



# Township of Wellington North

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

## Committee of Adjustment

Monday, August 11, 2014 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

## AGENDA

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p><b>Chairman</b></p> <ol style="list-style-type: none"><li>1. Officially open the public meeting.</li><li>2. Declaration of Pecuniary Interest and General Nature Thereof.</li><li>3. Minutes, A04/14, A05/14 and A06/14 (attached)</li></ol>	1
<p><b><u>APPLICATION A07/14</u></b></p>	
<p><b>Owners/Applicant: Paul and Krista Doupe</b></p>	
<p><b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as Part Lot 9, Concession 6, geographic Arthur Township with a civic address of 7492 Sideroad 5 E. The subject land is approximately 6.43 ha (15.91 acres). The location of the property is shown on the map attached.</p> <p><b>THE PURPOSE AND EFFECT OF THE APPLICATION</b> is to provide relief from section 6.20.1 a), which restricts development within a 30m (98.4ft) setback of a Natural Environment zone. The applicant has requested the minor variance in order to allow for construction of a dwelling and associated weeping bed.</p>	11
<ol style="list-style-type: none"><li>4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on July 29, 2014 as well as posted on the property.</li></ol>	
<ol style="list-style-type: none"><li>5. Application for a Minor Variance.</li></ol>	12
<ol style="list-style-type: none"><li>6. Township Planner – Jameson Pickard will review the County comments (attached).</li></ol>	20

**Committee of Adjustment Agenda  
August 11, 2014 at 7:00 p.m.**

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<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p>7. Correspondence/Comments received: - Valerie Lamont Environmental Planning Technician (Acting), SCVA</p> <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> <p>9. Adjournment.</p>	22



**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

**Page Two**

**APPLICATION A04/14**

**Owners/Applicant: William and Elizabeth Rolfe**

**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 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 m<sup>2</sup> (1,296 ft<sup>2</sup>) hobby barn.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.
5. Jameson Pickard, Junior Planner, reviewed his comments dated June 3, 2014.

The applicant is proposing to construct a new 120.4 m<sup>2</sup> (1,296 ft<sup>2</sup>) hobby barn to house 4 horses. The existing 165 m<sup>2</sup> (1,785 ft<sup>2</sup>) 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.

The planning department generally had no concerns with the relief requested, but requested 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.

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.

# TOWNSHIP OF WELLINGTON NORTH

## COMMITTEE OF ADJUSTMENT

A04/14, A05/14 and A06/14

### Page Three

Under the Provincial Policy Statement 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 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 lands are approximately 1.01 ha (2.50 ac) and are zoned Agricultural (A). The applicants are proposing to construct a new 120.4 m<sup>2</sup> (1,296 ft<sup>2</sup>) 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 m<sup>2</sup> (1,296 ft<sup>2</sup>), whereas the by-law permits a maximum hobby barn size of 27.9 m<sup>2</sup> (300.3 ft<sup>2</sup>) for a lot this size. The total relief being requested is 92.5 m<sup>2</sup> (996 ft<sup>2</sup>).

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.

The applicants have indicated that the existing 165 m<sup>2</sup> (1,785 ft<sup>2</sup>) bank barn on the property has become unsafe to use and will be removed and replaced with the proposed hobby barn structure.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A04/14, A05/14 and A06/14

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6. Correspondence/Comments received:

- Nathan Garland, Resource Planner, GRCA
  - No comment on this application.

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 a line shown on the sketch and asked if this indicates a drain. He expressed concerns with nutrient management issues on a property this size. The applicant responded that there is no drain.

Mark Goetz inquired if the foundation of the old barn will be removed. The applicant assured the Committee that the foundation will be removed.

Ray Tout confirmed that the new barn will be approximately 500 sq. ft. smaller than the old barn. The applicant confirmed this and stated that the height will be lower as well.

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

**Page Five**

**Moved by: Burke**

**Seconded by: Goetz**

*THAT the minor variance applied for in Application A04/14 be authorized with the condition that the existing bank barn be demolished*

*AND FURTHER THAT the new hobby barn structure maintain a minimum setback of 22.8m (74.8 ft.) from all lot lines to avoid further relief from the by-law.*

**Resolution No. 2**

**Carried**

**APPLICATION A05/14**

**Owners/Applicant: Andrew Hummel**

**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 m<sup>2</sup> (6300 ft<sup>2</sup>).

**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.

8. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.
9. Jameson Pickard, Junior Planner, reviewed his comments dated June 3, 2014.

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.

There were 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.

# TOWNSHIP OF WELLINGTON NORTH

## COMMITTEE OF ADJUSTMENT

**A04/14, A05/14 and A06/14**

### Page Six

The subject property is located in the Urban Centre of Mount Forest and is designated Residential 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.

The subject lands are approximately 585.3 m<sup>2</sup> (6,300 ft<sup>2</sup>) and are zoned Residential (R2). The applicants are proposing to construct a new 142 m<sup>2</sup> (1,530 ft<sup>2</sup>) 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.



**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

**Page Seven**

10. Correspondence/Comments received:

- Erik Downing, Manager, Environmental Planning & Regulations, SVCA
  - Appears to conform with relevant policies
- Erik Downing, Manager, Environmental Planning & Regulations, SVCA
  - This application for consent is acceptable to the SVCA.

11. 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

Ray Tout confirmed with Mr. Pickard that the location suggested by staff is what is being applied for in this application.

**Moved by: Goetz**

**Seconded by: Burke**

*THAT the minor variance applied for in Application A05/14 be authorized.*

**Resolution No. 3**

**Carried**

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

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**APPLICATION A06/14**

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

**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 m<sup>2</sup> (10,118 ft<sup>2</sup>).

**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.

12. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on May 29, 2014 as well as posted on the property.
  
13. Jameson Pickard, Junior Planner, reviewed his comments dated March 4, 2014.

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. There were no concerns with the relief requested at this time.

The subject property is located in the Urban Centre of Mount Forest and is designated Residential 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.

The subject lands are approximately 940 m<sup>2</sup> ha (10,118 ft<sup>2</sup>) and are zoned Residential (R2) in the Wellington North Zoning By-law. The applicants are proposing to construct a new 337.8 m<sup>2</sup> (3,363 ft<sup>2</sup>) Semi-detached dwelling on the property. As such, the following relief would be required from section 12.2.2.8 of the By-law:

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

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- 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.).

14. Correspondence/Comments received:

- Candice Hamm, Environmental Planning Coordinator, SVCA
  - The proposal is acceptable to the SVCA.

15. 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

- None

**Moved by: Burke**

**Seconded by: Goetz**

*THAT the minor variance applied for in Application A06/14 be authorized.*

**Resolution No. 4**

**Carried**

/10

**TOWNSHIP OF WELLINGTON NORTH**

**COMMITTEE OF ADJUSTMENT**

**A04/14, A05/14 and A06/14**

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16. Adjournment

**Moved by: Goetz**

**Seconded by: Burke**

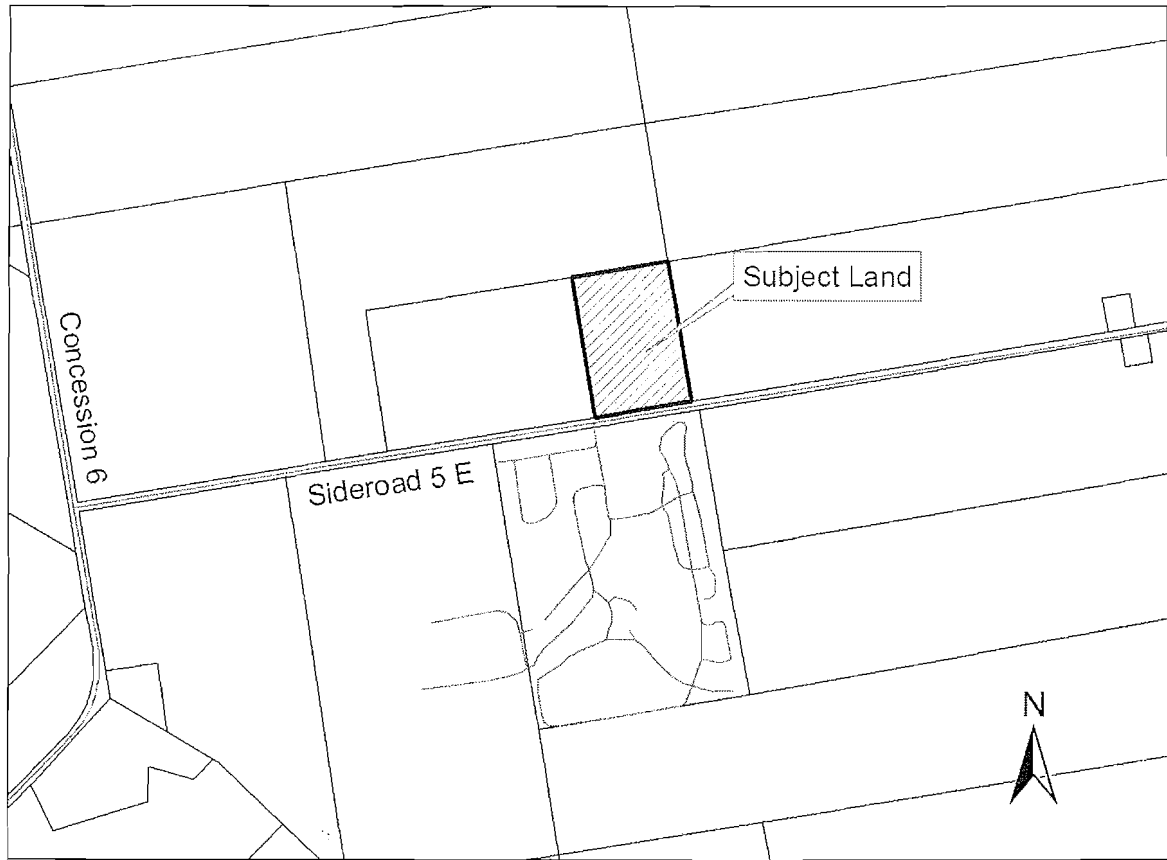
*That the Committee of Adjustment meeting of June 9, 2014 be adjourned at 7:13 p.m.*

**Resolution No. 5**

**Carried**

\_\_\_\_\_  
Secretary Treasurer

\_\_\_\_\_  
Chairman



**APPLICATION A07/14**

**Owners/Applicant: Paul and Krista Doupe**

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: June 23, 2014

Roll No.: 23-49-000-008-16261-0000

File Number: A 07 / 14

Application Fee Received: \$ 750.00

A. GENERAL INFORMATION

1. \*APPLICANT INFORMATION

a. \*Registered Owner's Name(s): PAUL + KRISTA DOUPE NOG 140

Address: 6338 LINE 89, R.R#1 GOWANSTOWN

Phone: Home 519 343-4445 Work 519 496-9602 Fax ( ) \_\_\_\_\_

Email: copper9@golden.net

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. \_\_\_\_\_

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: 7492 SIDEROAD SE, WELLINGTON NORTH, ARTHUR TWP

c. Concession: 6 Lot: PART 9 Registered Plan No.: \_\_\_\_\_

d. Area: 15.91 ACRES Depth: 990' Frontage (Width): 700'

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.)

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

a. Official Plan Designation: PART LOT 9 CONCESSION 6 ARTHUR TWP

b. Zoning: RES. VACANT

**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	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	[ ]	<input checked="" type="checkbox"/>

7. IS STORM DRAINAGE PROVIDED BY:

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

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

SIDE ROAD SE

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**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)

PERMISSION TO ENCROACH ON THE 30M SETBACK TO N/E BY-LAW, TO ALLOW FOR A WEEPING BED

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

(Please specifically indicate on sketch)

IT WOULD ALLOW FOR A MINIMUM AMOUNT OF TREES TO BE CUT AND WORKS BEST WITH THE NATURAL FLOW OF THE PROPERTY.

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

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

a. The subject property: VACANT

b. The abutting properties: AGRICULTURAL FIELDS

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>RESIDENCE AND SHED</u>
b. Date of construction	_____	<u>FALL 2014</u>
c. Building height	_____ (m) _____ (ft)	_____ (m) <u>12</u> (ft)
d. Number of storey's (excluding basement)	_____	<u>1</u> <u>RES. SHED</u>
e. Total floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) <u>1300</u> (sq ft) <u>900</u>
f. Ground floor area	_____ (sq m) _____ (sq ft)	_____ (sq m) <u>/</u> (sq ft)
g. Percent lot coverage	_____ (%)	<u>.5</u> (%)
h. Number of parking spaces	_____	<u>/</u>
i. Number of loading spaces	_____	<u>/</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) <u>405</u> (ft)
ii. Side lot line	_____ (m)	_____ (ft) <u>45</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft) <u>595</u> (ft)
iv. Rear lot line	_____ (m)	_____ (ft) <u>525</u> (ft)

14. \*DATE OF ACQUISITION OF SUBJECT PROPERTY:

JUNE 20, 2014

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

FALL 2014

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 | [ ] | No | <input checked="" type="checkbox"/> |

**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) Paul Doupe + Krista Doupe of the TWP. 12 of NORTH PERTH,

County/Region of PERTH, 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 23 day of June 2014.

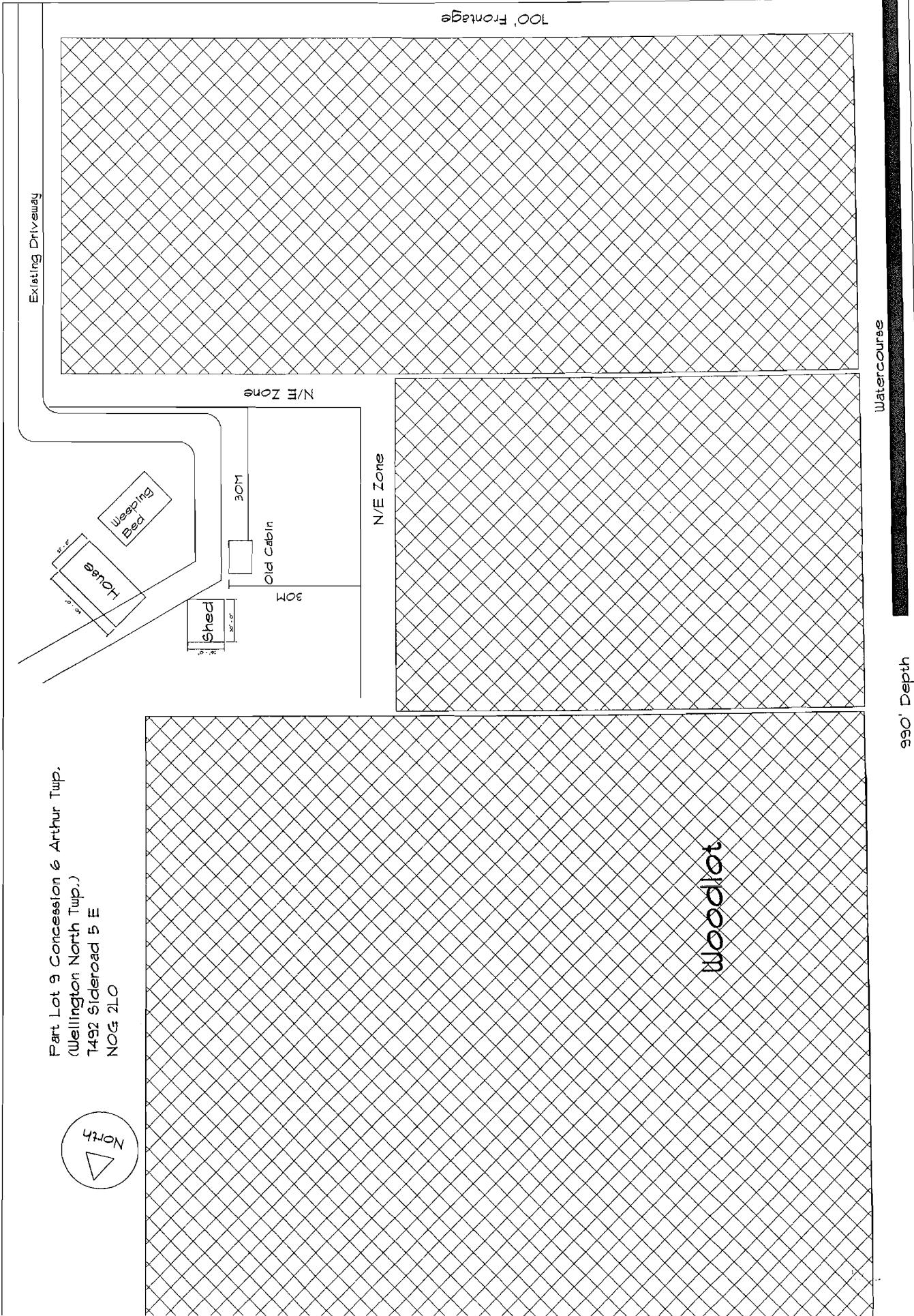
\_\_\_\_\_  
Signature of Owner or Authorized Solicitor or Authorized Agent Date  
23.06.14

\_\_\_\_\_  
Signature of Commissioner Date  
June 23, 2014  
CATHERINE E. MORE, a Commissioner,  
etc., County of Wellington, Deputy Clerk  
of the Corporation of the Township of  
Wellington North.

APPLICATION AND FEE OF \$ 750.00 RECEIVED BY MUNICIPALITY

\_\_\_\_\_  
Signature of Municipal Employee Date  
June 23, 2014

Part Lot 9 Concession & Arthur Twp.  
(Wellington North Twp.)  
T492 Sideroad 5 E  
NOG 2LO



Sideroad 5 east

990' Depth

Watercourse



SVCA

Map 1



Figure 1

This SVCA mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation is not responsible for and cannot guarantee the accuracy of this information contained within this map.

Projections: UTM and vertical datum: WGS84. All horizontal distances are in meters. Vertical distances are in meters. All distances are in meters. All distances are in meters.




This map is a planimetric map. It does not show elevation. It is a planimetric map. It does not show elevation. It is a planimetric map. It does not show elevation.

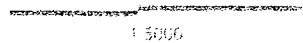
N

UTM Zone 17N, NAD 83

**Legend**

**Hazard Lands**

-  Areas
-  Intermittent Watercourse
-  Permanent Watercourse





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 ONLY (township@wellington-north.com)

August 7, 2014

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Minor Variance  
7492 Sideroad 5 East  
Part Lot 9, Concession 6  
Geographic Township of Arthur  
Township of Wellington North (Doupe)

The Saugeen Valley Conservation Authority (SVCA) is in the process of reviewing this proposed Minor Variance in accordance with the SVCA's mandate and policies. The SVCA recommends deferral of this proposed Minor Variance, as the SVCA requires further information from the applicant regarding the proposed development on this property. The site plan submitted with this application includes two setback distances from the Natural Environment (NE) zone, which is not sufficient enough information for SVCA staff to review the proposal; a revised site plan showing the size and location of all proposed development, including the size and location of the sewage disposal system, should be submitted to this office for further review (appropriate measurements could be made from the existing cabin to the proposed development); finally, this application is requested for the construction of a dwelling and sewage disposal system, however the site plan shows a proposed shop as well, which may also be within the 30 metre setback from the NE zone boundary (the location should be confirmed through a revised site plan).

Although the SVCA is recommending the decision of this application be deferred, should the Wellington North Committee of Adjustment wish to proceed with a final decision, then the SVCA recommends that the application not be approved based on the information available at this time. If any questions arise, please do not hesitate to contact this office.

Sincerely,

Valerie Lamont  
Environmental Planning Technician (Acting)  
Saugeen Conservation

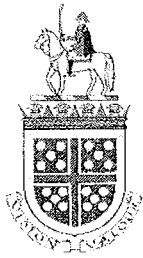


**Watershed Member Municipalities**  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine,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

Township of Wellington North  
Proposed Minor Variance (Doupe)  
August 7, 2014  
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cc: Paul & Krista Doupe, Applicants (via email)  
Terry Fisk, SVCA Director (via email)



## 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

August 6<sup>th</sup>, 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 A07/14**  
**Part lot 9, Concession 6**  
**7492 Sideroad 5 E**  
**Paul & Krista Doupe**

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

**Planning Opinion:** The variance requested would provide relief from section 6.20.1 of the zoning by-law to allow for a reduced setback from the Natural Environment zone to permit the construction of a weeping bed system.

While we would generally have no concerns with the relief requested, the Committee should be satisfied that any impacts on the natural features present or issues arising from the watercourse, NE zone can be addressed. If approved, the Committee may wish to require a detailed site plan or tree saving plan be prepared to ensure that any unnecessary tree removal is avoided on the site during construction.

**Wellington County Official Plan:** The subject property is designated Prime Agricultural and Core Greenlands in the Official Plan. The Greenland designation represents Hazardlands. 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 property is currently zoned Agricultural (A) and Natural Environment (NE) zone. The applicants are proposing to install a new weeping bed within the NE zone setback. The application did not indicate the amount of relief needed from the NE zone boundary, but in talks with the Township CBO it appears that proposed weeping bed will be constructed approximately 10 m (32.8 ft) away from the NE zone limit. As such, the following relief would be required:

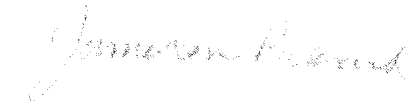
- 1) That a minimum setback of 10 m (32.8 ft.) be permitted to the Natural Environment Zone, whereas the by-law requires a setback of 30 m (98.4 ft.). The total relief requested would be 20 m (65.6 ft.)



The subject property appears to be completely wooded, with significant portions falling within the Natural Environment (NE) zone, the proposed area of construction is outside of the this area. The NE zone present is associated with a stream which runs through a portion of the property. The comments of the Saugeen Valley Conservation Authority should be considered. The Committee should be satisfied that any impacts on the natural features present or issues arising from the watercourse, NE zone are addressed. If approved, the Committee may wish to require a detailed site plan or tree saving plan be provided to ensure that unnecessary tree removal is limited on the site during construction.

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

Yours truly,

A handwritten signature in cursive script, appearing to read "Jameson Pickard".

Jameson Pickard, BURPL.  
Junior Planner



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Sincerely,

Valerie Lamont  
Environmental Planning Technician (Acting)  
Saugeen Conservation



#### Watershed Member Municipalities

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Township of Wellington North  
Proposed Minor Variance (Doupe)  
August 7, 2014  
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cc: Paul & Krista Doupe, Applicants (via email)  
Terry Fisk, SVCA Director (via email)