Other [] _____

e) When did the current owner acquire the subject land? April 20, 2006

4. WHAT AREA DOES THE AMENDMENT COVER? the "entire" property a "portion" of the property (This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: 9370 Conc. 11 RR#5 Mount Forest Ont N0G2L0

Concession: 11 Lot: R#L7 Registered Plan No: _____

Area: .96 hectares _____ acres
Depth: 274.9 meters _____ feet
Frontage (Width): 10.06 meters _____ feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

Area: 41.4 hectares _____ acres
Depth: 2060[±] meters _____ feet
Frontage (Width): 107 meters _____ feet

7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

agriculture

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION

agriculture

9. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?

agriculture

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

agriculture / residential

11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?

2000

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?

agriculture / residential

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure (s)				
b) Date of Construction	barn - 100 ⁺ yrs shed - " house - 2010			
c) Building Height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d) Number of Floors	barn shed house	50' 23' 27'		
e) Total Floor Area (sq.m.)	barn - 2; house + shed - 1 _____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	barn shed house _____ (sq m)	2000 768 1748 (sq ft)	_____ (sq m)	_____ (sq ft)
g) Distance from building/structure to the:	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
Front lot line	206 ⁺ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	184 (ft)	_____ (m)	_____ (ft)
Side lot line	184 (m)	_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Concession 11

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. (This information should be illustrated on the required drawing under item G of this application.)

N/A

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()
b) Proposed	()	()	<input checked="" type="checkbox"/>	()	()	()	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers () Ditches Swales () Other means (explain below)

E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes ()	No (✓)
Zoning By-law Amendment	Yes ()	No (✓)
Minor Variance	Yes ()	No (✓)
Plan of Subdivision	Yes ()	No (✓)
Consent (Severance)	Yes (✓) <i>in progress</i>	No ()
Site Plan Control	Yes ()	No (✓)

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. and Date of Application: B89/13.

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: conditional.

Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;

- The nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I (we) Douglas Smith Patricia Smith of the Twp of Wellington North in the
 County / Region of Wellington do hereby authorize Angela Alaimo to
 Act as my agent in this application.

Patricia Smith Douglas Smith
 Signature of Owner(s)

Nov 25 / 13
 Date

I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) Douglas Smith & Patricia Smith of the Twp of Wellington North of the
Wellington County / Region of Wellington solemnly declare that all the
statements contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect as if made
under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Twp of Wellington North in the County / Region of
Wellington this 25th day of Nov. 2013

Patricia Smith Doug Smith
Signature of Owner or Authorized Solicitor or Authorized Agent

Nov 25 / 13
Date

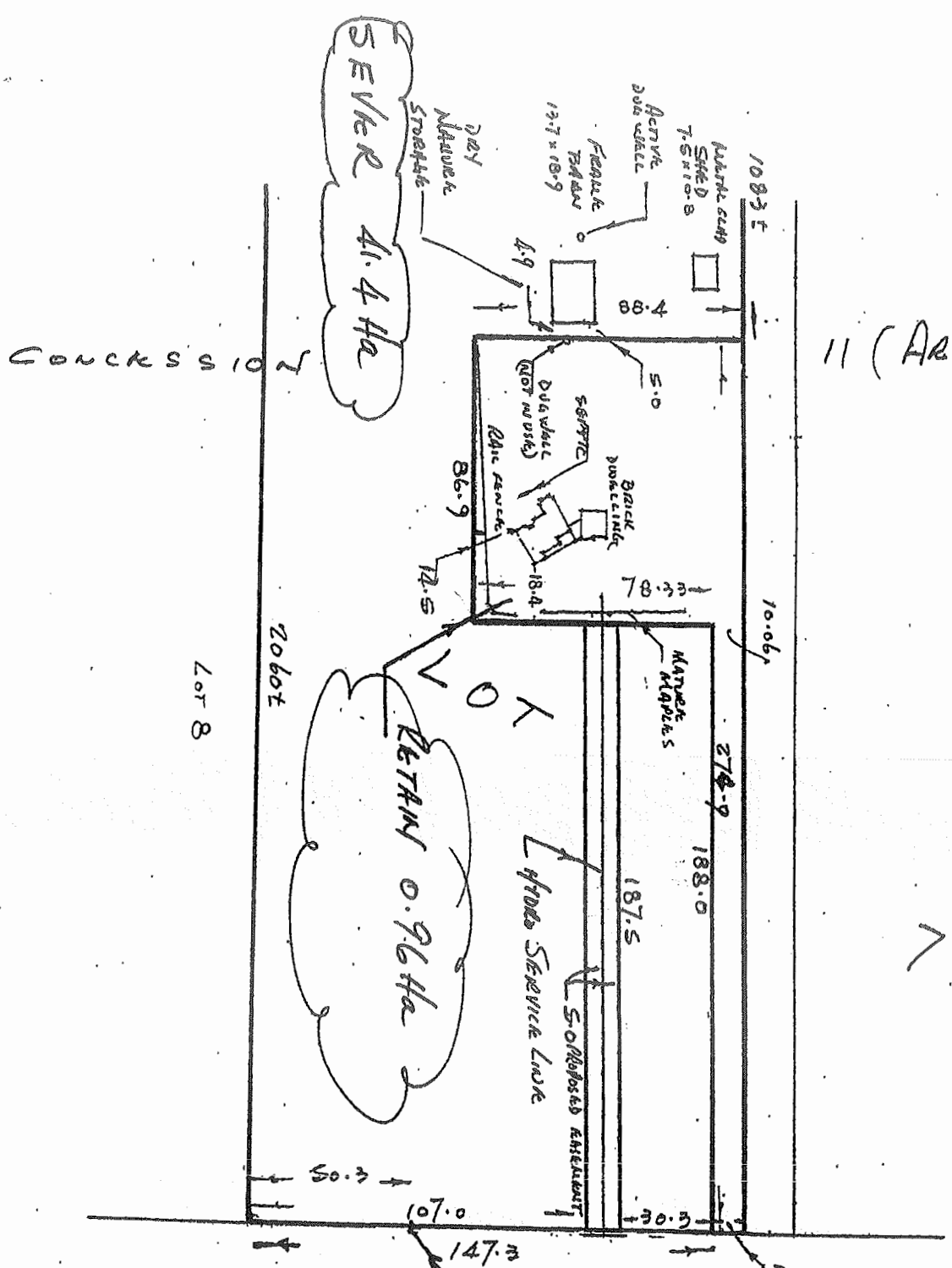
[Signature]
Signature of Commissioner

Nov 25 / 13
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

Dec 12, 2013
Date



11 (ARTHUR)

SHEET 2 of 2 SHEETS

W. J. J. J.

~~1873~~

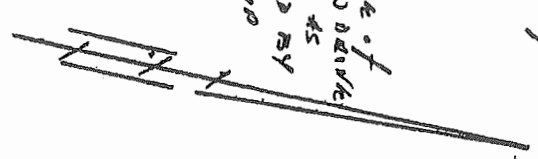
8400

182000

REVISION

June/13

CONCRESSION
 * ensure of
 NEW DRAIN
 to KAREN AS
 APPROVED BY
 TOWNSHIP





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519 837.2600
F 519 823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

January 30, 2014

Darren Jones, Building Official
Township of Wellington North
7490 Sideroad 7 W, Kenilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: Doug and Patricia Smith – Lot 7, Con. 11 (Arthur) – 9370 Conc. 11
Prohibit Future Residential / Prohibit Livestock / Frontage / Side yard
Zoning By-law Amendment**

PLANNING OPINION

This rezoning is a condition of severance application B89/13 granted by the Wellington County Land Division Committee October 10th, 2013. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. In this case, the retained, residential lot needs relief for insufficient frontage. The severed, agricultural parcel is unable to meet MDS requirements; no more than 2 horses are permitted. As well, both the barn and shed have insufficient sideyards and zoning relief is required. I have no concerns at this time with the application.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 7, Concession 11 & 12, Geographic Township of Arthur, with a civic address of 9370 Concession 11. The property is 42.36 hectares (104.67 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The "severed" agricultural (41.4 ha) portion of the subject lands is to be rezoned to:

- to prohibit future residential development
- to prohibit livestock use of the existing barn and shed
- to provide relief for an insufficient side yard for the existing barn and shed

The "retained" residential (0.96 ha) portion of the subject lands is to be rezoned to:

- to provide relief for an insufficient frontage

PROVINCIAL POLICY STATEMENT (PPS)

The area of the surplus farm dwelling and agricultural buildings is within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland. Section 2.3.3.3 requires Minimum Distance Separation (MDS) requirements to be met.

WELLINGTON COUNTY OFFICIAL PLAN

The subject area is designated PRIME AGRICULTURE. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. Section 10.3.4 of the severance policies requires MDS to be met.

ZONING BY-LAW

The subject area is zoned Agricultural (A). There is an area of Natural Environment (NE) on the western portion of the agricultural lands.

PLANNING CONSIDERATIONS

Recognize Insufficient Frontage for the Retained Surplus Farm Dwelling Parcel

The residential parcel will only have a frontage of 10.06 metres; whereas, Section 8.5.2.2 for Reduced Lot Regulations requires a frontage of 30.5 metres. This parcel is to be put into the Agricultural Exception (A-160) zone, to recognize this deficiency.

Restrict Future Dwelling on Severed Agricultural Land

This is to be placed into Agricultural Exception (A-161) to prohibit a dwelling.

Livestock Usage of Barn on Severed

The existing 2,000 sq. ft. barn is quite close to the residential lot being created. It does not meet the Minimum Distance Separation (MDS 1) requirements and therefore, the keeping of livestock is prohibited. It is my understanding that the new owner wishes to keep two horses in the barn. I have structured the amendment to prohibit the housing of livestock, other than a maximum of two horses.

Insufficient Side Yard for Barn and Shed

The severance sketch indicates that the frame barn is 4.9 metres from the side lot property line. The setback for the metal clad shed is not indicated. Section 8.2.4 (c) and (d) of the by-law require a minimum side yard setback of 18.3 metres for livestock facilities and other accessory buildings. The distance is not met for the barn and probably not met for the shed. I have included a regulation in the draft by-law to permit the existing accessory buildings at their current setback. Should they be reconstructed, they will have to meet the by-law's requirements.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,



Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

C: Angela Alaimo, Applicant's Solicitor

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 7, Concession 11 and 12, geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law, from Agricultural (A) to **Agricultural Exception (A-160)** and **Agricultural Exception (A-161)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following two new exceptions:

**"33.160 A-160
Pt Lot 7, Con 11, 12**

Notwithstanding Section 8.5.2.2 or any other section of this by-law to the contrary, the minimum required lot frontage for this zone shall be 10 m. (32.8 ft.).

**33.161 A-161
Pt Lot 7, Con 11, 12**

Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted, subject to the requirements of Section 8.2 and the following:

- a) **Notwithstanding Section 8.2.4 (c) and (d), the minimum side yard setbacks for the existing frame barn and metal clad shed shall be as existing. Reconstruction of these buildings, or the construction of other buildings or structures in the future, shall meet all of the requirements of this by-law, including Sections Section 8.2.4 (c) and (d).**

- b) **The housing of livestock in the existing barn and**

shed is prohibited, save and except for the housing of a maximum of two horses.

3. THAT the existing **Natural Environment (NE)** zone remains unchanged on the property.
4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2014

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014

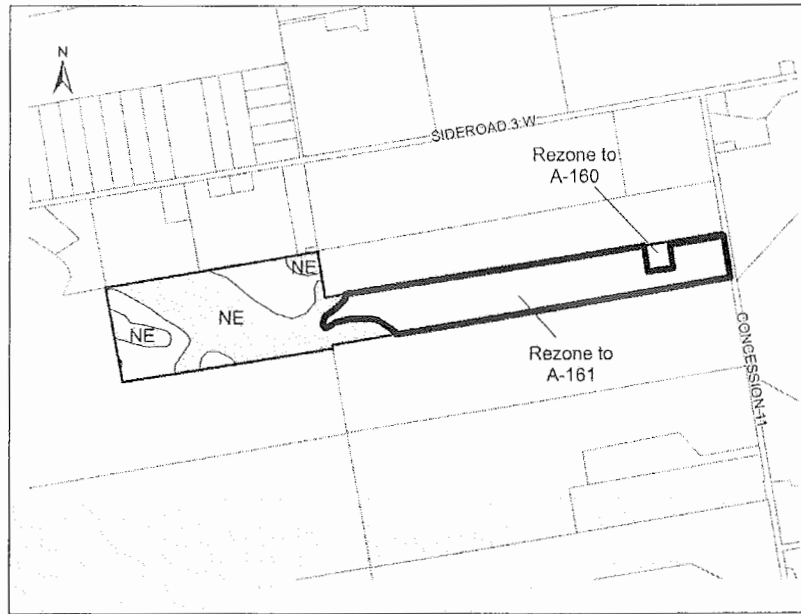
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-160) & (A-161)

Existing Natural Environment Zone Remains Unchanged

Passed this ____ day of _____ 2014.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 7, Concession 11& 12, Geographic Township of Arthur, with a civic address of 9370 Concession 11. The property is 42.36 hectares (104.67 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The "retained" residential (0.96 ha) portion of the subject lands is to be rezoned to Agricultural Exception (A-160) to provide relief for an insufficient frontage; 30.5 metres is required and only 10 metres is provided. The "severed" agricultural (41.4 ha) portion of the subject lands is to be rezoned to Agricultural Exception (A-161):

- to prohibit future residential development
- to prohibit livestock use of the existing barn and shed, except for the keeping of no more than two horses.
- to provide relief for an insufficient sideyard for the existing barn and shed

This rezoning is a condition of severance application B89/13, that was granted provisional consent by the Wellington County Land Division Committee.



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (djones@wellington-north.com)
AND BY REGULAR MAIL

February 4, 2014

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Part Lot 7, Concession 11 to 12
Municipally known as 9370 Concession 11
Geographic Township of Arthur
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. The purpose of this proposed Zoning By-law Amendment is to implement a condition of consent of severance B89/13. The effect of this application is to rezone the severed parcel to restrict future residential development, provide relief for accessory building setbacks, and limit the livestock usage of the accessory buildings; and, to provide relief from the minimum frontage requirement for the retained parcel. It is the understanding of the SVCA that no new construction or site alterations are proposed in association with this application. This proposed Zoning By-law Amendment is acceptable to the SVCA. We offer the following comments.

Site Description

The subject property is partially open agricultural fields and partially woodlands. The woodlands cover the westerly portion of the subject property, and a watercourse and its tributaries flow through this area as well. A large pond and accessory building are located centrally on the property. There is a single detached dwelling and accessory buildings located on the easterly portion of the property.

Natural Heritage

The significant natural heritage features affecting the subject property are the fish habitat associated with Bell's (Bethal) Creek and its tributaries, the Significant Woodlands on the westerly portion of the property, and the Area of Natural and Scientific Interest (ANSI) on the westerly portion of the property. The SVCA is of the



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

opinion that these Significant Natural Heritage features will not be impacted in association with this application.

Township of Wellington North Zoning By-law No. 66-01, as amended

In the opinion of the SVCA, portions of the subject property are zoned Natural Environmental (NE) in the Township of Wellington North Zoning By-law No. 66-01. In general, no new buildings or structures are permitted in the NE Zone.

SVCA Regulation

Please be advised that portions of the property are subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O. 1990, Chap. C. 27 and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse. Although mapping showing the Regulation Limit on the subject property is not available at this time, the NE Zone plus a 50 metre offset distance from the Zone boundary should be used as an approximate screening area within which the Regulation could apply.

"Development" and Alteration

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

- 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.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration 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.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed in or near the Regulated Area, the SVCA should be contacted as permission may be required.

Conclusion

This proposed Zoning By-law Amendment is acceptable to the SVCA. The SVCA has reviewed this proposal in accordance with the SVCA's mandate and policies.

Township of Wellington North
ZBA RE: Part Lot 7, Concession 11 to 12
February 4, 2014
Page 3 of 3

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "J. Prenger".

Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Terry Fisk, SVCA Director (via email)