

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
FEBRUARY 6, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/89039013173>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 890 3901 3173

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A23/22 Cobblestone Diversions Inc.
- A24/22 Cordon Canada Ltd.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, December 5, 2022 (A22/22)

4

Recommendation:

THAT the Committee of Adjustment meeting minutes of December 5, 2022 – A22/22 be adopted as presented.

APPLICATION

A23/22 – Cobblestone Diversions Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described MT F SVY WYLIES LOT 6 PT LOT;5 DESC INCL RP 61R5862 PART 2 and is municipally known as 405 Durham St W. The property is approximately 1,240 m² (0.3 ac) in size. The location of the property is shown on the map attached.

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THE PURPOSE AND EFFECT of the application is to provide relief from the minimum rear yard setback and permit a permanent parking space to be located in front of the wall of the dwelling for an existing residence on the retained parcel. This minor variance is a condition of severance application B113-22, B114-22 and B115-22, that was granted provisional approval by the Wellington County Land Division Committee. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on January 13, 2023.

PRESENTATIONS

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

- Planning Report dated February 6, 2023 9

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated January 18, 2023 (No Objection)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated January 25, 2023 (No Objection) 12

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Jeff Buisman, Van Harten Surveying Inc. attending as Agent for application

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required)

THAT the minor variance applied for in Application A23/22, for the property described as MT F SVY WYLIES LOT 6 PT LOT;5 DESC INCL RP 61R5862 PART 2, with a civic address of 405 Durham St W, Mount Forest, to provide the following relief;

1. **THAT a reduced Rear Yard Setback of 5.6m (18.37 ft) be permitted, for an existing residential single detached dwelling, whereas the By-law requires 7.6m (24.9 ft).**
2. **THAT a permanent parking space in front of the front wall of the main building, be permitted for an existing residential single detached dwelling, whereas the By-law requires all parking spaces within a residential zone to be located to the rear of the front wall of the main building.**

APPLICATION

A24/22 – Cordon Canada Ltd.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 22 and is municipally known as 250 Main Street S, Mt Forest. The property is approximately 654.39 m² (0.16 ac) in size. The location of the property is shown on the map attached. 14

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum width requirements for a proposed driveway. The proposed variance will permit a reduced driveway width of 3 m (9.84 ft) whereas the By-law requires a minimum width of 6 m (19.6 ft). Additionally, relief is sought to permit one residential unit to be located on the main floor of a commercial use, occupying 50% of the ground floor area. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on January 13, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 6, 2023 15

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated January 16, 2023 (No Objections) 18

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required)

THAT the minor variance applied for in Application A24/22, for the property described as Part Lot 22 and is Municipally known as 250 Main St S, Mount Forest, to provide the following relief;

1. **THAT a reduced Access to Parking Spaces of 3 m (9.8 ft) be permitted, for a proposed commercial (mixed use) building, whereas the By-Law requires 6 m (19.6 ft).**

AND FURTHER THAT the following relief be denied;

2. **THAT an Accessory Residential Use be permitted on the ground floor of a Commercial use whereas the By-law permits a Residential Use above a commercial use.**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of February 6, 2023 be adjourned at _____.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
DECEMBER 5, 2022 AT 2:00 P.M.
HYBRID MEETING WITH COMMITTEE IN PERSON
AND VIA WEB CONFERENCING**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Steve McCabe
Penny Renken

Member Absent: Councillor: Lisa Hern

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Director of Operations: Matthew Aston
Director of Finance: Farhad Hossain
Economic Development Officer: Dale Small
Manager Environment and Development Services: Corey Schmidt
Compliance Analyst: Sara McDougall
Director of Fire Services: Chris Harrow
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, November 7, 2022 (A21/22)

RESOLUTION: CoA 2022-025

Moved: Renken

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of November 7, 2022 – A21/22 be adopted as presented.

CARRIED

APPLICATION

A22/22 – Pinestone Construction Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 72 N/S Francis St., Arthur. The property is approximately 0.14 ha (0.36 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot frontage for the proposed semi-detached dwellings. This minor variance is a condition of severance application B93/21, B94/21 and B95/21, that was granted

provisional approval by the Wellington County Land Division Committee. The applicants are proposing to sever three (3) vacant lots to facilitate the construction of two semi-detached dwellings. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on November 10, 2022.

PRESENTATIONS

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

- Planning Report dated November 22, 2022

Planning Opinion: The variance requested would provide relief from the minimum lot frontage requirements to facilitate the construction of two proposed semi-detached dwellings. This variance is associated with consent applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee. The subject lands are vacant and are approximately 0.14 ha (0.36 ac) in size.

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

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot 72 N/S Francis St, Arthur. The property is approximately 0.14 ha (0.36 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot frontage requirements for two proposed semi-detached dwellings. This variance is associated with consent applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is located in the Urban Center of Arthur and designated as RESIDENTIAL in the 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.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential (R2). The subject property is vacant and is approximately 0.14 ha (0.36 ac) in size. The variance requested is to satisfy a condition of severance applications B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee.

Committee of Adjustment Minutes December 5, 2022

The variance requested would provide relief from Section 12.2.1.2 of Zoning By-law 66-01 to facilitate the construction of two semi-detached dwellings on the severed and retained parcels created by severance application B93/21, B94/21 and B95/21:

Regulation Minimum lot Frontage (Section 12.2.2.4)	Minimum Required	Proposed	Difference
Severed Parcels	9 m (29.5 ft)	8.0 m (26.24 ft)	1 m (3.26 ft)
Retained Parcel	9 m (29.5 ft)	8.2 m (26.90 ft)	0.8 m (2.60 ft)

The variance requested is to satisfy a condition of severance application B93/21, B94/21 and B95/21, that was granted provisional approval by the Wellington County Land Division Committee. The variance meets the general intent of the Official plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated November 21, 2022 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated November 28, 2022 (No Objection)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Jeff Buisman, applicant's agent, Van Harten Surveying, was present to answer any questions regarding the application. They are proposing two sets of semi-detached buildings. The large lots make good use of the 4 longer parcels.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No questions or comments

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A22/22, for the property described as Lot 72 N/S Francis St. geographic Town of Arthur, with a civic address of Francis Street West, to provide the following relief;

1. **THAT a reduced Lot Frontage of 8.0 m (26.24 ft) be permitted, on the Severed Parcels, for the proposed semi-detached dwellings, whereas the By-law requires 9 m (29.5 ft).**
2. **THAT a reduced Lot Frontage of 8.2 m (26.90 ft) be permitted, on the Retained Parcel, for a proposed semi-detached dwelling, whereas the By-law requires 9m (29.5 ft).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-026

Moved: Renken

Seconded: Burke

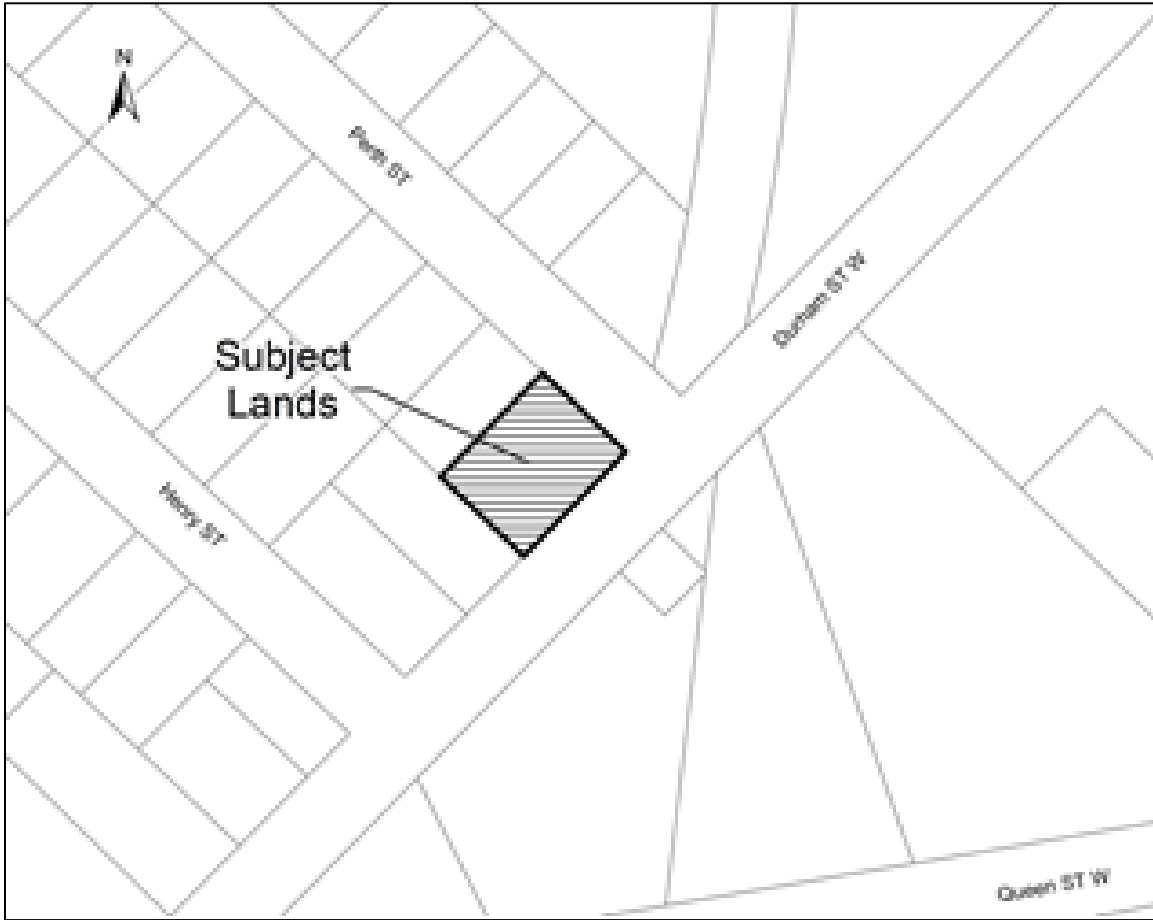
THAT the Committee of Adjustment meeting of December 5, 2022 be adjourned at 2:38 p.m.

CARRIED

Secretary Treasurer

Chair

COBBLESTONE DIVERSIONS INC.





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

February 6th, 2023

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 A23/22**
MT F SVY WYLIES LOT 6 PT LOT;5 DESC INCL RP 61R5862 PART;2
405 Durham St W and 305 Perth St, Mount Forest
Cobblestone Diversion Inc. c/o Cameron Gerber

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

Planning Opinion: The variance requested would provide relief for an existing single detached dwelling from the minimum rear yard setback and to permit permanent parking space to be located in front of the wall of the dwelling. This variance is associated with consent applications B113/22, B114/22 and B115/22, that was granted provisional approval by the Wellington County Land Division Committee. The subject land is approximately 1,240 m² (13,347.25 ft²) in size with an existing dwelling.

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

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as MT F SVY WYLIES LOT 6 PT LOT;5 DESC INCL RP 61R5862 PART;2 and is Municipally known as 405 Durham St W, Mount Forest. The property is approximately 1,240 m² (13,347.25 ft²) in size with an exiting dwelling. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum rear yard setback and to permit permanent parking space to be located in front of the wall of an existing single detached dwelling on the severed parcel 3 (Figure 2). This variance is associated with consent applications B113/22,



Figure 1. 2020 Aerial photo of subject lands

B114/22 and B115/22, that was granted provisional approval by the Wellington County Land Division Committee.

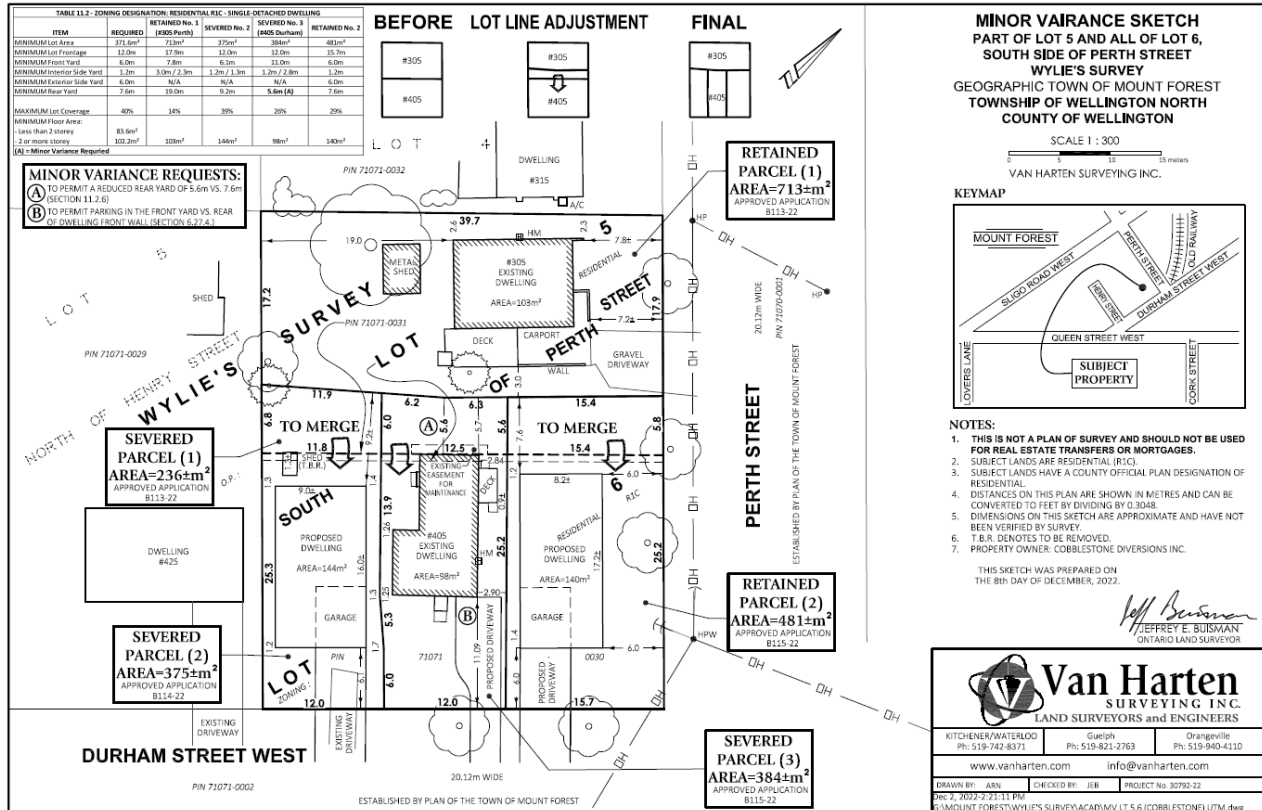


Figure 2. Proposed site plan sketch submitted by the applicant

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL located within the Urban Center of Mount Forest. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Low Density Residential (R1C). The applicant is requesting relief for an existing single detached dwelling (severed parcel 3) from the minimum rear yard setback and to permit permanent parking space to be located in front of the wall of the dwelling required the following variances:

Regulations	Permitted	Proposed	Difference
Rear Yard Setback (Section 11.2.6)	7.6 m (24.9 ft.)	5.6 m (18.37 ft.)	2 m (6.53 ft.)
Location of Parking Areas and Spaces (Section 6.2.7.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit a permanent parking spaces in front of the front wall of the main building	N/A

The variance requested is to satisfy a condition of severance application B113/22, B114/22 and B115/22, that was granted provisional approval by the Wellington County Land Division Committee. The variance requested is minor and meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav
Junior Planner



Matthieu Daoust, MCIP RPP
Senior Planner

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

January 25, 2023

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Minor Variance A23-22
405 Durham Street West
Roll No.: 234900000409700
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020); and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards.

Purpose

The purpose and effect of the application is to provide relief from the minimum rear yard setback and permit a permanent parking space to be located in front of the wall of the dwelling for an existing residence on the retained parcel. This minor variance is a condition of severance application B113-22, B114-22 and B115-22, that was granted provisional approval by the Wellington County Land Division Committee. Other variances may be considered where deemed appropriate.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the County of Wellington Official Plan. Additionally, the property not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the property. Additionally, SVCA provided comments dated September 12, 2022, to the County of Wellington, related to severance application B113-22, B114-22 and B115-22. Those applications were acceptable to the SVCA.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Township of Wellington North
Minor Variance A23-22
January 25, 2023
Page 2 of 2

Should you have any questions, please contact the undersigned.

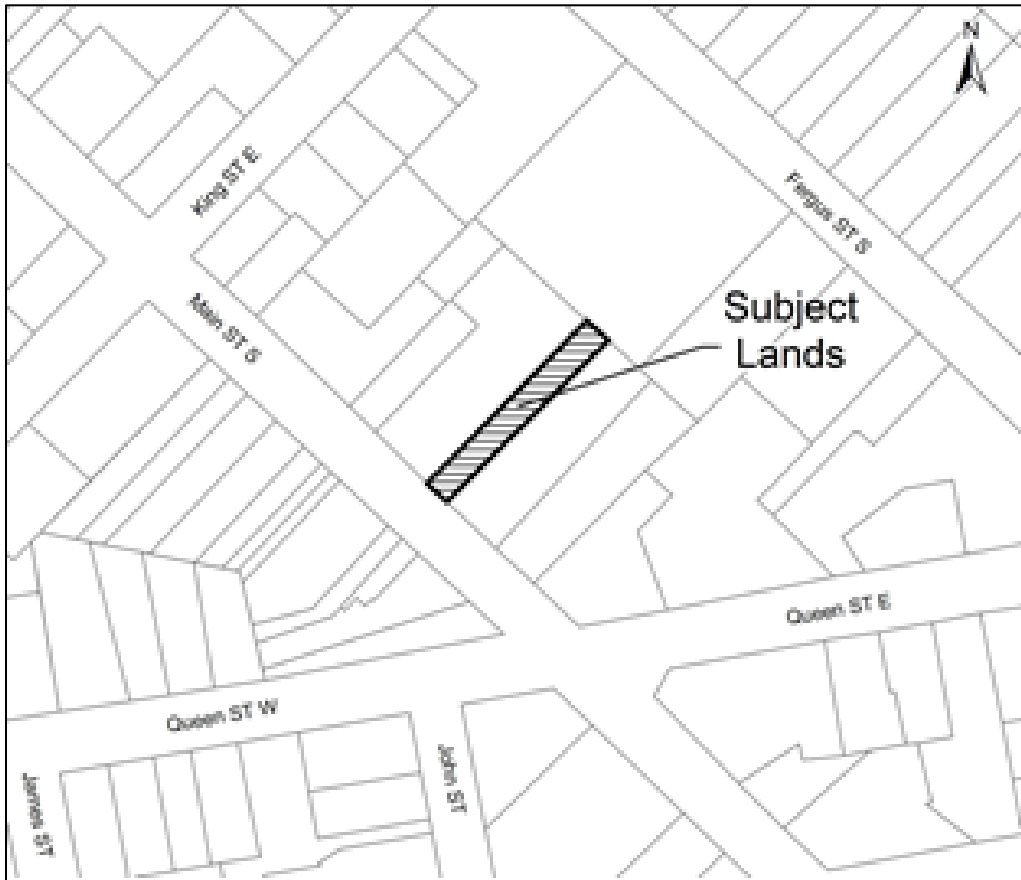
Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO\

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Jeff Buisman of Van Harten Surveying Inc., agent (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)

CORDON CANADA LTD.





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

February 6th, 2023

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 A24/22**
250 Main St S
Cordon Canada Ltd

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

Planning Opinion: The variance requested would provide relief from Section 16.3b which states that accessory residential use shall be located above the main commercial use. In addition, the applicant is seeking additional relief to permit a 3m driveway whereas the By-law requires 6m (width).

Planning Staff have concerns with the proposed residential unit located on the main floor which is within the required commercial area. The intent of the Accessory Residential Use provisions is to permit an accessory residential use to a main commercial use. Furthermore, the intent is that commercial uses is to be the primary use within the Central Business District. Planning Staff recommend that the residential bedroom (See Figure 2) be removed from the ground floor of the proposed development and that the ground floor be solely used as commercial space.

Planning Staff have no concerns with the proposed 3m driveway entrance however do not support the request for a residential unit to be located on the main floor. The Committee should be satisfied with the requested relief and should be satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Part Lot 22 and is Municipally known as 250 Main St S. The property is approximately 679 m² (7,309 ft²) in size. The location is shown on Figure 1.

PROPOSAL

The purpose of this application is to permit a residential unit to be located on the ground floor of a commercial unit and permit a 3m driveway where as the By-law requires 6m (width).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated CENTRAL BUSINESS DISTRICT. 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.

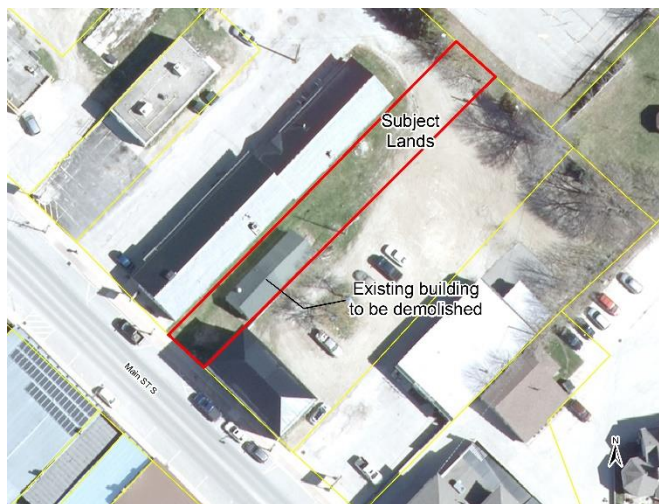


Figure 1. 2020 Aerial photo of subject lands

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Central Commercial Zone (C1). The applicant is proposing to build a two story mixed used building and requires the following variance:

Accessory Residential Uses	Permitted	Proposed	Difference
Residential Use Location (Section 16.3b)	Above Commercial use	Ground floor and above commercial use	Ground floor of Commercial Use
Access to Parking Spaces (Section 6.27.2)	6 m (19.6 ft)	3 m (9.8 ft)	3 m (9.8 ft)

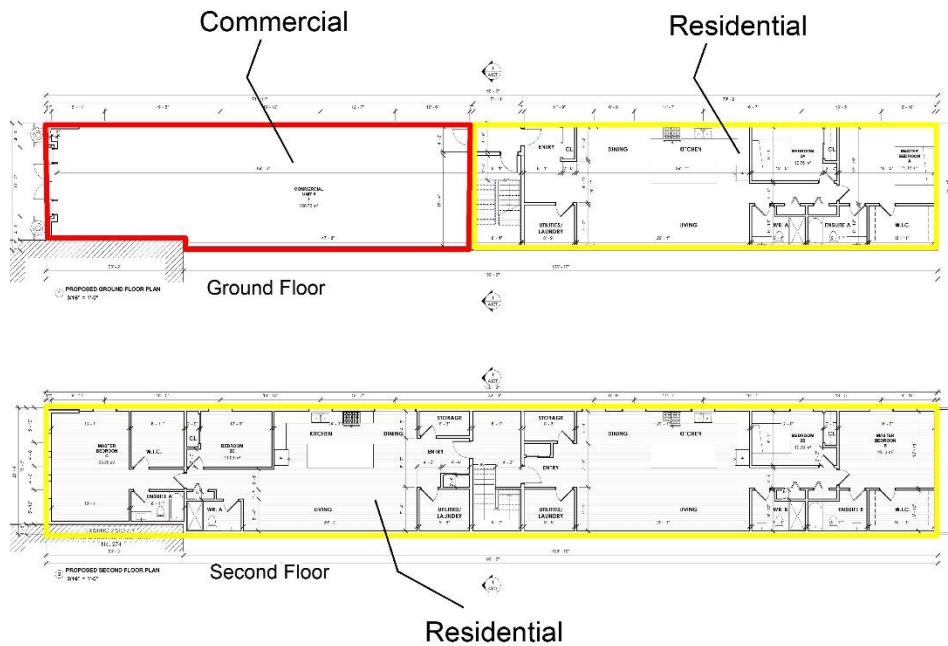
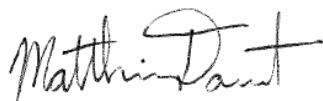


Figure 2. Proposed Floor Plan.

Planning staff have concerns with proposed floor plan and would recommend the applicant eliminate and convert the area outlined in yellow on the ground floor to commercial (which is proposed for residential (see Figure 2)).

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

Yours truly,

A handwritten signature in black ink that reads "Matthieu Daoust". The signature is written in a cursive style with a large, stylized 'D'.

Matthieu Daoust, MCIP RPP
Senior Planner

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

January 16, 2023

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Minor Variance A24-22
250 Main Street South
Part Lot 22
Geographic Town of Mount Forest
Township of Wellington North

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

Purpose

The purpose and effect of the application is to provide relief from the minimum width requirements for a proposed driveway. The proposed variance will permit a reduced driveway width of 3 m (9.84 ft) whereas the By-law requires a minimum width of 6 m (19.6 ft). Additionally, relief is sought to permit one residential unit to be located on the main floor of a commercial use, occupying 50% of the ground floor area. Other variances may be considered where deemed appropriate.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the County of Wellington Official Plan. Additionally, the property not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Township of Wellington North
Proposed Minor Variance A24-22
January 16, 2023
Page 2 of 2

Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO\

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