



Township of Wellington North

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

Public Meeting

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

Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 6

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Reeves Construction Ltd.</p> <p>LOCATION OF THE SUBJECT LANDS The subject land is described as Part of Park Lot 3, South of King Street. The land is approximately 1.75 acres in size, with 66 feet of frontage on King Street. This land is being added to existing draft plan of subdivision 23T-79087, which fronts on Albert Street and was given draft approval in 1980 by the Province. The location of the subject land and the existing draft plan is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION The purpose of the application is a major revision to the existing draft plan 23T-79087. Five lots fronting on Albert Street are proposed to be removed from the draft plan, as they have already been created through the severance process. The above-noted 1.75 acres is new land proposed to be added to the draft plan. These new lands are for 5 single detached lots, a storm water management block and an extension of Road 'A' out to King Street. A public meeting was held in May, 2014 to discuss rezoning the subject land to Residential (R2). Township approval is pending.</p> <p>Please note – Section 51 (43) of the Planning Act.</p> <p>(43) Appeal. – Subject to Section 51, subsection (43) of the Planning Act, any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.</p>	1

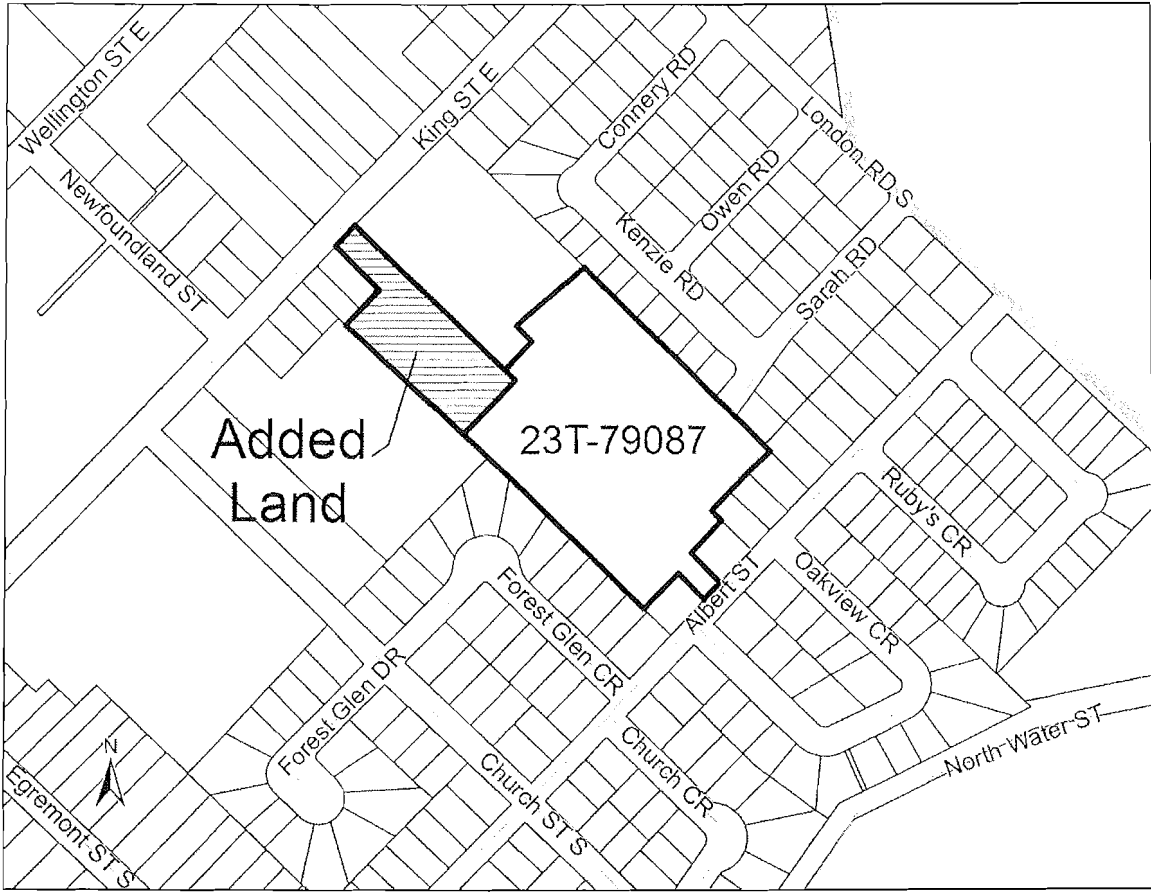
AGENDA ITEM	PAGE NO.
<p>The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 17, 2014.2. Presentations by:<ul style="list-style-type: none">- Mark Van Patter, Senior Planner3. Review of Correspondence received by the Township:<ul style="list-style-type: none">- None.4. Mayor opens floor for any questions/comments.5. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: Stephen Hummel</p> <p>THE SUBJECT PROPERTY is described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, Township of Wellington North. The property is approximately 0.325 acres (14,136 sq. ft.).</p> <p>THE PURPOSE of the proposed Official Plan Amendment (File No. OP-2014-04) is to redesignate the property from Highway Commercial to Residential. This will have the effect of permitting residential development on the vacant subject land. Schedule A6-1 – Mount Forest is to be revised.</p> <p>THE PURPOSE of the proposed Zoning By-law Amendment is to rezone the subject property from Highway Commercial (C2) zoning to Residential (R2), which would allow for up to 4 dwelling units on the property, provided zoning regulations could be complied with.</p> <p>Power of OMB to Dismiss Appeals</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan amendment is adopted, or Township of Wellington North before the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the County of Wellington or the Council of the Township of Wellington North to the Ontario Municipal Board.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan amendment is adopted, or Township of Wellington North before the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.</p> <p>6. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 17, 2014.</p> <p>7. Presentations by:</p> <ul style="list-style-type: none">- Mark Van Patter, Senior Planner<ul style="list-style-type: none">- See attached comments, an excerpt of the Draft Official Plan Amendment and draft by-law.	2

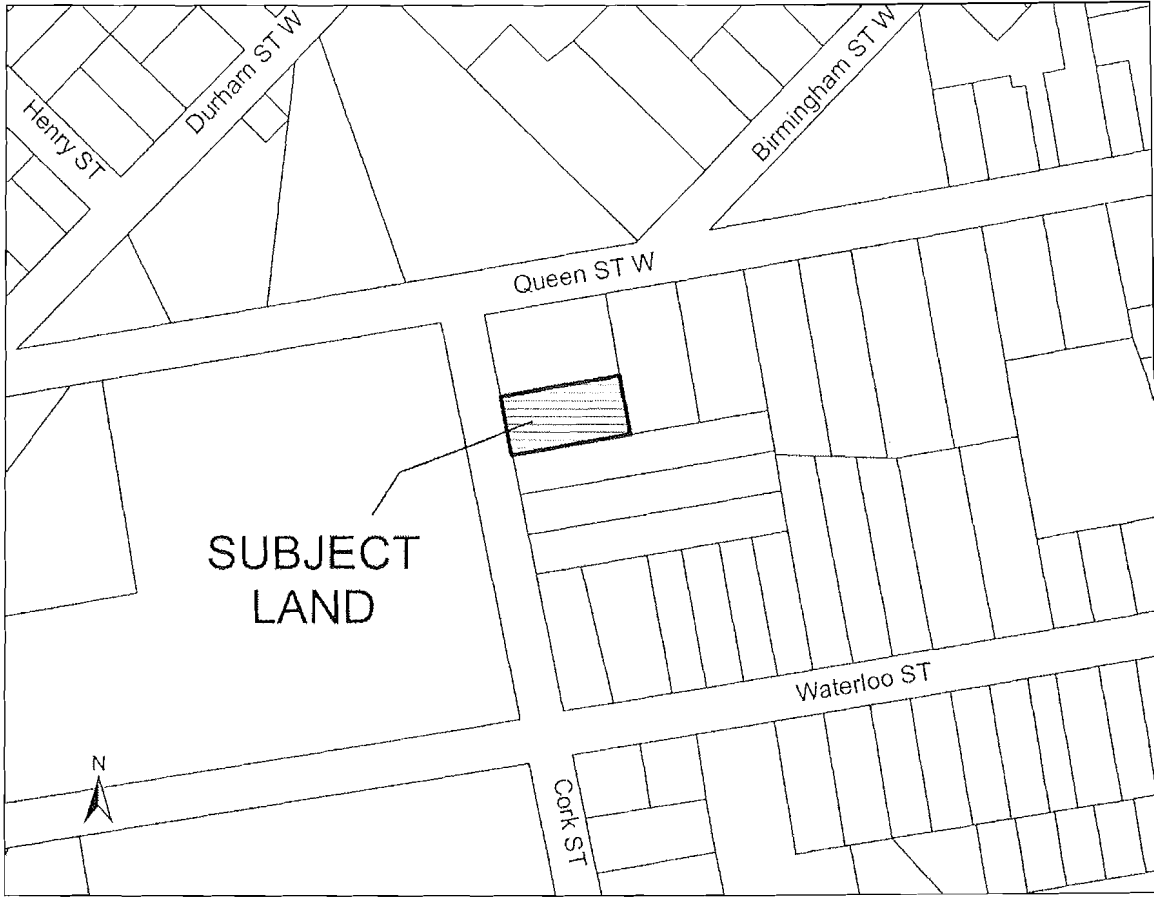
AGENDA ITEM	PAGE NO.
8. Review of Correspondence received by the Township: <ul style="list-style-type: none"><li data-bbox="337 506 813 575">- Nancy M. Marshall, Canada Post<ul style="list-style-type: none"><li data-bbox="435 541 651 575">- No objection<li data-bbox="337 617 1065 686">- Emily Bumbaco, Upper Grand District School Board<ul style="list-style-type: none"><li data-bbox="435 653 651 686">- No objection<li data-bbox="337 728 1354 831">- Erik Downing, Manager, Environmental Planning & Regulations, SVCA<ul style="list-style-type: none"><li data-bbox="435 764 1354 831">- Recommends a holding provision via the zoning by-law amendment.	11 14 15
9. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
10. Mayor opens floor for any questions/comments	
11. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: James and Selema Martin</p> <p>Location of the Subject Land The property subject to the proposed amendment is described as Lot 9, Concession 12, Geographic Township of Arthur, with a municipal address of 6816 Sideroad 4. The property is 52 hectares (130 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone a portion of the subject property to permit a saw mill in a building of approximately 2,240 square feet. In addition, the applicant would also like to expand a home industry that fabricates wooden pallets. The shop area is proposed to be 2,880 square feet, with another 1,280 square feet for lumber and pallet storage.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <p>12. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 17, 2014.</p> <p>13. Application for Zoning By-law Amendment</p> <p>14. Presentations by:</p> <ul style="list-style-type: none"> - Mark Van Patter, Senior Planner - See attached comments and draft by-law. <p>15. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - Valerie Lamont, Environmental Planning Technician (Acting), SVCA - No objection. - Brandi Walter, Environmental Planner/Regulations Technician, MVCA - No objection. <p>16. Mayor opens floor for any questions/comment</p>	<p>18</p> <p>19</p> <p>28</p> <p>36</p> <p>39</p>

AGENDA ITEM	PAGE NO.
17. Comments/questions from Council.	
18. Adjournment.	



Owners/Applicant: Reeves Construction Ltd.



Owners/Applicant: Stephen Hummel



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

July 30, 2014

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

Dear Mr. Jones:

**Re: Stephen Hummel – 320 Cork Street – Highway Commercial to Residential
Official Plan and Zoning By-law Amendments**

PLANNING OPINION

I have provided a Comprehensive Review that is required when dealing with the conversion of employment lands. In my opinion, loss of such a small property (0.325 acres) that does not front on Queen Street will have no impact on the overall inventory of Highway Commercial lands in Mount Forest. It is my feeling that the Official Plan amendment can be approved now. If Council is in support, then I would ask that a resolution be passed in favor of the OPA, and that this be forwarded to the County. An Engineer's Report should be provided by the owner to deal with drainage / storm water management prior to zoning approval. Once the County has adopted the OPA and a satisfactory Engineer's Report has been provided, Wellington North Council can approve the Zoning By-law amendment.

1. Location:

The subject property is described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, Township of Wellington North. The property is approximately 0.325 acres (14,136 sq. ft.).

2. Purpose:

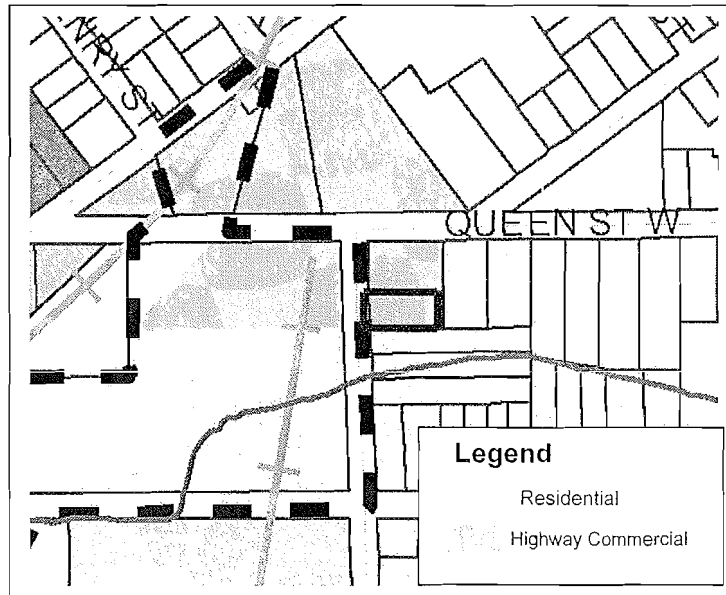
The purpose of the proposed **Official Plan Amendment** (File No. OP-2014-04) is to redesignate the property from Highway Commercial to Residential. This will have the effect of permitting residential development on the vacant subject land. The purpose of the proposed **Zoning By-law Amendment** is to rezone the subject property from Highway Commercial (C2) to Residential (R2), which would allow for up to 4 dwelling units on the property, provided yard setbacks can be met.

3. Places to Grow (PTG) and Provincial Policy Statement (PPS):

Both policy documents state that municipalities are to protect 'Employment Areas', which includes Highway Commercial. Both require a comprehensive review, where a municipality is considering the conversion of lands within employment areas to other uses.

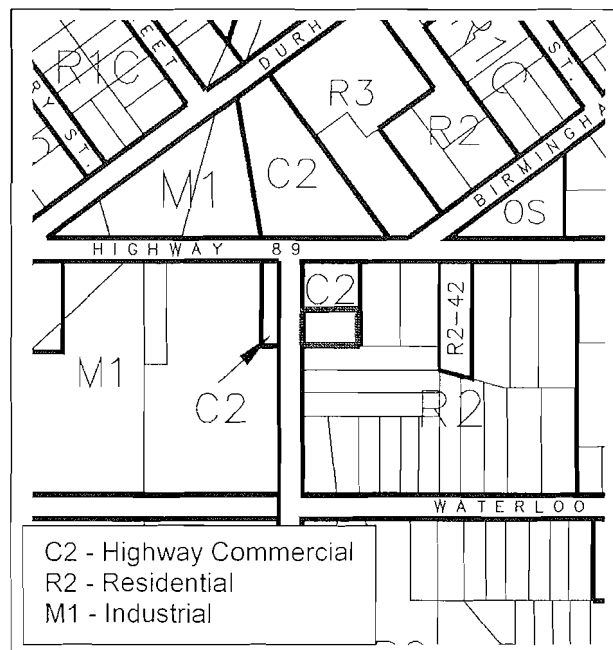
4. Wellington County Official Plan

The subject land is designated Highway Commercial in the Plan. Section 4.2.2 of the Plan requires a comprehensive review where employment lands (industrial and highway commercial), are being considered for conversion. It can be seen that the subject land is at the boundary of the Highway Commercial and Residential designations.



5. Township of Wellington North Zoning By-law

The Zoning of the subject property follows the Official Plan; the lot is zoned Highway Commercial (C2). Lands east and south of the subject property are all zoned Residential (R2).



6. Public Meeting

The Township of Wellington North will hold the statutory public meeting on August 11, 2014.

7. Public and Agency Comments Received

At the time of writing, the only comments the County has received are as follows:

SVCA Area subject to high groundwater and potential ponding. Drainage feature is not considered to be a watercourse. Recommending that engineer’s report be provided to address drainage issues. Recommending that holding zone be applied. (July 24).

Upper Grand School Bd. No objections as long as development charge paid prior to building permit (July 22)

8. Planning Considerations for Official Plan Amendment

a) Loss of Employment Lands - Comprehensive Review

The proposed severance is within an Employment Lands area, designated Highway Commercial in the Official Plan, that runs along the frontage of Queen Street to the west.

The main issue with this application is whether the conversion of the proposed severance will compromise:

- Mount Forest’s overall inventory of Highway Commercial land, or
- This specific Highway Commercial node along Queen Street

In the 2014 PPS, it notes under the definition for ‘Comprehensive Review’ that “...the level of detail of the assessment should correspond with the complexity and scale of the ... development proposal.” I would characterize the current applications to be a fairly minor development proposal. The following Comprehensive Review is based on Section 4.2.2 of the Official Plan, which requires consideration of the following:

- a) there is a need for the conversion;

Comment:

There is the personal need of applicant’s to develop the building lot.

- b) the municipality will meet its employment forecast allocation;

Comment:

Mount Forest has excess industrial employment lands for the planning period located to the north of town, east of Hwy. 6. There is also considerable land designated Highway Commercial to the west on Queen Street. New Highway Commercial lands are being added to Mt. Forest south of the river and part of the Avila development.

- c) conversion will not adversely affect the overall viability of employment area ...

Comment:

The subject property fronts on Cork Street, not Queen Street. The abutting property to the north on Queen Street was recently re-developed. The subject property is on the Highway Commercial / Residential boundary. There remains a large amount of Highway Commercial land to the west that is undeveloped. In my

opinion, the current Official Plan amendment will have a negligible impact on the employment area.

- d) there is existing/planned infrastructure to accommodate the proposed conversion;
Comment:
Wellington North's public works should provide comments in terms of available municipal water and sewage services.

- e) the lands are not required over the long term for the employment purposes ...
Comment:
I have discussed this proposal with Dale Small, Wellington North's Economic Development Officer. It's my understanding that he has no concerns with conversion of this property and considers it to be minor.

- f) cross-jurisdictional issues, if any, have been considered.
Comment:
Not applicable.

b) Stormwater Management / Drainage

South of the subject property, a drain crosses over 340 Cork Street, running from east to west. The applicant owns 330, 340 and 350 Cork Street as well, and recently reconfigured the lots, with consent from the Wellington County Land Division Committee. Condition No. 8 of the consent file B8/14, requires the owner to address the issue of drainage via an approved Engineer's Report to the satisfaction of the SVCA.

The SVCA is recommending that an Engineer's Report be provided and that holding be placed on the zoning. If a satisfactory Engineer's Report is provided first, then holding will be unnecessary. The by-law cannot be approved anyway, until September 25, the earliest time County Council can adopt the OPA. I have no concerns with the OPA being approved now.

9. Draft Zoning By-law Amendment

I have included a draft zoning amendment. The draft places the property in the Residential (R2) zone. The R2 zone permits up to 4 residential units, as long as lot area, lot frontage and yard setbacks can be complied with.

Respectfully submitted,



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

C: Bruce Fulcher, Agent
Erik Downing, SVCA

----- Excerpt of the Draft Official Plan Amendment -----

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. **THAT** Schedule A6-1, Mount Forest, Township of Wellington North, of the County of Wellington Official Plan is hereby amended by redesignating land described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, as identified on Schedule “A” of this amendment, from “Highway Commercial” to “Residential”.

**SCHEDULE “A” OF
OFFICIAL PLAN AMENDMENT NO. _____**



Redesignate from “Highway Commercial” to “Residential”

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

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

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

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

1. THAT Schedule "A" Map 3 – Mount Forest - to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, as illustrated on Schedule "A" attached to and forming part of this By-law from **Highway Commercial (C2) to Residential (R2)**.
2. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
3. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

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

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

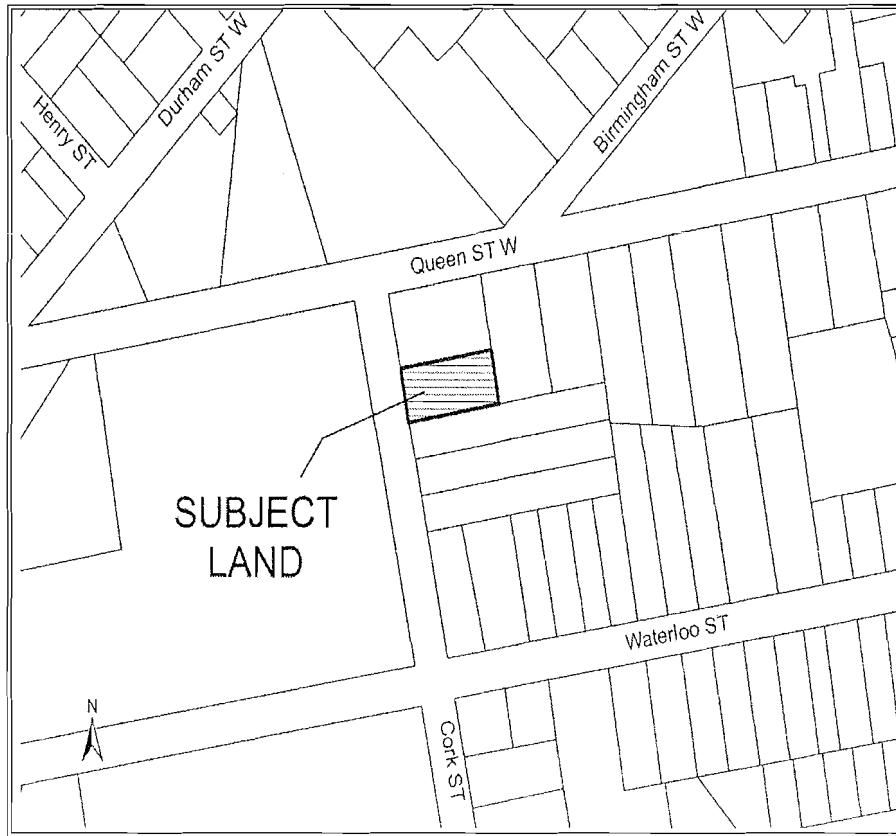
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Highway Commercial (C2) to Residential (R2)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2014.

MAYOR

CLERK

EXPLANATORY NOTE

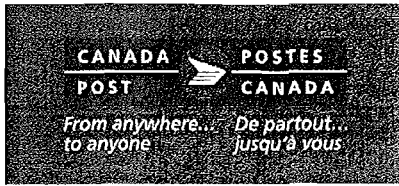
BY-LAW NUMBER _____.

LOCATION

The property is described as Part Lot 9, Ellis Survey, RP 60R-1202 -- Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, Township of Wellington North. The property is approximately 0.325 acres (14,136 sq. ft.).

PURPOSE

The purpose of this Zoning By-law Plan Amendment is to rezone a property from Highway Commercial (C2) to Residential (R2). An Official Plan Amendment for this property was recently approved by the County of Wellington, and the rezoning implements the Official Plan. The R2 zone permits up to 4 residential units, as long as lot area, lot frontage and yard setbacks can be complied with.



Hummel

July 16, 2014

Gary Cousins
Planning and Development
County of Wellington
74 Woolwich St
Guelph ON N1H 3T9

Reference: **OP-2014-04, 60R-1202**

Mr Cousins

Thank you for contacting Canada Post regarding plans for a new subdivision in Wellington North. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,
Nancy M Marshall
Delivery Services Officer | Delivery Planning



955 Highbury Avenue
London ON N5Y 1A3
Tel; 519-457-5214/ Fax; 519-457-5412
Nancy.marshall@anadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

July 22, 2014

PLN: 14-69
File Code: R14
Sent by: mail & email

Gary Cousins
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

Dear Mr. Cousins;

Re: **Application for Official Plan Amendment OP-2014-04**
Part Lot 9, Survey Ellis; Part 3 on Reference Plan 60R-1202
320 Cork Street formerly Mount Forest, now Township of Wellington North

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for an amendment to the Wellington County Official Plan to re-designate the property from Highway Commercial to Residential in order to permit residential development on the vacant subject land.

The Planning Department at the Upper Grand District School Board **does not object** to the application, subject to the following condition:

- Education Development Charges shall be collected prior to the issuance of building permits.

Thank you for the opportunity to comment. Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco
Planning Department

c.c. – Clerk, Township of Wellington North
Bruce Fulcher, Agent



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 to Gary Cousins and Darren Jones

July 24, 2014

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

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

ATTENTION: Gary Cousins, and Darren Jones

Dear Mr. Cousins and Mr. Jones:

RE: Proposed Wellington County Official Plan Amendment OP-2014-04
Proposed Zoning By-Law Amendment
Part Lot 9, James Ellis Survey
RP 60R-1202 – Part 3, 320 Cork St.
Geographic Town of Mount Forest
Township of Wellington North (Stephen Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed these proposed amendments 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. Generally, these proposed amendments propose to allow residential development on the subject property to allow up to four dwelling units on the property.

These proposed amendments are generally acceptable to the SVCA. The SVCA does recommend a holding provision via the Zoning By-law amendment, or similar control, to address drainage via an approved engineer's report. We offer the following comments. The SVCA provided recent comments to a proposed application for consent on the property. These comments are similar to the SVCA's comments to the proposed severance.

Local Drainage



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

A portion of the subject lands is within an area that is subject to high groundwater and potentially significant drainage ponding associated with the urban drainage feature flowing through the central lot. The SVCA recommends that drainage be investigated to ensure that proposed and existing development are addressed by this proposal.

If planning approvals do not address drainage for the proposed the SVCA provides this recommendation to the Township's Chief Building Official associated with future building approvals.

Wellington County Official Plan

Section 10.1.3 Matters for Consideration of the Wellington County Official Plan states in part:

b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage,

f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed.

As the proposed development will likely alter the drainage and runoff characteristics of the property, both in stormwater quantity and quality, as compared to the pre-developed state, and while there appears to be an urban drainage feature flowing through the subject property, the Wellington County Official Plan states that this drainage must be accounted for.

SVCA Regulation

Please be advised that the property is not subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27. The urban drainage feature is not considered to be a watercourse by the SVCA and the SVCA has no record of the urban drainage feature being a Municipal Drain.

Township of Wellington North Zoning By-Law 66-01

According to the Township of Wellington North Zoning By-Law 66-01 no portion of the property is zoned Natural Environment (NE). The urban drainage feature is not considered to be a watercourse by the SVCA. The Municipality may determine 6.20.2 (c) *Natural Environment and Municipal Drain Setbacks* apply to this property.

Conclusion

The SVCA is not aware of the feasibility of addressing drainage at this site for this proposal as there has been limited preconsultation with the SVCA associated with drainage. To address drainage the SVCA recommends that the proposed Zoning By-law amendment include a requirement to satisfy the drainage requirements of the SVCA and Township via the submission of an engineer's report. In any case the SVCA

County of Wellington, Township of Wellington North
Proposed Official Plan Amendment and Zoning By-law amendment
July 24, 2014
Stephen Hummel – 320 Cork St.
Page 3 of 3

advises that a portion of the subject lands may need to be avoided by future development due to existing drainage conditions.

All of the plan review functions listed in the agreement have been assessed with respect to these proposed amendments. The Authority is of the opinion that these proposed amendments appear to conform to the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the agreement given the above comments and recommendations.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Yours Sincerely,



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

cc: Terry Fisk, SVCA Director, via email
Stephen Hummel, 458 Smith St. Arthur, ON N0G 1A0
Bruce A. Fulcher, 411199 Southgate SR 41, Mount Forest, ON N0G 2L0



Owners/Applicant: James and Selema Martin

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

expand sawmill and pallet shop

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

- a. Registered Owner's Name(s): James M Martin - Selema
Address: 6816 Side Road # 4 RR# 1 Harriston ON N0G-120
Phone: Home (519) 323-9647 Work (519) 323-9647 Fax () _____
Email: _____
- b. Applicant (Agent) Name(s): _____
Address: _____
Phone: Home () _____ Work () _____ Fax () _____
Email: _____
- c. Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:
 - i. _____
 - ii. _____
 - iii. _____
- d. Send Correspondence To? Owner Agent [] Other [] _____
- e. When did the current owner acquire the subject land? 1993

4. WHAT AREA DOES THE AMENDMENT COVER?

[] the "entire" property a "portion" of the property
(This information should be illustrated on the required drawing under item G of this application.)

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

- a. Municipal Address: 6816 Side Road #4 Wellington North
- b. Concession: 12 Lot: 9 Registered Plan No: _____
- c. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
 Area: 130 acres Depth: _____ feet Frontage (Width): _____ feet

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

- a. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
 Area: 2 acres Depth: _____ feet Frontage (Width): _____ feet

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

agricultural

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

agricultural

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

agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

agricultural - sawmill + pallet shop as a home industry

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

15 years

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

ag - industrail - sawmill and pallet manufactur

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

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	_____		<u>sew mill + pallet shops</u>	
b. Date of construction	_____		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	<u>23</u> (ft)
d. Number of storey's (excluding basement)	_____		<u>single</u>	
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>6400</u> (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>6400</u> (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	<u>300</u> (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>900</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number of loading spaces	_____		_____	

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	[]	Continually maintained municipal road	[<input checked="" type="checkbox"/>]	Right-of-way	[]
County Road	[]	Seasonally maintained municipal road	[]	Water access	[]

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

side road # 4 Wellington North

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item G of this application.)

17. 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 checked="" type="checkbox"/>]
b. Proposed	[]	[]	[]	[]	[]	[]

18. HOW IS THE STORM DRAINAGE PROVIDED?

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

E. OTHER RELATED PLANNING APPLICATIONS

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

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

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

- a. File No. and Date of Application: _____
- b. Approval Authority: _____
- c. Lands Subject to Application: _____
- d. Purpose of Application: _____
- e. Status of Application: _____
- f. Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

site plan and floor plan

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) Selema Martin of the Township of Wellington North
County/Region of Wellington do hereby authorize James M Martin 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) James M Martin 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 27 day of June, 2014.

James M Martin
Signature of Owner or Authorized Solicitor or Authorized Agent

June 27 - 2014
Date

Paul Dowber
Signature of Commissioner

06/27/2014
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

June 27, 2014
Date

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

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) Selema Martin of the Township of Wellington North
County/Region of Wellington do hereby authorize James M Martin to
Act as my agent in this application.

x Selema Martin _____ x _____
Signature of Owner(s) Date

I. AFFIDAVIT:

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

I (we) James M Martin 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
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Signature of Owner or Authorized Solicitor or Authorized Agent

June 27 - 2014
Date

Paul Dowber
Signature of Commissioner

06/27/2014
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

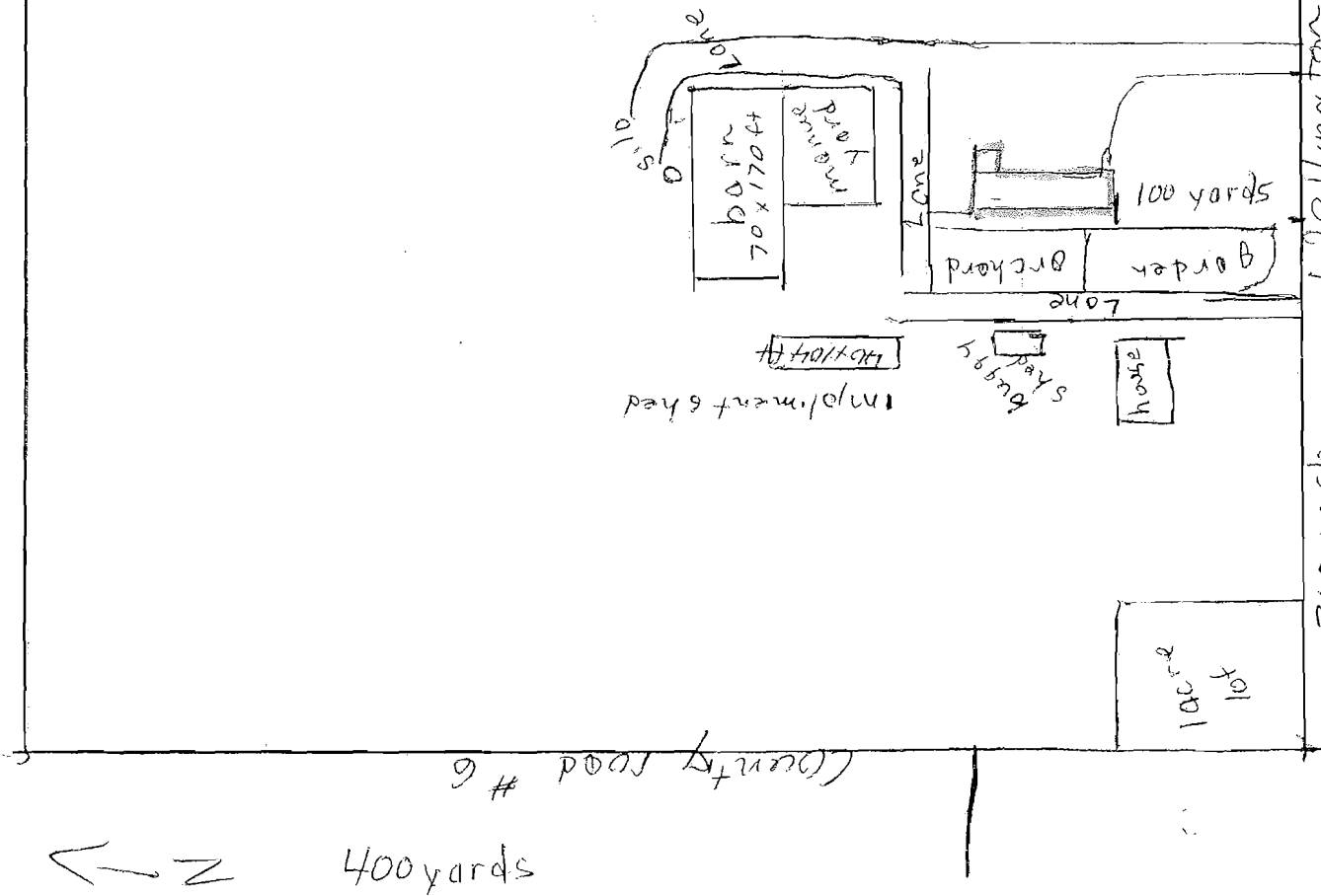
Paul Dowber
Signature of Municipal Employee

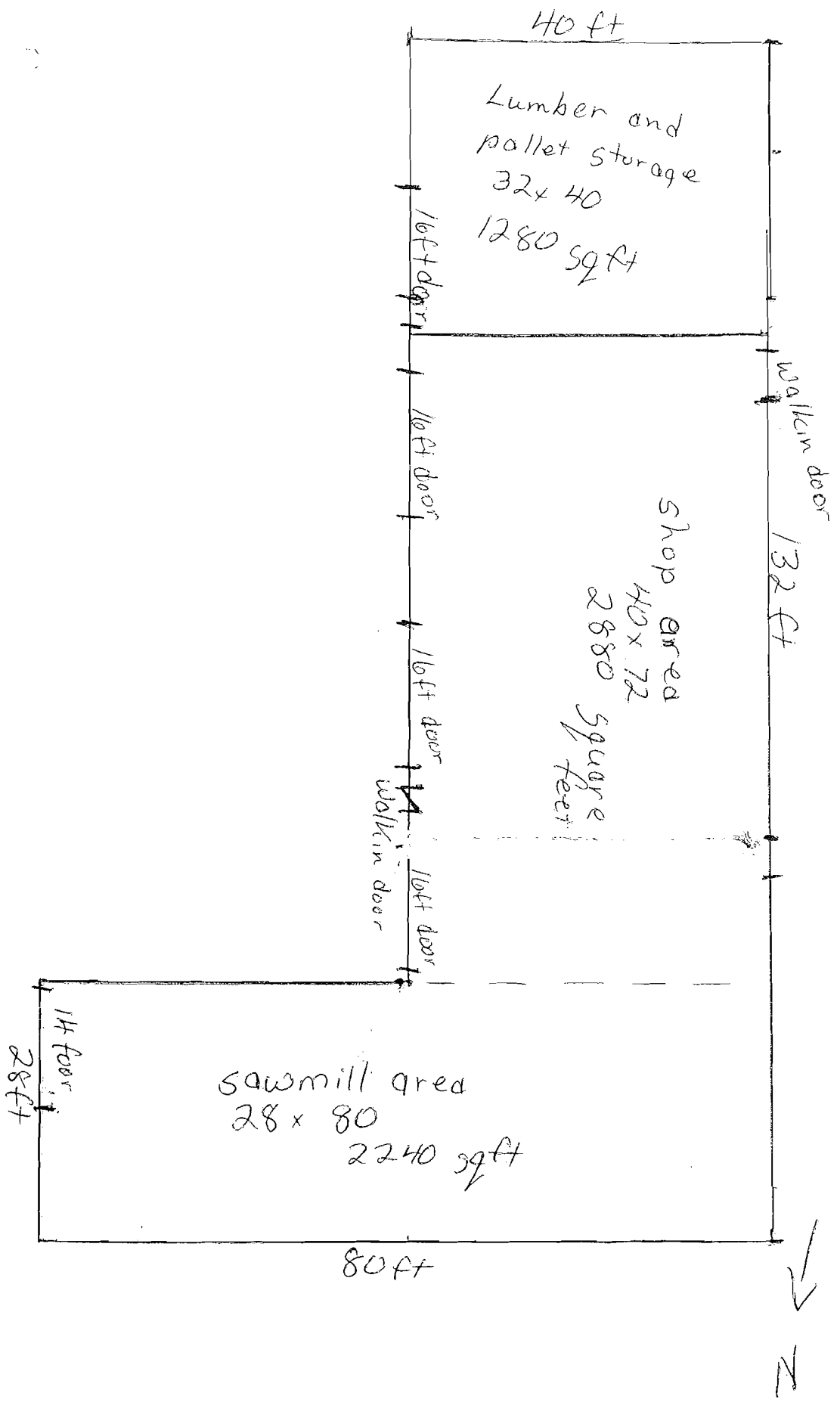
June 27, 2014
Date

James M Martin
6816 Side Road 4 Wellington North
RR #1 Harriston ON
N06-120

Lot 9
Con 12
Wellington North Township
Wellington County

130 Acres







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

July 30, 2014

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

Dear Mr. Jones:

**Re: James Martin – New Sawmill and Expanded Woodworking Home Industry
Lot 9, Concession 12, Geographic Township of Arthur
Zoning By-law Amendment**

PLANNING OPINION

The applicants are proposing a 6,400 sq. ft. building for a sawmill, pallet making shop and material storage area. It is my feeling the Wellington North Council could support the application, provided noise impacts on the neighbouring dwelling to the south are acceptable. In my opinion, the building should be located outside of the 400 foot setback from a dwelling, as specified in the zoning by-law. I am also recommending that the southern portion of the building be sound-proofed.

SUBJECT LAND

The property subject to the proposed amendment is described as Lot 9, Concession 12, Geographic Township of Arthur, with a municipal address of 6816 Sideroad 4. The property is 52 hectares (130 acres) in size.

PURPOSE

The purpose and effect of the application is to rezone the subject property to permit a saw mill of approximately 2,240 square feet. In addition, the applicant would also like to expand a home industry that fabricates wooden pallets. The shop area is proposed to be 2,880 square feet, with another 1,280 square feet for lumber and pallet storage.

PROVINCIAL POLICY STATEMENT (PPS)

Section 2.3.3.1 of the PPS permits "on-farm diversified uses" and "agriculture-related uses" in a Prime Agricultural areas. [New PPS policies came into effect April 30, 2014]

*On-farm Diversified Uses "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, **home industries**, agri-tourism uses, and uses that produce value-added agricultural products."*

Agriculture-Related Uses means “means those farm-related commercial and **farm-related industrial uses** that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.”

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL in the Wellington County Official Plan. Sections 6.4.3 (b) and (c), and Sections 6.4.4 and 6.4.5 of the Plan provide consideration for secondary uses and agriculture-related uses. The intention is to allow businesses which supplement farm income or provide services in agricultural areas. The Official Plan as well as the Provincial Policy Statement direct larger industrial and commercial uses to Hamlets or Urban Centres.

WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned mainly Agricultural (A) at the west end of the farm where the uses are proposed.

PLANNING CONSIDERATIONS

Proposed Building

A new building is proposed on the right side of the farm late, and before the barn. The sawmill is to be located at the rear of the building (northmost). The shop area making the pallets is in the middle and the lumber and finished pallet storage area is closest to the road (southernmost).

Sawmill	28 X 80 ft.	2,240 sq. ft.
Shop Area	40 X 72 ft.	2,880 sq. ft.
Storage	32 X 40 ft.	<u>1,280 sq. ft.</u> 6,400 sq. ft.

I note that the front yard setback provided in the application appears to be inconsistent. One of the sketches shows the building to be setback 100 yards (300 ft.) from the front property line. The building is 132 feet long. When I calculate 432 from the front property line using the air photo, I get the north end of the building going to the manure yard. The applicant should recheck his measurements.

Proposed Sawmill

In my opinion the sawmill component could be considered an Agriculture-related Industrial Use. Logs originate from forests on farms in rural areas. There are no regulations present in the zoning by-law to control the scale of such uses. Generally agriculture-related uses can be larger than a home industry use. It is my understanding that the owner wishes to use the sawmill to make pallet lumber as well as to do custom work. The sawmill is part of the building cluster and should not have an impact on agriculture. I don't have a problem with a sawmill as long as it is compatible with neighbouring land uses.

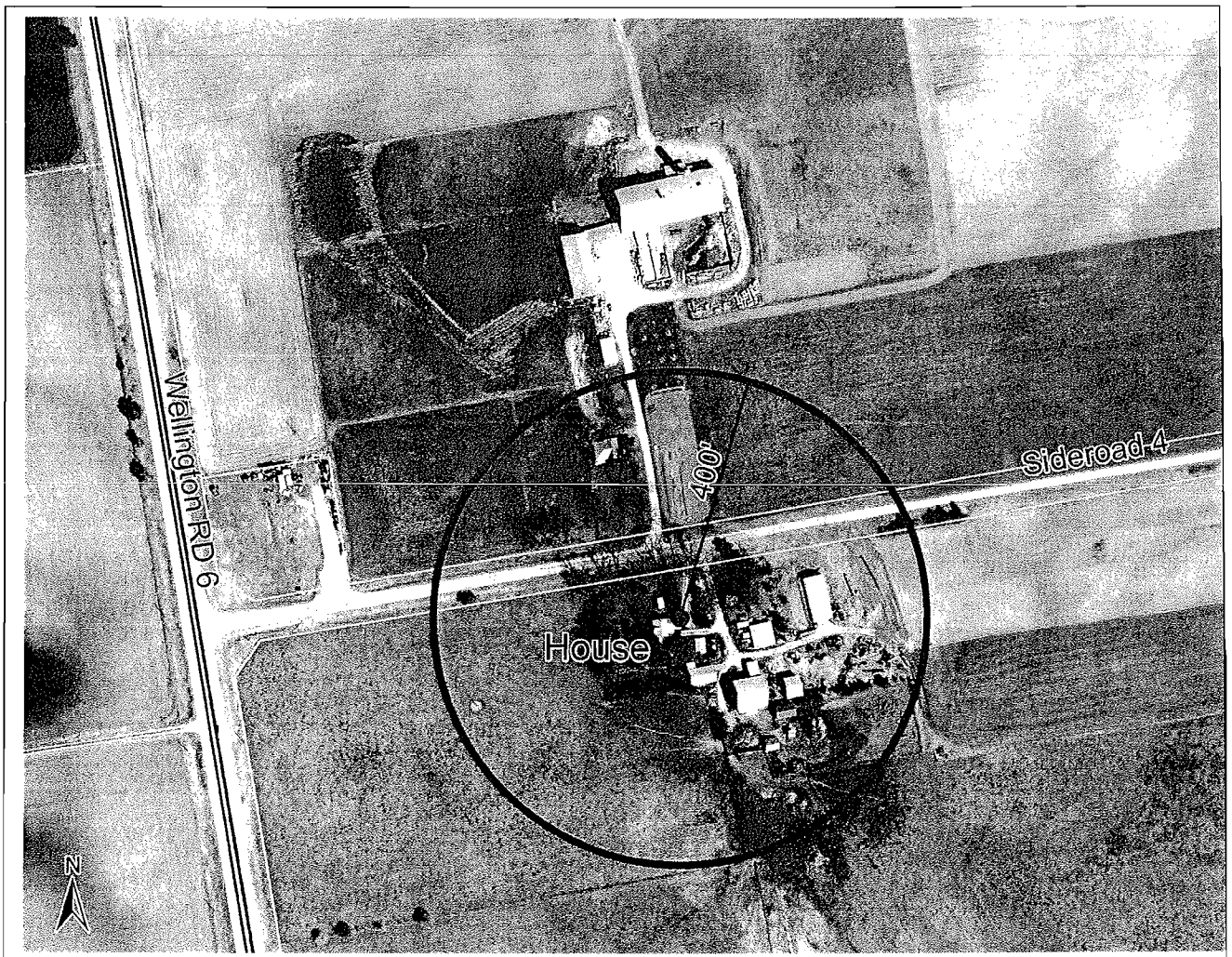
Proposed Expansion to Home Industry

The other part of the operation, pallet making, I would consider a home industry. Section 6.14 of the By-law contains regulations for Home Industries.

Section 6.14 (d) of the by-law states that the Ground Floor Area can be no larger than 2,000 sq. ft. The application is for a shop of 2,880 square feet and an area for lumber / finished pallet storage of 1,280 square feet – for a total of 4,160 sq. ft. While this is approximately twice the floor area allowed in the by-law, almost half is for storage. In addition, woodworking shops do require larger areas to accommodate large machines and long boards in order to have a safe workplace.

Section 6.14 (e) of the by-law limits the number of employees to 2 person who do not reside on the property. It's my understanding that Mr. Martin will meet this requirement.

Section 6.14 (f) requires a home industry to be set back at least 400 feet from a dwelling on a neighbouring property. I am concerned that the application as proposed appears not meet this requirement. I have shown the 400 foot setback on the air photo below. The owner should consider relocating or reorienting the building to meet this setback.



Potential Noise Impacts

I do have some concerns with potential noise impacts from nail guns and the sawmill. However, I would note that the sawmill portion is at the north end of the building. The storage portion of the building would provide some buffering for the house to the south. I am recommending that sound proofing should be required as part of the building construction. In my opinion, the 400 foot setback in the by-law should be respected in this situation.

DRAFT ZONING BY-LAW

I have attached a draft zoning by-law. It is based on Mr. Martin being able to meet the 400 foot setback. I have added requirements that sound proofing be used in the southern portion of the building.

I trust that these comments will be of assistance to Council in their consideration of this matter. Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Mark Van Patter". The signature is written in a cursive, flowing style.

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

C: James Martin, applicant by mail

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

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

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

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

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

1. THAT Schedule "A" - Map No. 1 of the Township of Wellington North Zoning By-law 66-01 is amended by rezoning Lot 9, Concession 12, (formerly Township of Arthur), 6816 Side Road # 4, from **Agricultural (A)** to **Agricultural Exception (A-155)**, as shown on Schedule "A" attached to and forming part of this By-law.

2. THAT Section 33 – Exception Zone 3 – Township of Wellington North is amended by the inclusion of a new subsection as follows:

**"33.155 A-155
Lot 9, Conc. 12** In addition to the uses permitted in Section 8.1, the lands zoned A-155 shall also permit an agricultural-related industry in the form of a sawmill, as well as an expanded home industry, subject to the following regulations:

- a) That notwithstanding Section 6.14 (d) of this by-law, the building containing the sawmill, home industry shop and storage area for materials and finished product shall not exceed a floor area of 594.56 sq. m. (6,400 sq. ft.).
- b) That soundproofing be used in the southern portion of the building, to the satisfaction of the Chief Building Official.
- c) All other requirements of Section 6.14 shall be complied with.

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

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

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

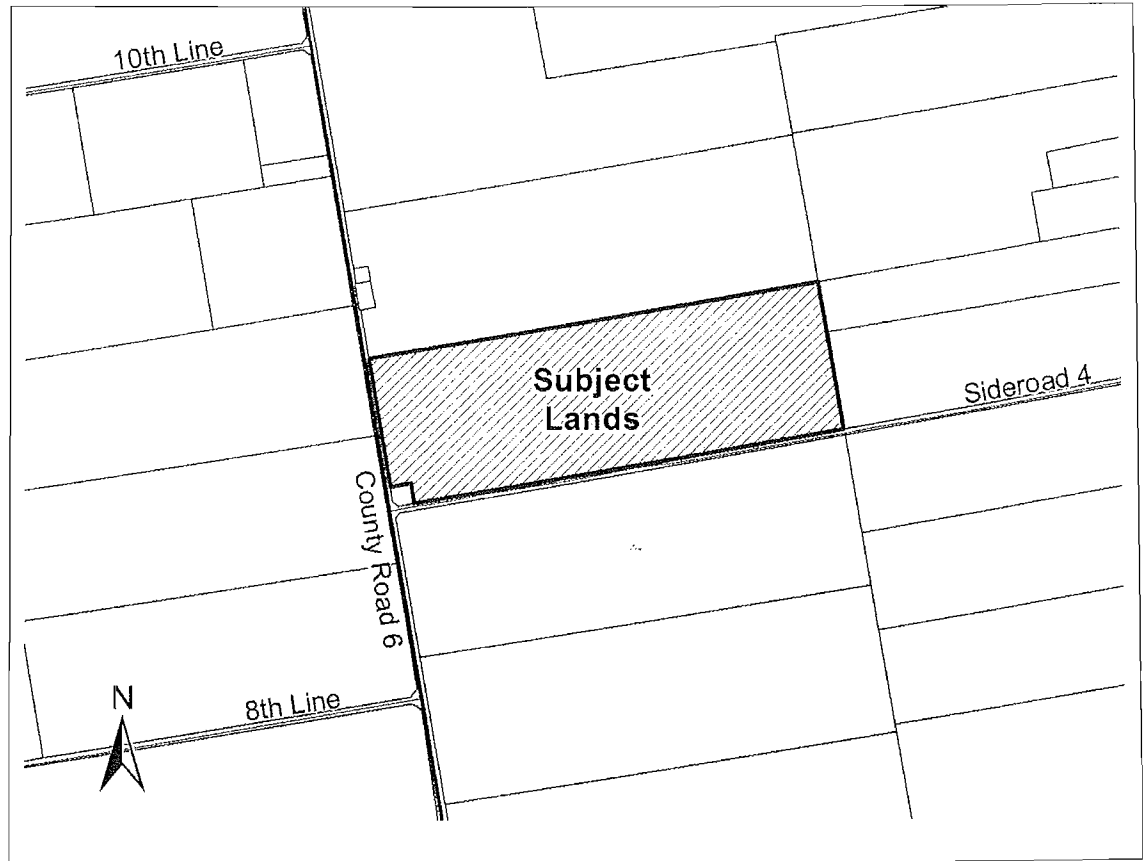
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Lot 9, Concession 12, Former Township of Arthur

Rezone from Agricultural (A) to Agricultural Exception (A-155)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2014.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment is described as Lot 9, Concession 12, Geographic Township of Arthur, with a municipal address of 6816 Sideroad 4. The property is 52 hectares (130 acres) in size.

PURPOSE

The Purpose and Effect of the Application is to rezone the subject property to permit a saw mill of approximately 2,240 square feet. In addition, the applicant would also like to expand a home industry that fabricates wooden pallets. The shop area is proposed to be 2,880 square feet, with another 1,280 square feet for lumber and pallet storage. All three of the above areas are to be contained in a new 6,400 square foot building. The A-155 zone permits the agriculture-related industrial use (sawmill), as well as the oversized home industry (pallet shop and related storage). It also requires sound proofing to be used in the southern part of the building.



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 (township@wellington-north.com)

August 6, 2014

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-Law Amendment
6816 Sideroad 4
Part Lot 9, Concession 12
Geographic Township of Arthur
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. The purpose of the application is to rezone the subject property to allow for the operation of a saw mill, as well as expanding a home industry that fabricates wooden pallets. The proposed zoning by-law amendment is acceptable to the SVCA.

Please be advised that the westerly third (approximately) of the subject property is located with the Maitland Valley Conservation Authority's (MVCA) jurisdiction. Please refer to the MVCA for comments specific to that portion of the property within their jurisdictional boundary. The following SVCA comments refer to the lands within the SVCA's jurisdiction, which is approximately the easterly two-thirds of the property. The proposed Zoning by-law amendment is located within the MVCA jurisdiction.

Significant Natural Heritage

The significant natural heritage features affecting the property area the fish habitat associated with the unnamed tributary of Bell's (Bethel) Creek, and the Farewell Swamp Provincially Significant Wetland (PSW). The SVCA is of the opinion that these significant natural heritage features will not be negatively impacted provided the NE zone on the property remains unchanged.



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

Wellington County Official Plan

The unnamed tributary of Bell's (Bethel) Creek and its associated floodplain, and the Farewell Swamp PSW are designated Core Greenlands in the Wellington County Official Plan. The woodlands on the subject property are designated as Greenlands in the Wellington County Official Plan.

SVCA Regulations

Please advise the landowner that portions of the property are subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O. 1990, Chap. C. 27.

This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a watercourse or wetland. Although mapping showing the Regulation Limits on the subject property is not available at this time, the Regulation can be applied to the larger of the Natural Environment (NE) zone plus a 50 metre screening distance, or the Provincially Significant Wetland (PSW) plus a 120 metre offset distance.

"Development" and Alteration

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

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

According to Section 5 Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with the existing channel of a river, creek, stream, or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

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

According to the site plan submitted with this application, the proposed development is not within an SVCA Regulated Area.

Township of Wellington North
August 6, 2014
Page 3 of 3

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposed Zoning By-law amendment. The Authority is of the opinion that the proposed Zoning By-law amendment appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies associated within the jurisdiction of the SVCA.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office

Sincerely,



Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation

VL\

cc: Terry Fisk, SVCA Director (via email)
James & Selema Martin, Owners (6816 Sideroad 4, RR#1 Harriston, ON, N0G 1Z0)
Brandi Walter, MVCA Planner (via email)

Darren Jones

From: Brandi Walter [bwalter@mvca.on.ca]
Sent: Tuesday, July 29, 2014 8:36 AM
To: 'Mark Van Patter'
Cc: Darren Jones
Subject: ZBLA: 6816 Sideroad 4

Hi Mark,

MVCA has no concern for ZBLA application for 6816 Sideroad 4. The proposed location for development is not in an area affected by natural hazards or natural heritage features within the MVCA watershed. We will not be submitting formal comments.

Kind Regards,

Brandi Walter
Environmental Planner/ Regulations Technician Maitland Valley Conservation Authority
519-335-3557 ext. 237 Fax519-335-3516
bwalter@mvca.on.ca

-----Original Message-----

From: Mark Van Patter [<mailto:markv@wellington.ca>]
Sent: Wednesday, July 23, 2014 3:32 PM
To: 'Brandi Walter'
Subject: 6816 Sideroad 4

Here it is Brandi. I did a site visit yesterday. The place they want to put the sawmill / building is high and dry.

Cheers
Mark

-----Original Message-----

From: wellingtonmeters@county.wellington.on.ca
[<mailto:wellingtonmeters@county.wellington.on.ca>]
Sent: July 23, 2014 3:22 PM
To: Mark Van Patter
Subject:

TASKalfa 300i
[00:c0:ee:7f:e0:d9]
