

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
TUESDAY, MAY 23, 2023 @ 7:00 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/81506333284>

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: 815 0633 3284

**PAGE  
NUMBER**

**CALLING TO ORDER - Chairperson Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

- A02/23 Nathan & Penny Troyer
- A03/23 5053745 Ontario Inc.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, March 20, 2023 (A01/23)

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Recommendation:

THAT the Committee of Adjustment meeting minutes of March 20, 2023 – A01/23 be adopted as presented.

**APPLICATION**

A02/23 – Nathan & Penny Troyer

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Plan Mount Forest N Clyde Street Pt Park Lot 2 RP 61R22096 Part 2. The property is approximately 0.43 ha (1.06 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 permit an existing accessory structure (shed) of 48.31 m<sup>2</sup> (520 ft<sup>2</sup>) on the subject lands prior to the construction of the principal building. 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 April 26, 2023.

**PRESENTATIONS**

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

- Planning Report dated May 17, 2023

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## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Hulsman

- Email dated May 6, 2023 (In Support) 11

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated May 10, 2023 (No Objection) 12

Cassandra Malo, Environmental Planning Technician, Saugeen Conservation

- Letter dated May 17, 2023 14

## 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

- Garnet Troyer (neighboring property) attending in person
- Nathan & Penny Troyer (applicants) attending in person

## DECISION

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

*THAT* the minor variance applied for in Application A02/23, for the property described as Plan Mount Forest N Clyde Street Pt Park Lot 2 RP 61R22096 Part 2, in the town of Mount Forest, to provide the following relief;

1. **THAT the existing accessory structure be permitted to remain on site, ahead of the construction of the main use, whereas the By-Law requires the construction of the main use ahead of the construction of an accessory structure.**

## APPLICATION

A03/23 – 5053745 Ontario Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Block 15, 20  
Registered Plan 61M-253 and is municipally known as 97-119 Jack's Way. The subject lands are approximately 0.31 ha (0.76 ac) in size. The location of the property is shown on the map attached.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum lot area and minimum lot frontage requirements to facilitate the construction of a 12 unit townhouse development. The applicant is proposing to construct 12 townhouse units with a lot area of 208 m<sup>2</sup> (2,238.9 ft<sup>2</sup>) and a lot frontage of 6.2 m (20.3 ft). 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 May 3, 2023.

## PRESENTATIONS

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

- Planning Report dated May 17, 2023 21

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Barbara M.J. Baranow, Analyst Land Support, Enbridge Gas Inc.

- Email dated May 2, 2023 (No Objection) 23

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated May 8, 2023 (No Objection) 24

Erik Downing, Manager, Environmental Planning & Regulations, Saugeen Conservation

- Letter dated May 17, 2023 (No Objection) 26

## 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

- Brad Wilson (Property Owner) attending in person

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

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

*THAT* the minor variance applied for in Application A03/23, for the property described as Block 15, Registered Plan 61M-253 and municipally known as 97-119 Jack's Way, in the town of Mount Forest, to provide the following relief;

1. **THAT a reduced Minimum Lot Area of 208 m<sup>2</sup> (2,238.9 ft<sup>2</sup>), per dwelling, be permitted, for a proposed 12-unit townhouse development, whereas the By-law requires 232.0 m<sup>2</sup> (2,497.3 ft<sup>2</sup>) per dwelling.**
2. **THAT a reduced Minimum Lot Frontage of 6.2 m (20.3 ft), per dwelling, be permitted, for a proposed 12-unit townhouse development, whereas the By-law requires 6.5 m (21.3 ft) per dwelling.**

## ADJOURNMENT

Recommendation:

*THAT* the committee of adjustment meeting of May 23, 2023 be adjourned at \_\_\_\_\_.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT**  
**MARCH 20, 2023 @ 7:00 P.M.**  
**HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**  
<https://www.youtube.com/watch?v=Rvhy9EFmSZY>

**Members Present:**

**Mayor:** Andrew Lennox  
**Councillors:** Sherry Burke  
Lisa Hern  
Steve McCabe  
Penny Renken

**Staff Present:**

**Chief Administrative Officer:** Brooke Lambert  
**Director of Legislative Services/Clerk:** Karren Wallace  
**Deputy Clerk:** Catherine Conrad  
**Human Resources Manager:** Amy Tollefson  
**Director of Finance:** Farhad Hossain  
**Deputy Treasurer:** Mary Jo Marshall  
**Chief Building Official:** Darren Jones  
**Economic Development Officer:** Dale Small  
**Director of Operations:** Matthew Aston  
**Manager of Transportation Services:** Dale Clark  
**Manager of Environment and Development Services:** Corey Schmidt  
**Recreation Services Manager:** Tom Bowden  
**Deputy Fire Chief:** Marco Guidotti  
**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, March 6, 2023 (A24/22)

RESOLUTION: CoA 2023-006

Moved: McCabe

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of March 6, 2023 – A 24/22 be adopted as presented.

CARRIED

**APPLICATION**

A01/23 Marian Reynolds

THE LOCATION OF THE SUBJECT PROPERTY is described N Part Lot 24, Concession 6 and is municipally known as 8736 Concession 6 S. The property is approximately 4 ha (9.88 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be

located in an accessory structure. The applicant is proposing to construct a stand alone 1,668 ft<sup>2</sup> residential dwelling. The proposed dwelling is required to meet all other accessory structure provisions of Section 6.1. 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 March 2, 2023.

## **PRESENTATIONS**

Curtis Marshall, Manager of Development Planning, reviewed the report prepared by Matthieu Daoust, Senior Planner, and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated March 20, 2023

Planning Opinion: The variance requested would provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be located in an accessory structure. The applicant is proposing to build a stand alone 1,668 ft<sup>2</sup> (154.96 m<sup>2</sup>) residential dwelling on the subject lands.

We have no concerns with the application as it generally maintains the intent and purpose of the Official Plan and Zoning By-law as the lands are located within an agricultural area and zoned accordingly.

## **SUBJECT PROPERTY AND LOCATION**

The location of the subject property is described as N Part Lot 24, Concession 6 and is municipally known as 8736 Concession 6 S. The property is approximately 4 ha (9.88 ac) in size has an existing dwelling and a shed.

## **PROPOSAL**

The purpose of this application is to provide relief from Section 6.29.2c of the Zoning By-law which states that an Additional Dwelling Unit (Detached) shall be located in an accessory structure. The applicant is proposing to build a stand alone 1,668 ft<sup>2</sup> (154.96 m<sup>2</sup>) residential dwelling on the subject lands.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURAL and GREENLANDS. 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 Agricultural (A). Section 6.29.2 of the Zoning By-law permits an additional dwelling unit to be constructed in any zone where a single detached, semi-detached or street townhouse dwelling is permitted. The applicant is proposing to build a standalone 1,668 ft<sup>2</sup> (154.96 m<sup>2</sup>) dwelling on the subject lands. Planning staff note the proposed ADU meets all other requirements of the Section 6.29.2 and 6.1. The following relief is requested:

<b>Residential Additional Dwelling Unit (ADU)</b>	<b>Required</b>	<b>Proposed</b>
Additional Dwelling Unit (Detached) Section 6.29.2c	Located in an accessory structure	Stand alone dwelling

The variance requested is minor and appropriate for the use of the lot. 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**

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated March 13, 2023 (No Objections)

### **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**

Marian Reynolds, applicant and Nick Reynolds, agent, were present to answer questions regarding the application.

### **COMMENTS/QUESTIONS FROM THE COMMITTEE**

Councillor McCabe inquired what is minimum acreage this is allowed on. Mr. Marshall explained that there isn't a minimum size. In the agricultural zone an accessory residential unit is permitted either in the dwelling or in an accessory dwelling. There needs to be sufficient area to provide a well and septic.

### **DECISION**

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A01/23, for the property described as Part Lot 24, Concession 6 S, geographic Township of Arthur, with a civic address of 8736 Concession 6 S, to provide the following relief;

- 1. THAT a standalone additional dwelling unit (detached) be permitted, whereas the By-law requires an additional dwelling unit (detached) to be located in an accessory structure.**

APPROVED

**ADJOURNMENT**

RESOLUTION: CoA 2023-007

Moved:           Hern

Seconded:       Renken

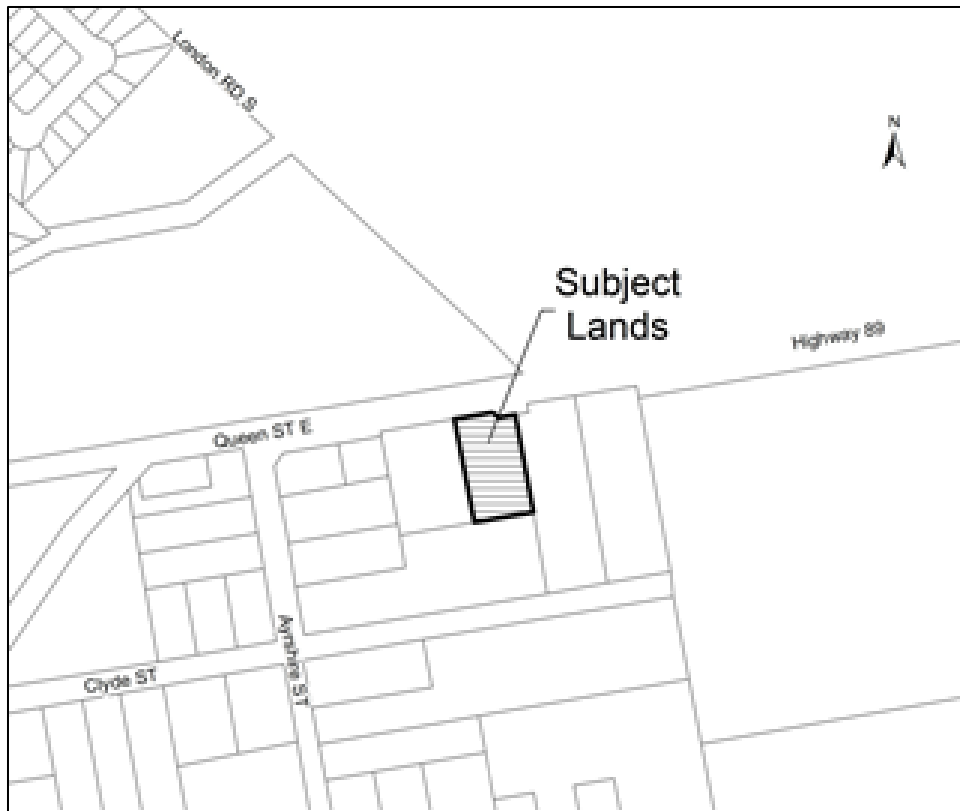
THAT the committee of adjustment meeting of March 20, 2023 be adjourned at 7:14 p.m.

CARRIED

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

\_\_\_\_\_  
Chair

**NATHAN & PENNY TROYER**







## 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

May 17<sup>th</sup>, 2021

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 A02/23**  
**Plan Mount Forest N Clyde Street Part Park Lot 2 RP 61R22096 Part 2**  
**Nathan and Penny Troyer**

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

**Planning Opinion:** The variance requested would provide relief from Section 6.1.5a of the Zoning By-law, which states no accessory structure building or accessory use shall be established on any lot or site until the main building has commenced construction. The applicant is proposing to retain the existing shed of 48.31 m<sup>2</sup> (520 ft<sup>2</sup>) for storage prior to the construction of a single detached dwelling.

We have no concerns with the requested relief and 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 Plan Mount Forest N Clyde Street Part Park Lot 2 RP 61R22096 Part 2. The property is approximately 0.43 ha (1.06 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from Section 6.1.5a of the Zoning By-law, which states no accessory structure building or accessory use shall be established on any lot or site until the main building has commenced construction. The applicant is proposing to retain the existing accessory structure (shed) of 48.31 m<sup>2</sup> (520 ft<sup>2</sup>) for storage prior to the construction of a single detached dwelling.



Figure 1. 2020 Aerial photo

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL and URBAN CENTRE (Mt 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 Unserviced Residential (R1A). The applicant is proposing to retain the existing accessory structure ahead of the construction of the main use (i.e. residential dwelling) with the following required variance:

<b>Establishment of an Accessory Building or Use Regulations</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Accessory Building</b> (Section 6.1.5a)	Construction of main use ahead of construction of an accessory structure	Construction of an accessory structure ahead of construction of main use	N/A

The variance requested is minor and appropriate for the use of the lot. The subject lot was created as a result of severance application B14-21. The applicant has indicated that the shed is currently used for storage purposes. Furthermore, the applicant has indicated there is a long term plan to build a detached dwelling on the subject lands. The variances meet 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

## Tammy Pringle

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**From:** Karren Wallace  
**Sent:** May 8, 2023 7:51 AM  
**To:** Tammy Pringle  
**Subject:** FW: Regarding Minor Variance Application

**Karren Wallace, Director Legislative Services/Clerk**

Phone) 519-848-3620 ext 4227

Email) [kwallace@wellington-north.com](mailto:kwallace@wellington-north.com)

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**From:** Karren Wallace  
**Sent:** Monday, May 8, 2023 7:51 AM  
**To:** 'Laura Hulsman' [REDACTED]  
**Subject:** RE: Regarding Minor Variance Application

Thank you for your email, I will forward to the planning department.

**Karren Wallace, Director Legislative Services/Clerk**

Phone) 519-848-3620 ext 4227

Email) [kwallace@wellington-north.com](mailto:kwallace@wellington-north.com)

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**From:** Laura Hulsman [REDACTED]  
**Sent:** Saturday, May 6, 2023 2:55 PM  
**To:** Karren Wallace <[KWallace@wellington-north.com](mailto:KWallace@wellington-north.com)>  
**Subject:** Regarding Minor Variance Application

Hi Karren,

I am writing this email to address the note we received regarding the Minor Variance Application for the property described as Plan Mount Forest N Clyde Street Pt Park Lot 2 RP 61R22096 Part 2.

This property is adjacent to ours and we have absolutely no concerns about the existing shed on the property and see no reason why it cannot remain prior to the construction of a principal building.

The Troyer's are wonderful neighbours and in the interest of moving this process forward with no more unjust delays we kindly ask that you allow the shed to remain on the property.

Many thanks,

Laura Hulsman and Jordan Walmsely

## Tammy Pringle

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**From:** Source Water [REDACTED]  
**Sent:** May 10, 2023 10:30 AM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A02/23  
Troyer (Queen St E)  
**Attachments:** WHPA\_Map\_2349000003049020000.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

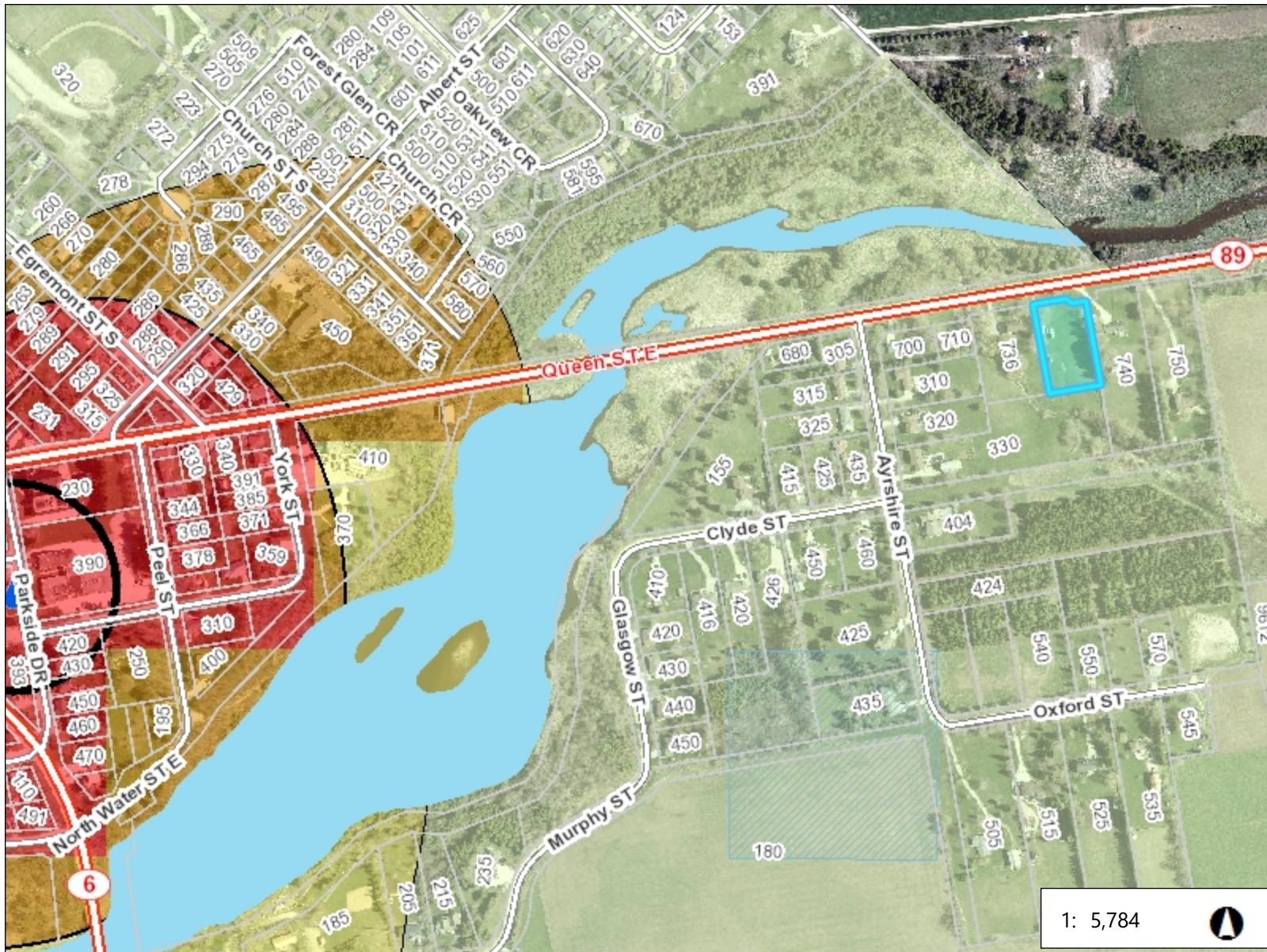
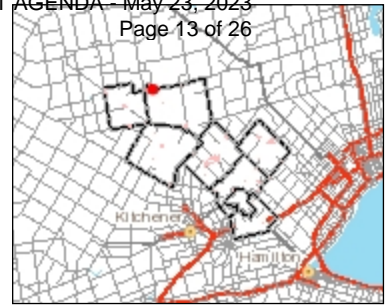
Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [REDACTED]  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.





2349000003049020000, Mount Forest



**Legend**

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Well Locations**
  - Existing
  - Proposed
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Road lookup

1: 5,784

0.3 0 0.15 0.3 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

**Notes**

SENT ELECTRONICALLY ([tpringle@wellington-north.com](mailto:tpringle@wellington-north.com))

May 17, 2023

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A02-23 (Troyer)  
Unassigned Civic Address, Queen Street East  
Roll No. 234900000304902  
Plan Mount Forest N Clyde Street Part Park Lot 2  
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). The application has also been reviewed through our role as a public body under the Planning Act as per SVCA's Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## Purpose

The purpose and effect of the application is to permit an existing accessory structure (shed) of 48.31 m<sup>2</sup> (520 ft<sup>2</sup>) on the subject lands prior to the construction of the principal building. Other variance may be considered where deemed appropriate.

## Recommendation

The application is generally acceptable to SVCA staff. We elaborate in the paragraphs below.

May 17, 2023

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## **Delegated Responsibility and Advisory Comments**

### **Natural Hazards**

A small area of the property is designated Core Greenlands in the County of Wellington Official Plan (OP), Schedule A6-1 Mount Forest-Wellington North. The Core Greenlands designation generally matches the SVCA Hazard Land mapping, which is representing a natural hazard feature, specifically an unnamed tributary of the South Saugeen River (and its floodplain) that traverses on the lands adjacent to the property. SVCA staff note that the property is not zoned R1A-12 in the Township of Wellington North Zoning By-law, Schedule A-3, though as part of the next update to the zoning by-law, a small area could be zoned R1A-12 to coincide with the Core Greenlands designation and SVCA Hazard Land mapping for the property. Regardless, it is the opinion of SVCA staff that the existing detached accessory building is not located in the Core Greenlands designation, or within the SVCA Hazard Lands.

### **Provincial Policy Statement – Section 3.1**

Section 3.3.1 of the PPS (2020) states, in part, that development shall generally be directed to areas outside of hazardous lands, and hazardous sites.

### **Wellington County Official Plan Policies**

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of Hazardous Lands.

It is the opinion of SVCA staff that the proposal is consistent with the PPS (2020), and the Wellington County OP.

### **Drinking Water Source Protection**

The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities. The subject property appears to SVCA staff to be located within an area that is subject to the local Source Protection Plan where applicable policies may apply. A separate Notice from the local Risk Management Official may be required as specified under the Clean Water Act, 2006 to allow your project to proceed. Please contact the Risk Management Official (RMO) Kyle Davis at [kdavis@centrewellington.ca](mailto:kdavis@centrewellington.ca) directly for more information on the Source Protection Plan policies.

### **SVCA Regulation 169/06**

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and



May 17, 2023

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wetlands. Subject to the Conservation Authorities Act (CAA), development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The southern part of the property is within the SVCA 'Approximate Screening Area' associated with Ontario Regulation 169/06. As such, development and/or site alteration within this area requires the permission from SVCA, prior to carrying out the work. For the property, the SVCA Approximate Screening Area is identifying the watercourse (unnamed tributary of the South Saugeen River), its associated floodplain and an offset distance from the floodplain edge.

"Development" as defined under the Conservation Authorities Act means:

- 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.

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### **SVCA Permission for Development or Alteration**

Development or alteration including construction, reconstruction, grading, filling or excavation within the SVCA Approximate Screening Area may require permission (SVCA permit) prior to those works commencing.

However, based on the plan submitted as part of the application, the accessory building is located entirely outside the SVCA Approximate Screening Area and so a permit from the SVCA is not required.



May 17, 2023

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## Summary

SVCA staff has reviewed this application in accordance with our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act. Additionally, we have screened the proposed to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

The application is generally acceptable to SVCA staff.

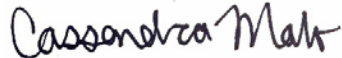
Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated;  
and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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.

Should you have any questions, please contact the undersigned.

Sincerely,



Cassandra Malo  
Environmental Planning Technician  
Saugeen Conservation  
CM/

Enclosed: SVCA Map

cc: Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, Authority Member, SVCA (via email)



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro




May 17, 2023



UTM Zone 17N, NAD 83

1:1000

**Legend**

-  Watercourse
-  SVCA Hazard Lands, Recommended R1A-12 Zone
-  Subject Property

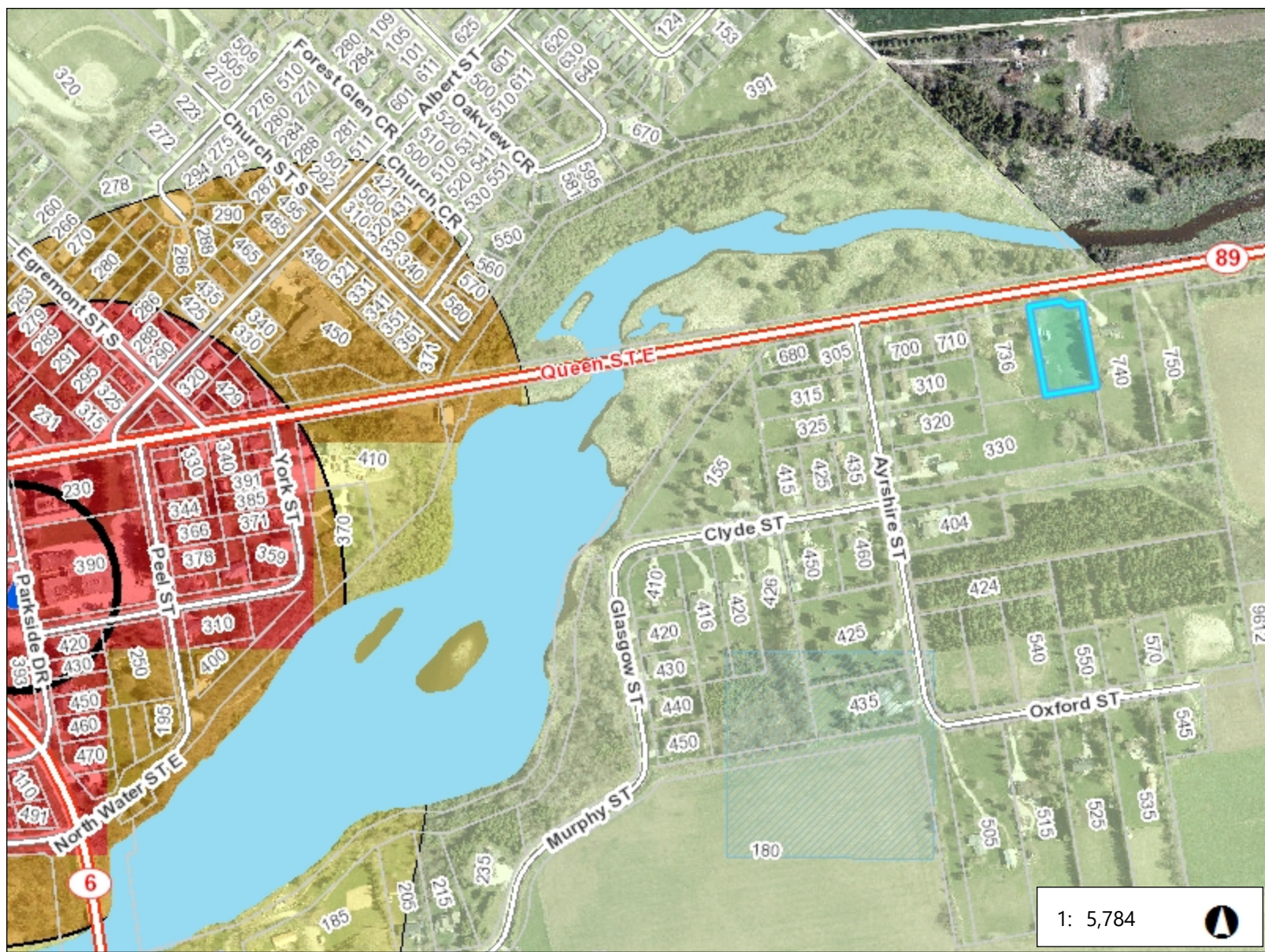
A02-23 (Troyer)  
Unassigned Address,  
Queen Street East  
Roll No. 23490000304902  
Town of Mount Forest  
Township of Wellington North







2349000003049020000, Mount Forest



**Legend**

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Well Locations**
  - Existing
  - Proposed
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8, D; 8; C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Road lookup

1: 5,784

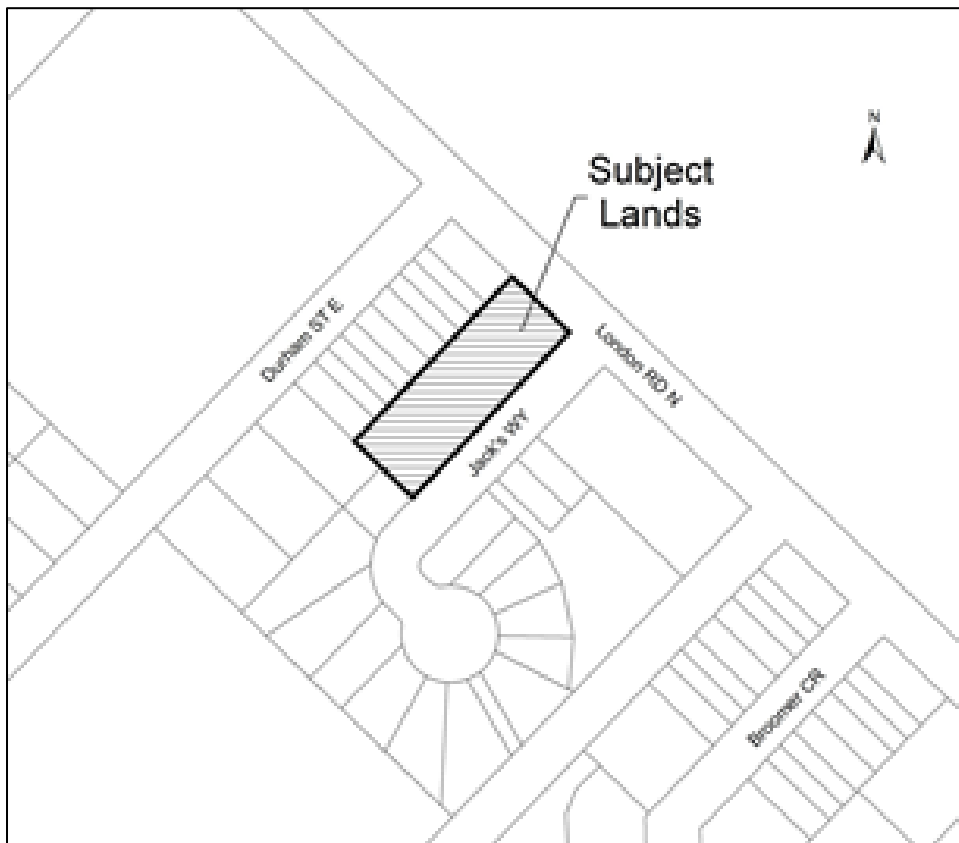


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**Notes**



5053745 ONTARIO 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

May 17<sup>th</sup>, 2023

Mr. Darren Jones, CBO  
Township of Wellington North Committee of Adjustment  
7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Mr. Jones,

Re: **Minor Variance Application A03/23**  
**97-119 Jack's Way**  
**Block 15, RP 61M-253**  
**5053745 Ontario Inc.**

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

**Planning Opinion:** The variance requested would provide relief from the minimum lot area and minimum lot frontage requirements to facilitate the construction of a 12-unit townhouse development. The applicant is proposing to construct 12 townhouse units with a lot area of 208 m<sup>2</sup> (2,238.9 ft<sup>2</sup>) and a lot frontage of 6.2 m (20.3 ft). The subject property is vacant and is approximately 0.3 ha (0.76 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 Block 15, RP61M-253 and is municipally known as 97-119 Jack's Way. The property is approximately 0.3 ha (0.76 ac) in size. The location is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum lot area and minimum lot frontage requirements to facilitate the construction of a 12-unit townhouse. The applicant is proposing to construct 12 townhouse units with a lot area of 208 m<sup>2</sup> (2,238.9 ft<sup>2</sup>) per dwelling and a lot frontage of 6.2 m (20.3 ft) per dwelling.



Figure 1. 2020 Aerial photo

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is located in the Urban Center of Mount Forest 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 (R3). The subject property is vacant and is approximately 0.3 ha (0.76 ac) in size. The variance requested would provide relief from Zoning By-law 66-01, Section 13.2.1.1 for a reduced minimum lot area of 208 m<sup>2</sup> (2,238.9 ft<sup>2</sup>) per dwelling and Section 13.2.1.2 for a reduced minimum lot frontage of 6.2 m (20.3 ft) per dwelling to facilitate the construction of a 12-unit townhouse.

<b>Regulation Street Townhouse (Each Residential Dwelling Units)</b>	<b>Minimum Required</b>	<b>Proposed</b>	<b>Difference</b>
Minimum Lot Area Section 13.2.1.1	232.0 m <sup>2</sup> (2,497.3 ft <sup>2</sup> )	208 m <sup>2</sup> (2,238.9 ft <sup>2</sup> )	24 m <sup>2</sup> (258.4 ft <sup>2</sup> )
Minimum Lot Frontage Section 13.2.1.2	6.5 m (21.3 ft.)	6.2 m (20.3 ft)	0.3 m (1 ft)


The variance requested is minor and appropriate for the use of the lot. 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.

Yours truly,




---

Asavari Jadhav  
 Junior Planner




---

Matthieu Daoust, RPP MCIP  
 Senior Planner

## Tammy Pringle

---

**From:** Ontario Lands [REDACTED]  
**Sent:** May 2, 2023 3:24 PM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03/23 97  
-119 Jack's Way

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**  
**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

## Tammy Pringle

---

**From:** Source Water [REDACTED]  
**Sent:** May 8, 2023 3:32 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03/23 97  
-119 Jack's Way  
**Attachments:** WHPA\_Map\_JacksWay.pdf

Thanks Tammy. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,  
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

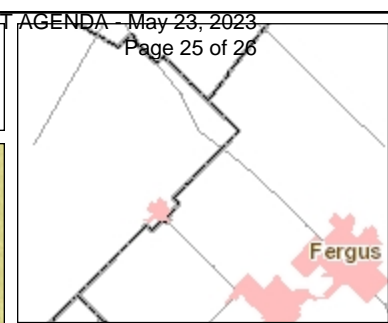
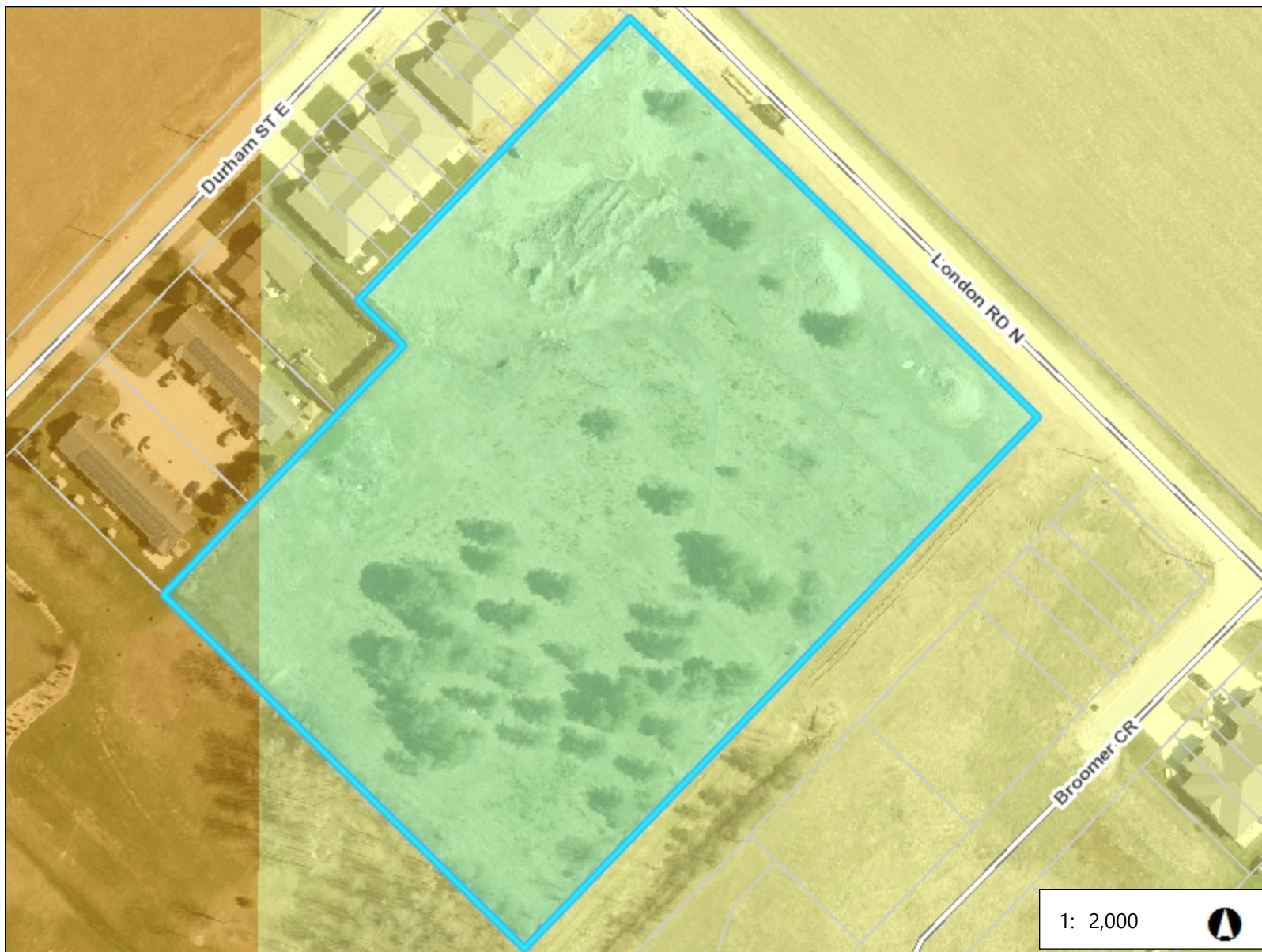
Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x236 | [REDACTED]  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.





# Jack's Way Subdivision - London Road North, Mount Forest



### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- **Well Locations**
- Wellhead Protection Area Boundaries**
  - A
  - B
  - C
  - D
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Vulnerability Score**
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.1 0 0.05 0.1 Kilometers



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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

### Notes

SENT ELECTRONICALLY ONLY ([tpringle@wellington-north.com](mailto:tpringle@wellington-north.com))

May 17, 2023

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Minor Variance A03/23  
Block 15, Registered Plan 61M-253 and is municipally known as 97-119 Jack's Way  
Geographic Town of Mount Forest  
Township of Wellington North Wilson

Saugeen Valley Conservation Authority (SVCA) staff have reviewed the proposed minor variance in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

Authority staff provided comments dated May 22, 2019, January 30, 2020, November 2, 2021, and January 18, 2022 associated with the subdivision, and engineering reports. Please refer to those letters for more details on the subject property. Authority staff are of the opinion that this proposal appears to comply with the relevant policies of the Wellington County Official Plan and Provincial Policies.

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

Yours Sincerely,



Erik Downing  
Manager, Environmental Planning & Regulations  
Saugeen Conservation  
ED/

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