



Township of Wellington North

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

Committee of Adjustment

Monday, June 9, 2014 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 4

AGENDA ITEM	PAGE NO.
<p>Chairman</p> <ol style="list-style-type: none">1. Officially open the public meeting.2. Declaration of Pecuniary Interest and General Nature Thereof.3. Minutes, A03/14 (attached)	1
<p><u>APPLICATION A04/14</u></p>	
<p>Owners/Applicant: William and Elizabeth Rolfe</p>	
<p>THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 18, Concession 3, with a municipal address of 8746 Line 2. The subject land is approximately 1.01 ha (2.50 acres) in size and is zoned Agricultural. The parcel is shown on the location map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum ground floor area requirements of section 8.3.1 of the By-law to allow for the construction of a new hobby barn. The existing bank barn is to be removed and replaced with a 120.4 m² (1,296 ft²) hobby barn.</p>	6
<ol style="list-style-type: none">4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.	
<ol style="list-style-type: none">5. Application for a Minor Variance	7
<ol style="list-style-type: none">6. Township Planner – Jameson Pickard will review the County comments (attached).	20

AGENDA ITEM	PAGE NO.
<p>7. Correspondence/Comments received:</p> <ul style="list-style-type: none">- Nathan Garland, Resource Planner, GRCA- No comment on this application. <p>8. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <ul style="list-style-type: none">- Comments and questions	<p>22</p>

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A05/14</u></p>	
<p>Owners/Applicant: Andrew Hummel</p>	
<p>THE LOCATION OF THE SUBJECT PROPERTY is described as James Ellis Survey, Lot 1, Part Lot 2 with a civic address of 791 Waterloo Street. The subject land is approximately 585.28 m² (6300 ft²) and is shown on the map attached.</p>	23
<p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the minimum front yard and rear yard setback requirements of section 12.2.2.5 and 12.2.2.8 of the By-law. This relief is being sought to allow for the construction of a semi-detached dwelling. Other variances may be considered where deemed appropriate.</p>	
<p>4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.</p>	
<p>5. Application for a Minor Variance</p>	24
<p>6. Township Planner – Jameson Pickard will review the County comments (attached).</p>	31
<p>7. Correspondence/Comments received:</p>	
<p>- Erik Downing, Manager, Environmental Planning & Regulations, SVCA - Appears to conform with relevant policies</p>	33
<p>- Erik Downing, Manager, Environmental Planning & Regulations, SVCA - This application for consent is acceptable to the SVCA.</p>	34
<p>8. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p>	
<p>Are there any persons present who wish to make oral and/or written submissions against this application?</p>	
<p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p>	
<p>Committee:</p> <p>- Comments and questions</p>	

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A06/14</u></p> <p>Owners/Applicant: Karl Aitken Carpentry and General Contracting Ltd.</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lots 6 & 7 with a civic address of 380 Waterloo Street. The subject land is approximately 940 m² (10,118 ft²). The location of the property is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the minimum rear yard setback requirements of section 12.2.2.8 of the By-law. This relief is being sought to allow for the construction of a semi-detached dwelling. Other variances may be considered where deemed appropriate.</p> <p>9. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.</p> <p>10. Application for a Minor Variance</p> <p>11. Township Planner – Jameson Pickard will review the County comments (attached).</p> <p>12. Correspondence/Comments received:</p> <ul style="list-style-type: none"> - Jennifer Prenger, Environmental Planning Technician, SVCA - Proposed minor variance is acceptable to the SVCA. <p>13. Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <ul style="list-style-type: none"> - Comments and questions <p>14. Adjournment</p>	<p>35</p> <p>36</p> <p>44</p> <p>45</p>

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A03/14

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APPLICATION A03/14

Owners/Applicant: Donald Martin

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 29, Concession 3, geographic Township of West Garafraxa, with a municipal address of 7319 Second Line. The subject land is approximately 38.43 ha (94.97 acres) in size and is zoned Agricultural and Natural Environment.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the Minimum Distance Separation II (MDS II) requirements for the construction of a new hog finishing barn.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on April 16, 2014 as well as posted on the property.
5. Linda Redmond reviewed comments prepared by Jameson Pickard, Junior Planner, dated April 24, 2014.

The variance was requested from Section 6.17.2 (Minimum Distance Separation II calculations) of the Wellington North By-law in order to construct a new hog finishing barn within 168 m (554 ft.) of a neighbours dwelling, whereas 275 m (901 ft.) is required.

The applicant proposed to construct a new hog finishing barn on the property and decommission the existing hog finishing barn and use it for storage purposes. The construction of the new barn would allow for this operation to be further setback from the impacted neighbours dwelling than is currently afforded with the use of the existing barn. Although MDS II is still deficient to the neighbours dwelling it presents an opportunity to make the existing deficiency considerably less.

The Planning Department was generally supportive of the relief requested at this time. There were no other reasonable locations on the property that could accommodate the proposed structure and allow for the MDS II setbacks to be met.

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A03/14

Page Three

Under the Provincial Policy Statement (PPS) the subject property is within an area of prime agricultural land. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline 46 of the MDS Implementation Guidelines states 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.”

The subject property is designated Prime Agricultural and Core Greenlands in the Wellington County Official Plan. 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.

Under the Wellington North Zoning By-law the subject property is currently zoned Agricultural (A) and Natural Environment (NE) zone. The applicants are proposing to construct a new hog finishing barn with a ground floor area of 10,200 ft² (947.6 m²). The applicant has indicated that the proposed barn location is based on a site that will not damage existing tile drainage in the field. As a result relief from the Minimum Distance Separation II (MDS II) setbacks are required to allow for the new structure to be constructed. As such, the following relief would be required:

- 1) That the setback to the nearest neighbours dwelling be 168 m (554 ft.), whereas 275 m (901 ft.) is required. The total relief requested would be 107 m (351 ft.)

The applicants were planning on decommissioning the existing hog finishing barn and tailings pond and using the structure for storage purposes. The existing barn which has existed on the property since 1978 is considerably closer to the impacted neighbours dwelling than the proposed new barn. Although the MDS II requirement cannot be met to the new hog finishing barn its proposed location is further away from the impacted neighbour’s house and would reduce the existing MDS deficiency present on the property.

6. Correspondence/Comments received:

- None.

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COMMITTEE OF ADJUSTMENT

A03/14

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7. Questions/Comments

Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The Applicant was present to answer any questions.

Persons present who wish to make oral and/or written submissions against this application.

- None

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

Andy Lennox questioned is the proposed barn will have under barn storage for manure. Mr. Martin responded that manure storage will be under the barn. Mr. Lennox supported the application as it is an improvement to the current barn location.

Moved by: Yake

Seconded by: Lennox

THAT the minor variance applied for in Application A03/14 be authorized with the condition that the existing hog finishing barn and tailings pond be decommissioned.

Resolution No. 2

Carried

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A03/14

Page Five

8. Adjournment

Moved by: Yake

Seconded by: Lennox

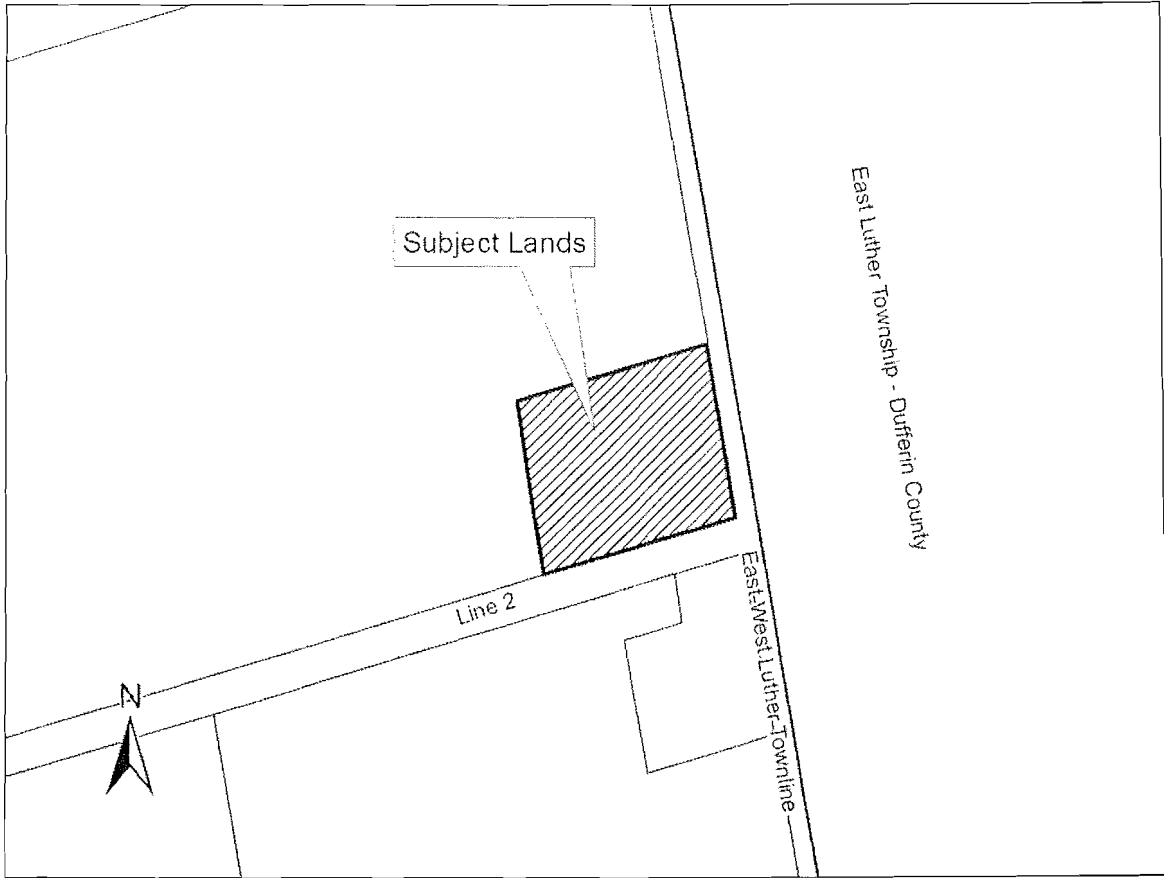
That the Committee of Adjustment meeting of April 28, 2014 be adjourned at 7:05 p.m.

Resolution No. 3

Carried

Secretary Treasurer

Chairman



APPLICATION A04/14

Owners/Applicant: William and Elizabeth Rolfe

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: May 8, 2014

Roll No.: 23-49-000-014-07100-0000

File Number: A 04114

Application Fee Received: \$ 750 -

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): William and Elizabeth Rolfe

Address: 8746 Line 2

Phone: Home (519) 928-9845 Work (905) 874-7616 Fax () _____

Email: gabetheskunk@yahoo.com

b. *Applicant (Agent) Name(s): as above

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. Toronto Dominion Bank 225 Centennial Rd Orangeville

L9W 3V2 519-938-5502

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent Other

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric Imperial units

b. Municipal Address: 8746 Line 2

c. Concession: 3 Lot: 18 Registered Plan No.: 60R-2971

d. Area: 2.51 Acres Depth: 360 ft. Frontage (Width): 306 ft.

e. Width of Road Allowance (if known): _____

3. *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

4. *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 E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: Prime Agricultural

b. Zoning: Agricultural

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[]	[]	[✓]	[]	[]	[✓]
b. Proposed	[]	[]	[✓]	[]	[]	[✓]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches [✓] Swales [] Other means (explain below) []

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

Line 2.

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

Replace 1785 sq foot old bank barn with a new
1296 sq foot hobby barn.

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

The existing barn is unsafe. I have 4 horses and need that size of barn to accommodate them.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: private residence and hobby farm
- b. The abutting properties: farmland

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	<u>bank barn</u>	<u>hobby barn</u>
b. Date of construction	<u>1890</u>	_____
c. Building height	____ (m) <u>30</u> (ft)	____ (m) <u>21</u> (ft)
d. Number of storey's (excluding basement)	<u>2</u>	<u>2</u>
e. Total floor area	____ (sq m) <u>3530</u> (sq ft)	____ (sq m) <u>1728</u> (sq ft)
f. Ground floor area	____ (sq m) <u>1785</u> (sq ft)	____ (sq m) <u>1296</u> (sq ft)
g. Percent lot coverage	____ (%)	____ (%)
h. Number of parking spaces	_____	_____
i. Number of loading spaces	_____	_____

13. ***WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?**

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iii. Side lot line	_____ (m)	<u>50.25</u> (ft)	_____ (m)	<u>75</u> (ft)
iv. Rear lot line	_____ (m)	<u>26.5</u> (ft)	_____ (m)	<u>75</u> (ft)

14. ***DATE OF ACQUISITION OF SUBJECT PROPERTY:**

August 2013

15. **DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:**

16. **HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?**

17. ***HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?**

YES [] NO []

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

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

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. 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); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

- | | | | | |
|----------------------------|-----|-----|----|-------|
| a. Official Plan Amendment | Yes | [] | No | [✓] |
| b. Zoning By-law Amendment | Yes | [] | No | [✓] |
| c. Plan of Subdivision | Yes | [] | No | [✓] |
| d. Consent (Severance) | Yes | [] | No | [✓] |

20. *IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. of Application: _____
- b. Purpose of Application: _____
- c. Status of Application: _____

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

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

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s) Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) William Elizabeth Rife of the Township of Wellington North,
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 Township of Wellington North, County/Region
of Wellington this 8th day of May, 2014.

[Signature] x [Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent Date 8 May 2014

[Signature]
Signature of Commissioner CATHERINE E. MORE, a Commissioner,
etc., County of Wellington, Deputy Clerk
of the Corporation of the Township of
Wellington North. Date 8 May 2014

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee Date 8 May 2014

I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER THE
REGISTRY ACT

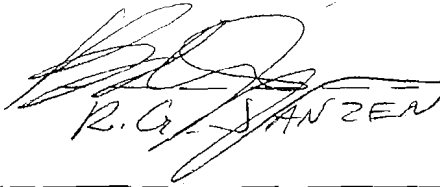
PLAN 60R-2971


RECEIVED AND DEPOSITED

SEPTEMBER 29, 1989
(DATE)

29 SEPTEMBER 1989
(DATE)

CAUTION; THIS PLAN IS
NOT A PLAN OF
SUBDIVISION WITHIN THE
MEANING OF THE
PLANNING ACT.


R. G. JANZEN


LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WELLINGTON NORTH (No. 60)

SCHEDULE

PART	LOCATION	MUNICIPALITY	APPARENT GRANTEE	INST. No.	AREA
1	PART OF THE SOUTH HALF OF LOT 18 CONCESSION 3	TOWNSHIP OF WEST LUTHER	WILLIAM ALBERT MAINLAND	73262	2.51 ACRES

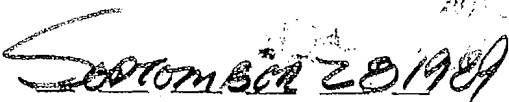
PLAN OF SURVEY
OF PART OF THE SOUTH HALF OF LOT 18
CONCESSION 3
TOWNSHIP OF WEST LUTHER
COUNTY OF WELLINGTON

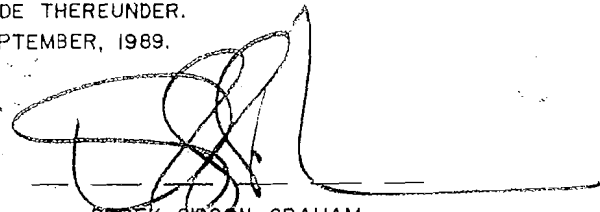
SCALE: 1 INCH = 100 FEET
DEREK G. GRAHAM O.L.S.
1989

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 27th. DAY OF SEPTEMBER, 1989.




DEREK GIBSON GRAHAM
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERN LIMIT OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 18 AND 19 GEOGRAPHIC TOWNSHIP OF LUTHER AS SHOWN ON DEPOSITED PLAN 60R - 1647 HAVING A BEARING OF N 9° 20' 20" W. 013

SSIB DENOTES SHORT STANDARD IRON BAR 1" SQ. X 2' LONG
IB DENOTES IRON BAR 5/16" DIA. X 2' LONG



TH

HALF

ALBERT
No.

MAINLAND
73262

PART

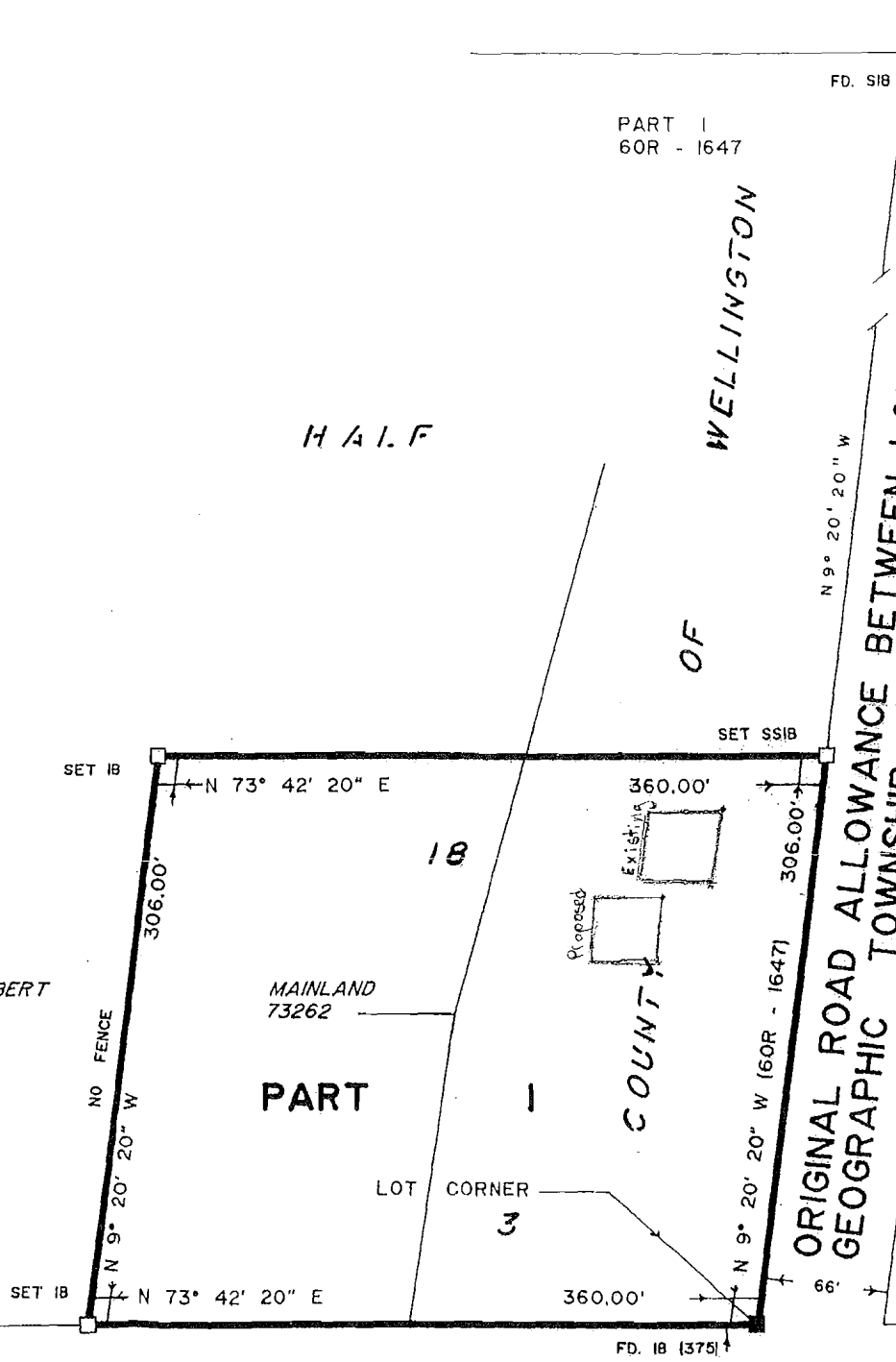
LOT CORNER
3

COUNTY

WELLINGTON

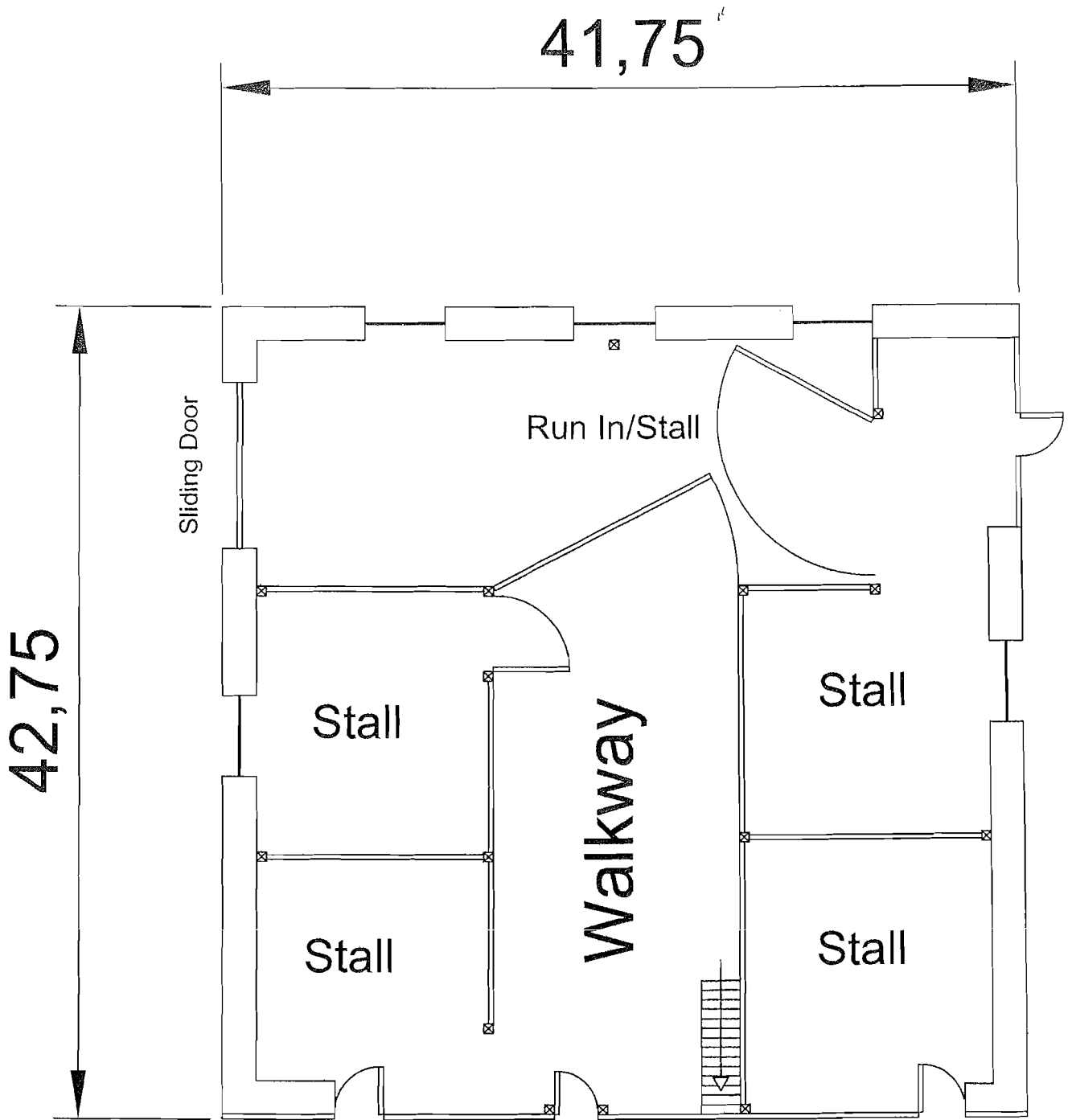
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 18 AND 19
GEOGRAPHIC TOWNSHIP OF LUTHER

CONCESSION 3
OF EAST LUTHER
COUNTY OF DUFFERIN

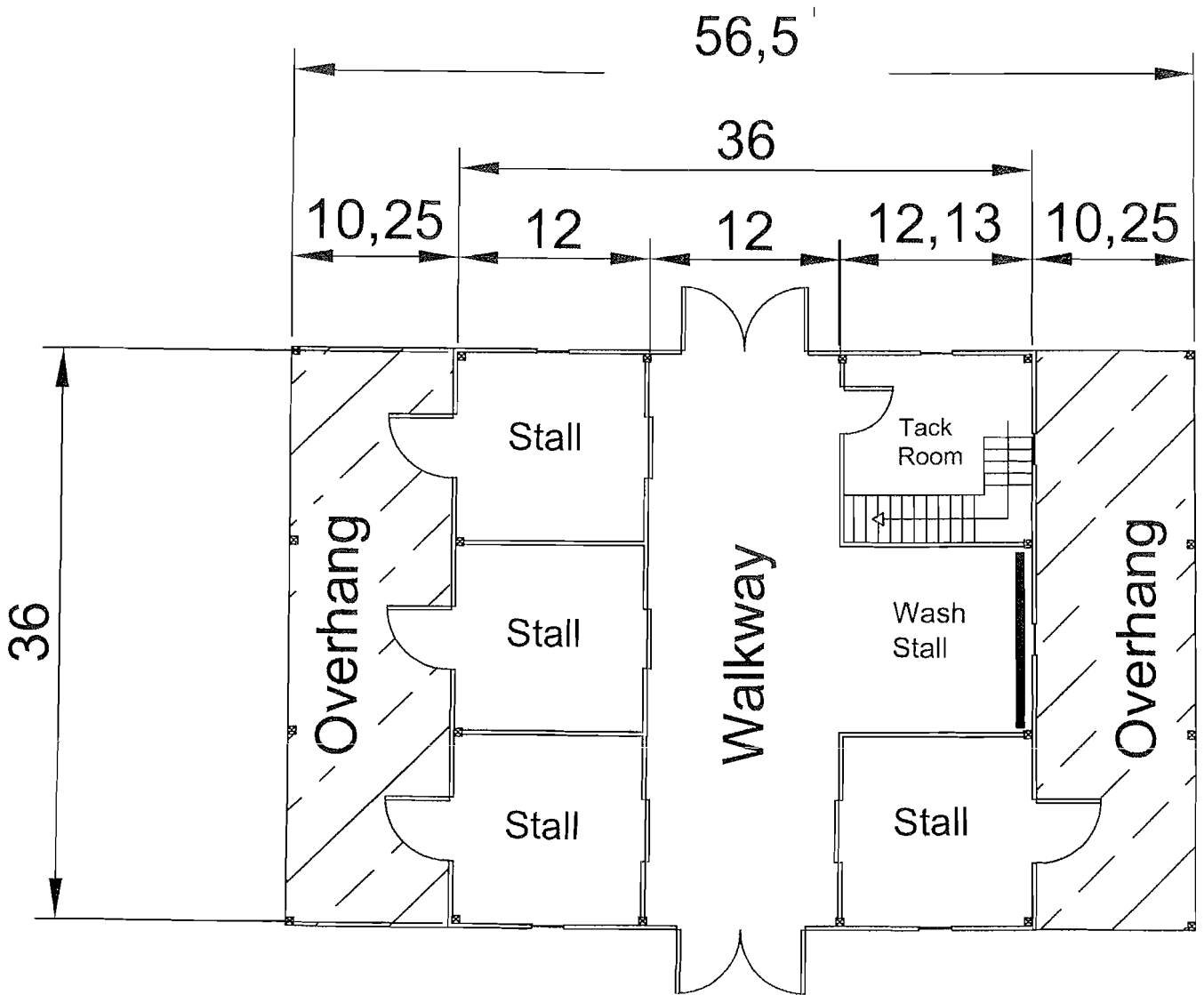


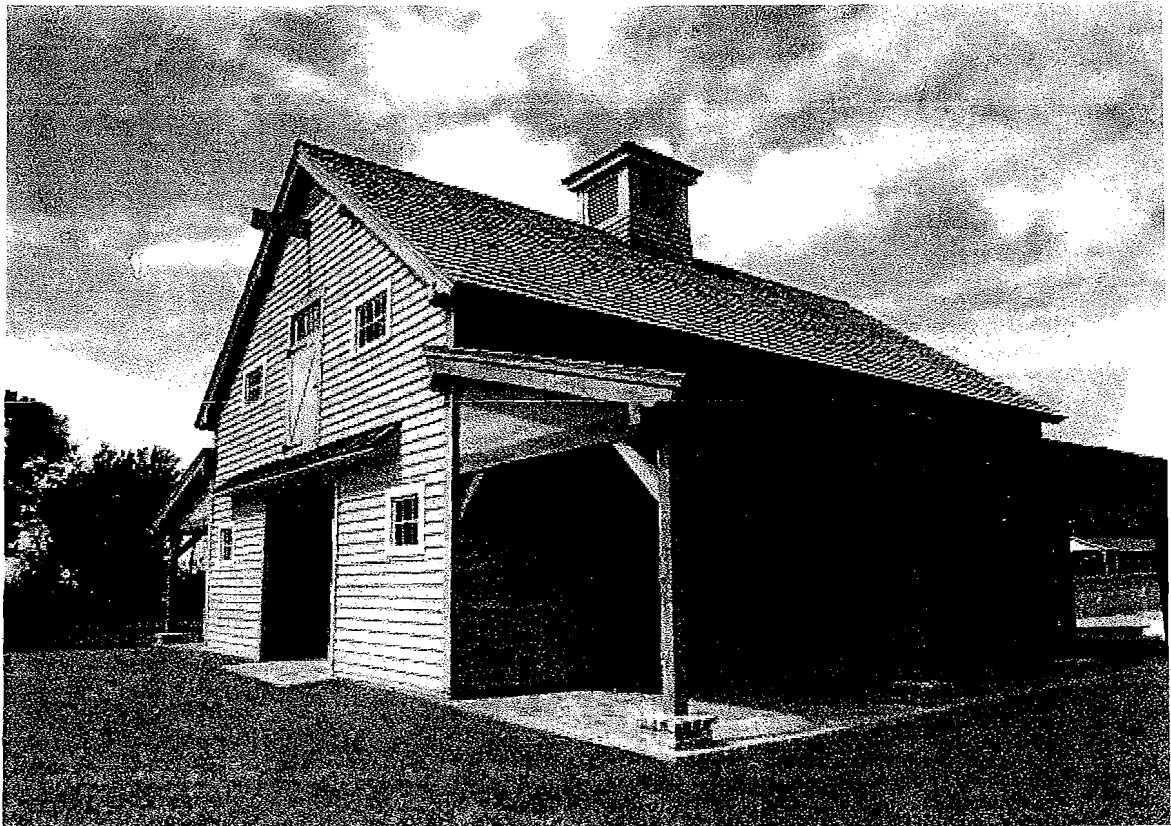
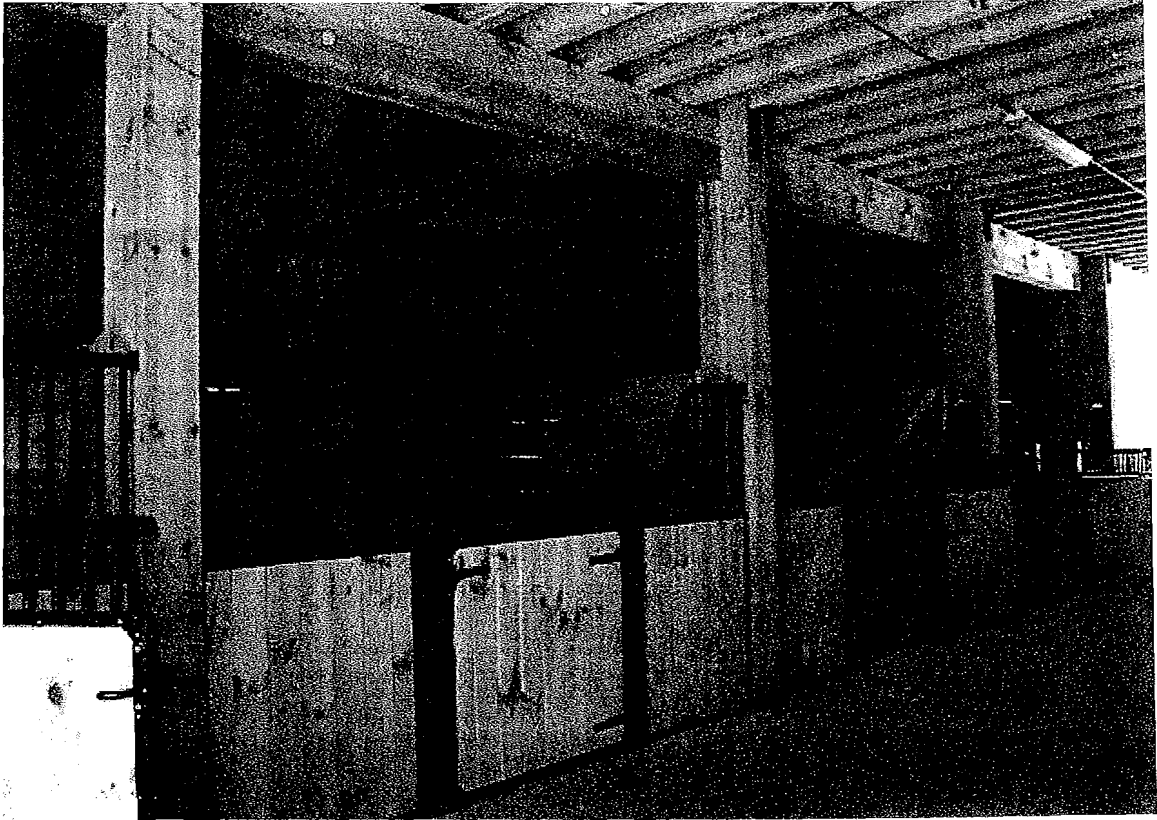
ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

OLD BARN



NEW BARN





The barn will be built to house 4 stalls, roughly 12 feet by 12 feet. The grill work of each stall is 91 inches with a pressure treated 6 by 6 on each corner. Each of these 6 by 6's are housed in a 24 inch diameter hole that is 48 inches deep with a 16 inch precast concrete base with uplift clips and a piece of 2 by 4 pressure treated wood. Each of these 6 by 6 posts are 14 feet long, 4 feet in the ground and 10 feet above.

There will be a 2 by 12 on the top of each side of the 6 by 6 post. There will be 2 by 4 strapping at 24 inch centres on each exterior wall. There will also be 3 pieces of 2 by 6 splash boards at ground level.

The roof trusses are pre engineered roof trusses and the roof is to be constructed at a 7/12 incline. The roof itself will have 24 inch centre strapping. The total height of the structure should be approximately 21 feet at the peak with the interior ground storey roof being approximately 10 feet high.

There will be a double dutch door at each end of the barn that is approximately 8 feet wide. There are also dutch doors tht lead outside from each of the 4 stalls. These doors will be approximately 4 feet wide.

The centre aisle of the barn will be approximately 12 feet wide, and there will be a 12 by 12 wash stall that has water access and a drain, and a tack room that measures approximately 12 by 12 that has a door leading from the centre aisle. There will be a set of stairs that lead to the hay loft area of the barn where hay will be stored. This access area will have double trusses in order to properly support the stairs and ceiling area around the opening.

There will be an overhang over each side of the barn that does not have the double dutch doors. This overhang will extend approximately 10 feet from the eave of the barn itself. It will be supported by 4 additional 6 by 6 posts and will have additional supports at each post to secure the overhang. The rafters of the overhang will be constructed of 2 by 8 boards with 24 inch centres. There will be a 2 by 12 tht secures the overhang to the roof, and the slope of the overhang will be at a 3/12 pitch. The

distance from the ground to the edge of the overhang at the part furthest from the roof will be approximately 8 feet.

The centre aisle of the barn, the wash stall and the tack room will have a concrete pad, while the 4 stalls and the area under the overhangs will be limestone screenings. The exterior walls of the barn will be board and batten, and the roof and overhang will be steel roofing material.

The completed size of the barn should be approximately 36 feet by 36 feet, with an overhang on each side wall that protrudes approximately 10 feet on each side.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL (519) 837-2600
FAX (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 3rd, 2014

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 A04/14**
Part lot 18, Concession 3
8764 Line 2,
William and Elizabeth Rolfe

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

Planning Opinion: The applicant is proposing to construct a new 120.4 m² (1,296 ft²) hobby barn to house 4 horses. The existing 165 m² (1,785 ft²) barn is to be removed. The relief requested is from section 8.3.1 of the By-law which outlines the maximum lot coverage requirements for a hobby barn.

The hobby barn that is being proposed is larger than what is contemplated under the zoning by-law. Staff notes that the existing bank barn on the property which has been there since 1890 is currently larger than what is permitted for a lot this size. The replacement of this barn with the proposed hobby barn will reduce the size of the structure and bring it closer to compliance with the by-law.

While we would generally have no concerns with the relief requested, we would ask that the new hobby barn structure maintain a minimum setback of 22.8 m (74.8 ft.) from all lot lines to avoid further relief from the by-law.

We are satisfied that this application would maintain 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.

Provincial Policy Statement (PPS): The subject property is within an area of prime agricultural land. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline 46 of the MDS Implementation Guidelines states 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."

Wellington County Official Plan: The subject property is designated Prime Agricultural in the Official Plan. 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.

Wellington North Zoning By-law: The subject lands are approximately 1.01 ha (2.50 ac) and are zoned Agricultural (A). The applicants are proposing to construct a new 120.4 m² (1,296 ft²) hobby barn on the property. The barn will be used to house 4 horses. As such, the following relief would be required from section 8.3.1 of the By-law:

- 1) To allow a maximum hobby barn size of 120.4 m² (1,296 ft²), whereas the by-law permits a maximum hobby barn size of 27.9 m² (300.3 ft²) for a lot this size. The total relief being requested is 92.5 m² (996 ft²).

The hobby barn that is being proposed is larger than what is contemplated under the zoning by-law. Staff notes that the existing bank barn on the property which has been there since 1890 is currently larger than what is permitted for a lot this size. The replacement of this barn with the proposed hobby barn will reduce the size of the structure and bring it closer to compliance with the by-law.

Further, Staff does note that the sketch provided with the application did not indicate any setback dimensions from the proposed hobby barn to any of the lot lines. Section 8.3.2 lays out the siting requirements for new hobby barn buildings and requires a minimum 22.8 m (74.8 ft.) setback from all lot lines. We request that the new structure maintain a minimum setback of 22.8 m (74.8 ft.) from all lot lines to avoid further relief from the by-law.

Additional Information: The applicants have indicated that the existing 165 m² (1,785 ft²) bank barn on the property has become unsafe to use and will be removed and replaced with the proposed hobby barn structure.

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

Yours truly,



Jameson Pickard, BURPL.
Junior Planner

Darren Jones

From: Nathan Garland [ngarland@grandriver.ca]
Sent: Wednesday, June 04, 2014 9:31 AM
To: Darren Jones
Subject: Minor Variance A4/14

Darren,

Regarding Minor Variance A4/14 to allow for the construction of a new hobby barn. I have no comments on the variance.

The area is not regulated and will not require a permit from the GRCA.

Regards,

Nathan Garland

Resource Planner
Grand River Conservation Authority
400 Clyde Road
PO Box 729
Cambridge, ON N1R 5W6

Toll Free: 1-866-900-4722
Phone: 519-621-2763 EXT. 2236
Fax: 519-621-4844



APPLICATION A05/14

Owners/Applicant: Andrew Hummel

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: May 9, 2014

Roll No.: 23-49-000-005-02400-0000

File Number: A 05/14

Application Fee Received: \$ 750

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Andrew Hummel

Address: 8468 Sideroad 7 Arthur Ont

Phone: Home () _____ Work (519) 323-6623 Fax () _____

Email: _____

b. *Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. CIBC Woodlawn Geolph Ontario

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent [] Other []

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric [] Imperial units

b. Municipal Address: 791 Waterloo Mount Forest

c. Concession: _____ Lot: 1 part 2 Registered Plan No.: _____

d. Area: 6300 sqft Depth: 56.85' Frontage (Width): 106'

e. Width of Road Allowance (if known): _____

3. *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 []

4. *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 E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: Residential

b. Zoning: R2

B. EXISTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b. Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

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

Cork st

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

Request rear yard set back of 7'
was as 24.9' is required

10. *WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please specifically indicate on sketch)

lot is wide and shallow
 allowing larger side yard to make up
 for rear yards

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

11. *WHAT IS THE "EXISTING" USE OF:

- a. The subject property: Residential
- b. The abutting properties: Residential

12. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing	Proposed
a. Type of building(s) or structure(s)	_____	<u>Semi detached</u>
b. Date of construction	_____	_____
c. Building height	_____ (m) _____ (ft)	_____ (m) <u>14</u> (ft)
d. Number of storey's (excluding basement)	<u>raised bungalow</u>	_____
e. Total floor area	_____ (sq m) _____ (sq ft)	1530 (sq m) <u>1530</u> (sq ft)
f. Ground floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) <u>1530</u> (sq ft)
g. Percent lot coverage	_____ (%)	<u>24</u> (%)
h. Number of parking spaces	_____	<u>2</u>
i. Number of loading spaces	_____	<u>0</u>

13. *WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	<u>25</u> (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>22</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>22</u> (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	<u>7</u> (ft)

14. *DATE OF ACQUISITION OF SUBJECT PROPERTY:

2013

15. DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

16. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?

17. *HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?

YES [] NO []

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

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

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. 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); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

F. OTHER RELATED PLANNING APPLICATIONS

19. ***HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?**

- | | | | | |
|----------------------------|-----|---|----|---|
| a. Official Plan Amendment | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| b. Zoning By-law Amendment | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| c. Plan of Subdivision | Yes | [] | No | [<input checked="" type="checkbox"/>] |
| d. Consent (Severance) | Yes | [<input checked="" type="checkbox"/>] | No | [] |

20. ***IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:**

- a. File No. of Application: B7/14
- b. Purpose of Application: sever residential lot
- c. Status of Application: approved with conditions

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

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

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s)

Date

H. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Andrew Houmel of the township of Wellington north,

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 Township of Wellington North, County/~~Region~~
of Wellington this 9th day of May 2014.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

May 9 2014
Date

Paul Dowber
Signature of Commissioner

May 9 2014
Date

APPLICATION AND FEE OF \$ 750 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

May 9, 2014
Date

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

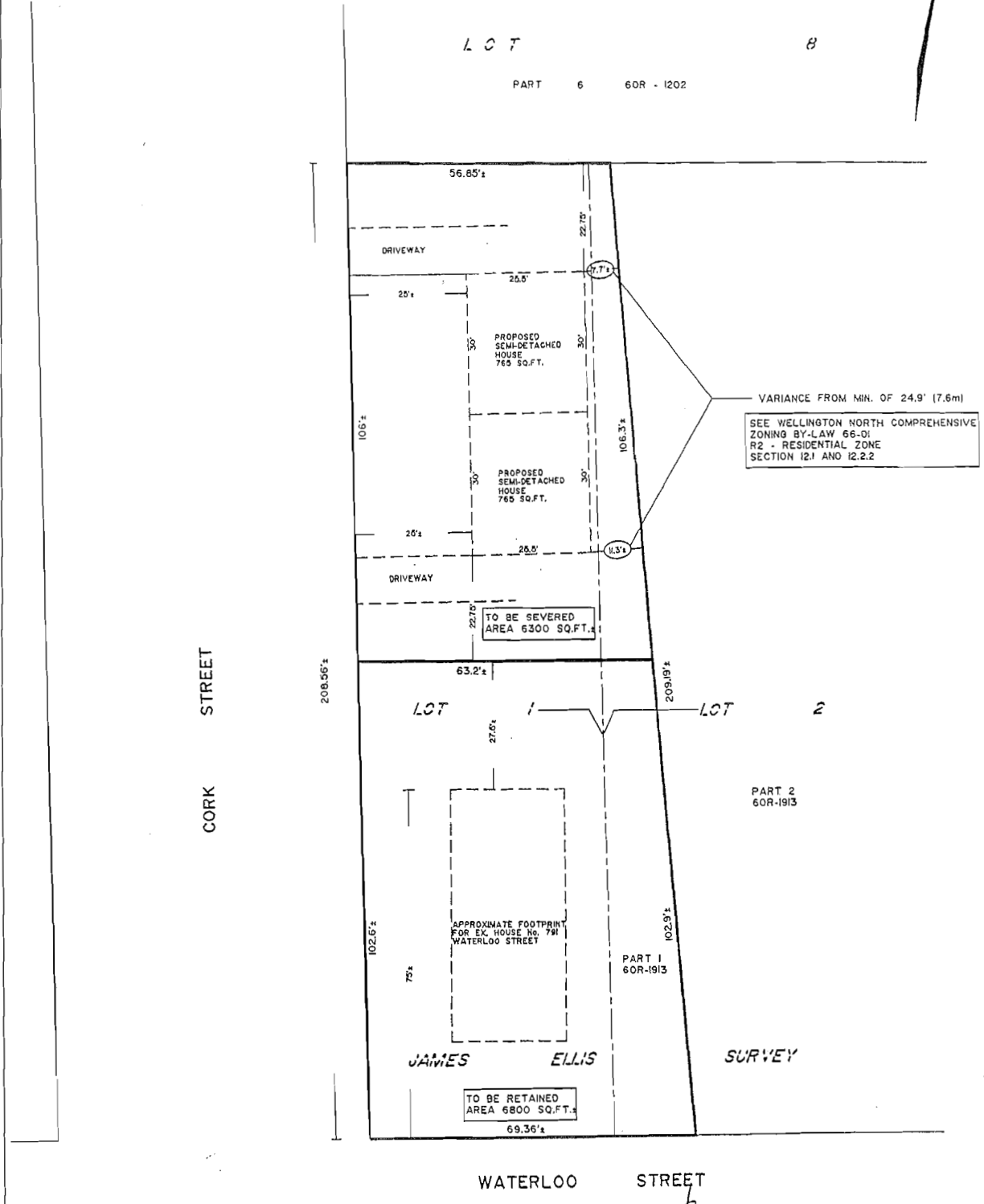
OF LOT 1 AND PART OF LOT 2
 JAMES ELLIS SURVEY
 TOWNSHIP OF WELLINGTON NORTH

(FORMERLY TOWN OF MOUNT FOREST)

COUNTY OF WELLINGTON

SCALE: 1 INCH = 20 FEET
 DEREK GIBSON GRAHAM
 PROFESSIONAL SURVEYOR

THIS IS NOT A PLAN OF SURVEY
 ALL DIMENSIONS SUBJECT TO
 FINAL FIELD SURVEY

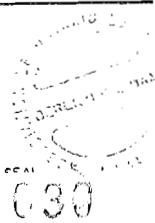


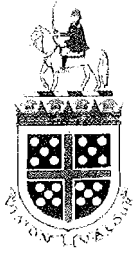
VARIANCE FROM MIN. OF 24.9' (7.6m)
 SEE WELLINGTON NORTH COMPREHENSIVE
 ZONING BY-LAW 66-01
 R2 - RESIDENTIAL ZONE
 SECTION 12.1 AND 12.2.2

WATERLOO STREET

Derek G. Graham Limited
 Professional Land Surveying
 Land Use Planning
 7669 Colborne Street East
 P.O. Box 285
 Elora, Ontario
 N0B 1S0
 (519) 846-5533 (telephone)
 (519) 846-8705 (fax)

PER: Ontario Land Surveyor	
ACAD DATE	FEBRUARY 5, 2014
FILE	2 JAMES ELLIS SURVEY MT. FOREST
NOTE: Valid copy with embossed seal only.	





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL. (519) 837-2600
FAX (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 3rd, 2014

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 A05/14**
Part lot 1 & 2, James Ellis Survey
791 Waterloo St,
Andrew Hummel

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

Planning Opinion: The variances requested would provide relief from sections 12.2.2.5 & 12.2.2.8 of the Zoning By-law to allow a reduced front yard and rear yard setbacks to allow the construction of a semi-detached dwelling.

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

Wellington County Official Plan: The subject property is located in the Urban Centre of Mount Forest and is designated Residential in the Official Plan. 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.

Wellington North Zoning By-law: The subject lands are approximately 585.3 m² (6,300 ft²) and are zoned Residential (R2). The applicants are proposing to construct a new 142 m² (1,530 ft²) semi-detached bungalow (2 units) on the property. Currently the proposed location of the dwelling(s) will comply with all zone requirements except the rear yard setback. The applicant has requested a rear yard setback of 2.1 m (7 ft.), whereas the by-law requires a minimum rear yard setback of 7.6 m (24.9 ft.). Staff has concerns with the amount of relief requested.

The intent of the zoning by-law with respect to rear yard setbacks is to allow adequate separation through an open space buffer between adjoining properties to protect privacy of neighbouring amenity areas and to ensure the preservation of a private landscaped amenity area on the subject property for the occupants of the dwelling. The proposal for a 2.1 m (7 ft.) setback does not allow adequate separation with the adjacent property at 781 Waterloo St.

Additionally the reduction will significantly reduce the landscaped amenity area on the subject property which will affect the usability of the space for the future owners of the property.

Staff discussed the above issue with the applicant and suggested shifting the proposed location of the dwelling closer to Cork Street as an alternative, which would create a larger rear yard setback. The new configuration would still require variances for a reduced front yard setback and rear yard setback; however it would create a more useable rear yard area.

As such the following variances are required:

1. A rear yard setback of 4.7 m (15.4 ft), whereas 7.6m (24.9 ft) is required, a difference of 2.9 m.
2. A front yard setback of 5 m (16.4 ft), whereas 7.6m (24.9 ft) is required, a difference of 2.6 m.

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

Yours truly,

Jameson Pickard, BURPL.
Junior Planner



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

June 2, 2014

Darren Jones
Building/Zoning Dept.
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones

Dear Mr. Jones:

RE: Proposed Minor Variance A5-14
Lot 1 and Part of Lot 2, James Ellis Survey 791 Waterloo St.
Geographic Town of Mount Forest
Town of Wellington North (1373580 Ontario Ltd. c/o Andrew Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed Minor Variance in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. Authority staff provided comments dated March 17, 2014 regarding the associated severance to the County of Wellington. Please refer to that letter for more details on the subject property.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed Minor Variance appears to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement. We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Erik Downing".

Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

cc: Terry Fisk, SVCA Director, via email
1373580 Ontario Ltd. c/o Andrew Hummel, P.O. Box 947, Arthur, ON. N0G 1A0



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



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 via electronic mail only (debt@wellington.ca & janap@wellington.ca)

March 17, 2014

Secretary-Treasurer
County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street,
Guelph, ON
N1H 3T9

ATTENTION: Deborah Turchet

Dear Mrs. Turchet:

RE: Application for Consent B7/14
Lot 1 and Part Lot 2, James Ellis Survey
791 Waterloo St.
Geographic Town of Mount Forest
Town of Wellington North (Andrew Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. This application for consent is acceptable to the SVCA.

For this particular property, there are no significant natural heritage features or natural hazards affecting the property.

All of the plan review functions listed in the agreement have been assessed with respect to this application, the Authority is of the opinion that this application for consent appears to comply with the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the agreement.

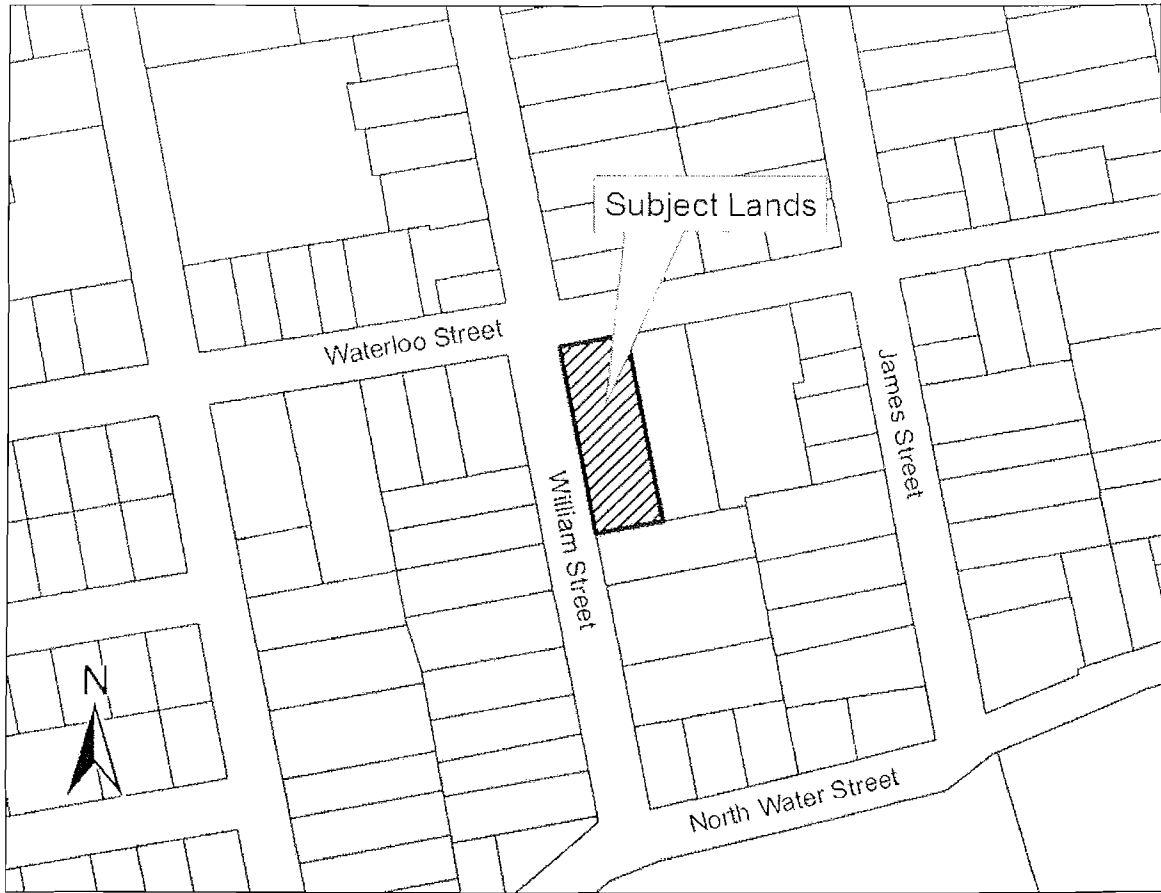
We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

Erik Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation



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



APPLICATION A06/14

Owners/Applicant: Karl Aitken Carpentry and General Contracting Ltd.

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: May 7, 2014

Roll No.: 23-47-000-000-00800-0000

File Number: A 00 114

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): Karl Aitken Carpentry & General Contracting Ltd.

Address: 411101 Southgate Srd. 41, RR1, Mount Forest ON N0G 2L0

Phone: Home (519) 323-4244 Work (519) 323-4244 Fax (519) 323-1709

Email: kjaitken@wightman.ca

b. *Applicant (Agent) Name(s): Karl and Joanne Aitken

Address: Same as above

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

i. None

ii. _____

iii. _____

d. Send Correspondence To: Owner Agent Other

2. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

a. Measurements are in: Metric Imperial units

b. Municipal Address: 380 Waterloo Street, Mount Forest, ON N0G 2L0

c. Concession: _____ Lot: pt 6, pt lot 7 Registered Plan No.: _____

d. Area: 940 sq. meters Depth: 24.2 meters Frontage (Width): 38.88 meters

e. Width of Road Allowance (if known): 25 feet

3. *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

4. *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 E of this application.)

5. *WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

a. Official Plan Designation: Residential

b. Zoning: R2

B. EXSTING AND PROPOSED SERVICES

6. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. *Existing	[x]	[]	[]	[x]	[]	[]
b. Proposed	[]	[]	[]	[]	[]	[]

7. IS STORM DRAINAGE PROVIDED BY:

a. Storm Sewers [x] Ditches [] Swales [] Other means (explain below) []

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

William Street

C. REASON FOR APPLICATION

9. *WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please specifically indicate on sketch)

5 Feet Minor Variance at rear of yard.

13. ***WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY?**

(Please specifically indicate on sketch)

	Existing		Proposed	
a. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ 25 (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ 3.9 (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ 3.9 (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ 20 (ft)

14. ***DATE OF ACQUISITION OF SUBJECT PROPERTY:**

September 27, 2013

15. **DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:**

16. **HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?**

17. ***HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY?**

YES [] NO [x]

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

E. APPLICATION DRAWING

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

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;

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 MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. 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); and
- n. 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) Karl Aitken Carpentry of the Town of Mount Forest,
County/Region of Wellington do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s)

Date

I. AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Karl Aitken Carpentry of the Town of Mount Forest,
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 Township of Wellington North, County/Region of
Wellington this 9 day of May, 2014.

* Jeanne Aitken
Signature of Owner or Authorized Solicitor or Authorized Agent

May 9, 2014
Date

Catherine E. More
Signature of Commissioner
CATHERINE E. MORE, a Commissioner,
etc., County of Wellington, Deputy Clerk
of the Corporation of the Township of
Wellington North.

May 9/14
Date

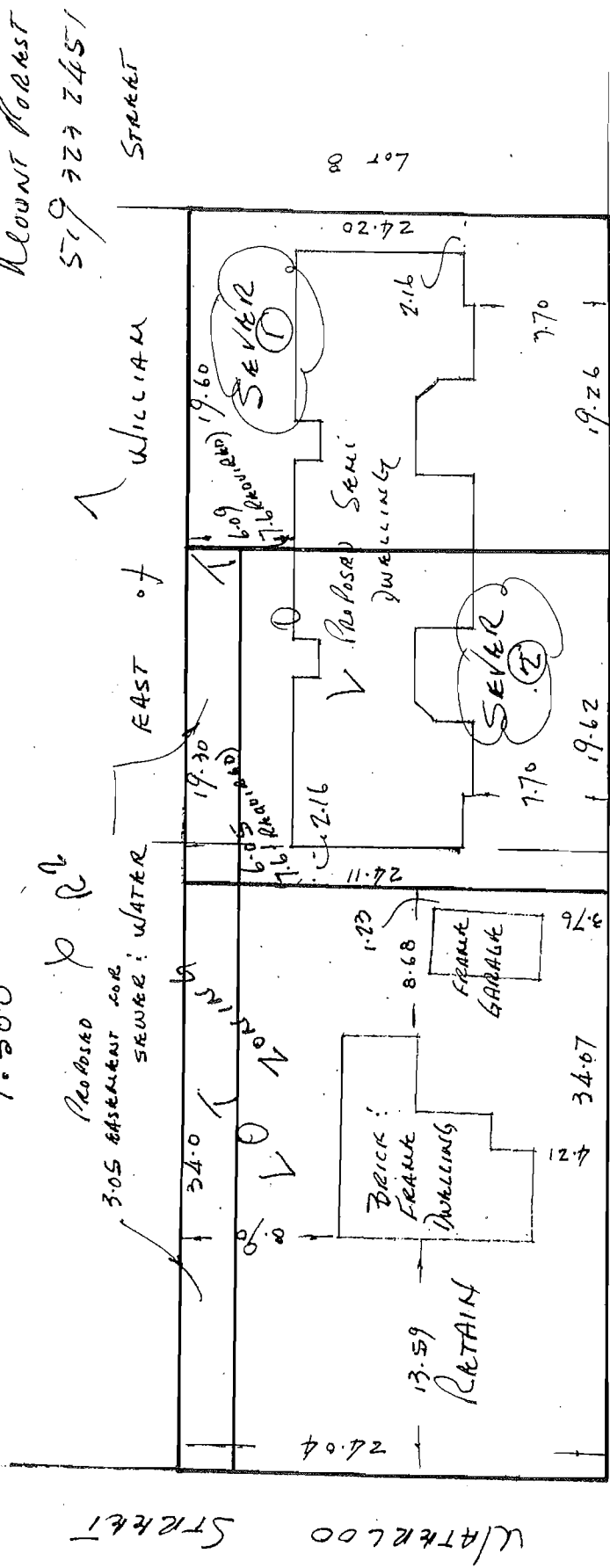
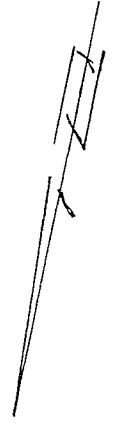
APPLICATION AND FEE OF \$ 150.- RECEIVED BY MUNICIPALITY

Larry An
Signature of Municipal Employee

May 9/14
Date

Dec/13
 8455
 Alex R. Wilson
 SURVEYING INC.
 MOUNT FOREST
 519 727 2451

SEWERANCE SKETCH IN TOTE
 (Town of Mount Forest)
 TOWNSHIP of WILKINGTON NORTH
 1:300



- 1) SEWER WITH BASEMENT TO 470 SQM WATERLOO STREET
 2) SEWER WITH BASEMENT TO 670 SQM WATERLOO ST
 3) RETAIN SUBJECT TO BASEMENT TO 819 SQM WATERLOO STREET

WATERLOO STREET

EAST of WILLIAM STREET

Proposed 305 BASEMENT FOR SEWER WATER

Proposed DWELLINGS

BRICK FRAME DWELLINGS

FRANK GARAGE

Proposed DWELLINGS

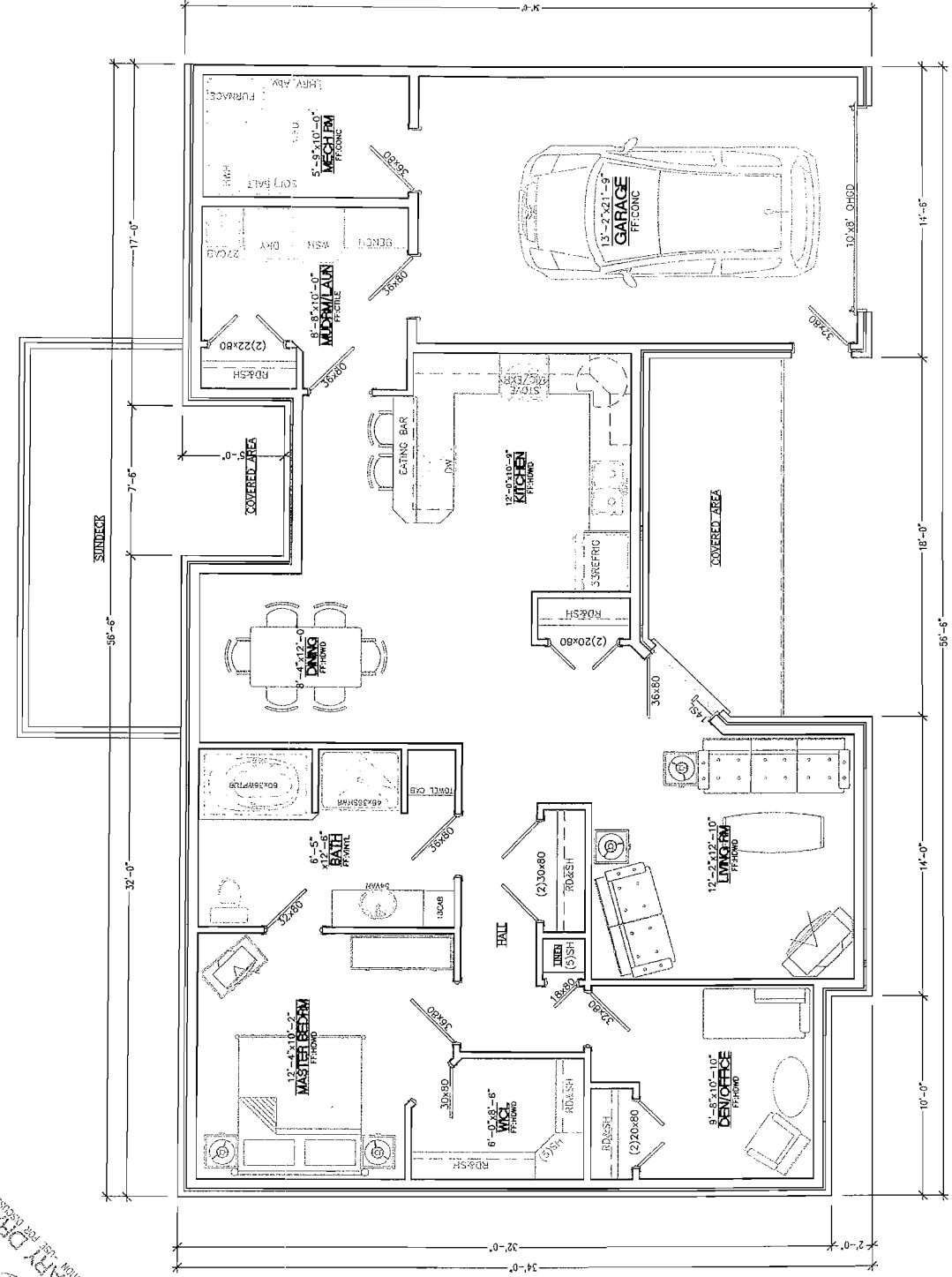
Proposed Semi DWELLINGS

SEWER (1)

SEWER (2)

842

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION USE FOR INFORMATION ONLY



FLOOR AREAS
 Main House = 1280sqft
 Cov. Areas = 146sqft
 Garage = 392sqft
 Total UNIT Envelope = 1818sqft

8'-0" x 11'-7" - CEILING THRU-OUT MAIN FLOOR w/h
MAIN FLOOR PLAN
 Scale: 3/16" = 1'-0"

-DISTRICT DRAWING SERVICES shall not assume any liability for any/all errors or omissions on this plan or any resulting construction unless suffered by the client.
 -All by the OWNER'S (CLIENTS) responsibility to have this plan reviewed and approved by the appropriate regulatory authority and a licensed structural ENGINEER prior to construction start.
 -All work/construction shall adhere to most current applicable codes, bylaws & health/safety regulations in effect.
 -All drawings remain the property of DISTRICT DRAWING SERVICES and will be changed, altered or copied in whole or in part without permission from consultant. (Prepared AutoCAD 2011)



Intern Architectural Technologist
 Membership No: T-2300

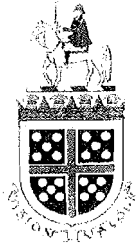
No.	Date	Description
10/23/13	10/23/13	Preliminary Design Drawing(A)

Distinct DRAWING SERVICES
Custom architectural drawings for your next project
 FIRM BCIN: 39409 - INDIVIDUAL BCIN: 34512
 BOX 128, AYTON, ON, NOG, 1C0
 PHONE: (519)665-7406, E-MAIL: distinct@brighton.on.ca

PROJECT NAME / LOCATION:
 AAA CUSTOM HOMES
 Mount Forest, Ontario

SHEET INFORMATION:
 UNIT FLOOR PLAN

FILE NAME: AAAcustomhomesduplex15sheet
 DRAWN BY: TYLER J. GREEN
 SCALE: 3/16" = 1'-0"
 DATE: 10/23/13
 PROJECT #: AAA-131018B 1/1



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL. (519) 837-2600
FAX (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 3rd, 2014

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 A06/14**
Part lot 6 & 7, E/S Williams Street
380 Waterloo St,
Karl Aitken Carpentry

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

Planning Opinion: The variances requested would provide relief from sections 12.2.2.8 of the Zoning By-law to allow a reduced rear yard setback to allow for the construction of a new semi-detached dwelling.

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

Wellington County Official Plan: The subject property is located in the Urban Centre of Mount Forest and is designated Residential in the Official Plan. 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.

Wellington North Zoning By-law: The subject lands are approximately 940 m² ha (10,118 ft²) and are zoned Residential (R2). The applicants are proposing to construct a new 337.8 m² (3,363 ft²) Semi-detached dwelling on the property. As such, the following relief would be required from section 12.2.2.8 of the By-law:

- 1) That a minimum Rear yard setback of 6.05 m (19.8 ft.), whereas the by-law permits a minimum rear yard setback of 7.6 m (25.9 ft.). The total relief being requested is 1.55 m (5.08 ft.).

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

Yours truly,


Jameson Pickard, BURPL.
Junior Planner



1075 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 (township@wellington-north.com)

June 2, 2014

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

ATTENTION: Darren Jones, Building/Zoning Department

Dear Mr. Jones,

RE: Proposed Minor Variance A6/14
Part Lots 6 & 7, E/S William Street
Municipally known as 380 Waterloo Street
Geographic Town of Mount Forest
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. A recent site inspection has not been conducted by Authority staff. The purpose of this proposed minor variance is to provide relief from the minimum rear yard setback, in order to permit the construction of a semi-detached dwelling. This proposed minor variance is acceptable to the SVCA. We offer the following comments.

There appear to be no significant Natural Heritage features or Natural Hazards affecting the subject property.

This application has been reviewed in accordance with the SVCA's mandate and policies. The SVCA is of the opinion that this proposed minor variance appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies. We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Terry Fisk, SVCA Director (via email)



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatham, 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