

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
JUNE 5, 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/89156653198>

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: 891 5665 3198

**PAGE
NUMBER**

CALLING TO ORDER - Chairperson Lennox

DISCLOSURE OF PECUNIARY INTEREST

- A04/23 Red Maple Land Co.
- A05/23 Cachet Developments (Arthur) Inc.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, May 23, 2023 (A02/23, A03/23)

4

Recommendation:

THAT the Committee of Adjustment meeting minutes of May 23, 2023 – A02/23 & A03/23 be adopted as presented.

APPLICATION

A04/23 Red Maple Land Co.

THE LOCATION OF THE SUBJECT PROPERTY is described as Con WOSR Divs 1 & 3 Pt Div 2 Lot 32 and is Municipally known as 8648 Highway 6. The property is approximately 59.75 ha (147.6 ac) in size. The location of the property is shown on the map attached. 10

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation I (MDS I) setback requirements. The applicant has received conditional approval for a severance (B122-22) and cannot meet the minimum distance required to the nearest neighboring barns. 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 16, 2023.

PRESENTATIONS

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

- Planning Report dated June 5, 2023 11

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated May 25, 2023 (No Objection) 13

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 A04/23, for the property described as Con WOSR Divs 1 & 3 Pt Div 2 Lot 32, with a civic address of 8648 Highway 6, to provide the following relief;

1. **THAT a reduced Minimum Distance Separation I (MDS I) setback of 200 m (656 ft) be permitted, for a proposed residential dwelling, whereas the By-Law requires 565m (1,854 ft).**

APPLICATION

A05/23 Cachet Developments (Arthur) Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan 61M248 Blk 138 & 139. The property is approximately 11.08 ha (27.37 ac) in size. The location of the property is shown on the map attached. 16

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum exterior side yard setback for two proposed street townhouse units. Through detailed design it was identified that two street townhouse require relief to permit a 4.34 m (14.28 ft) and 4.36 m (14.36 ft) exterior side yard setback. 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 16, 2023.

PRESENTATIONS

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

- Planning Report dated June 5, 2023 17

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Daneille Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated May 15, 2023 (No Objection) 20

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Email dated May 25, 2023 (No Objection) 22

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 A05/23, for the property described as Plan 61M248 Blk 138 & 139 and municipally known as 474-484 Adelaide Street and 156-166 Waters Way, Arthur, to provide the following relief;

1. **THAT a reduced exterior side yard setback of 4.34 m (14.28 ft) be permitted for the proposed street townhouse units on Block 138, whereas the By-Law requires 4.5m (14.8 ft).**
2. **THAT a reduced exterior side yard setback of 4.36 m (14.36 ft) be permitted for the proposed street townhouse units on Block 139, whereas the By-Law requires 4.5m (14.8 ft).**

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of June 5, 2023 be adjourned at _____.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2023 AT 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

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
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Recreation Community Coordinator: Tasha Grafos
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, March 20, 2023 (A01/23)

RESOLUTION: CoA 2023-006

Moved: McCabe

Seconded: Renken

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

CARRIED

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 PURPOSE AND EFFECT of the application is to permit an existing accessory structure (shed) of 48.31 m² (520 ft²) 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, presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 17, 2023

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 m² (520 ft²) 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.

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 m² (520 ft²) for storage prior to the construction of a single detached dwelling.

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:

| Establishment of an Accessory Building or Use Regulations | Permitted | Proposed | Difference |
|--|--|--|-------------------|
| Accessory Building (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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Laura Hulsman

- Email dated May 6, 2023 (In Support)

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated May 10, 2023 (No Objection)

Cassandra Malo, Environmental Planning Technician, Saugeen Conservation

- Letter dated May 17, 2023

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

Nathan & Penny Troyer, applicants were in attendance.

Garnet Troyer, neighboring property owner, attended in person. This was his property that was severed two years ago at which time a his shed and was left on the new property. It has been there at least 15 years and they would like to leave it with new property.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor Burke commented that she was not concerned with leaving the shed as it is something that would just be built in the future.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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.

APPROVED

APPLICATION

A03/23 – 5053745 Ontario Inc.

THE LOCATION OF THE SUBJECT PROPERTY is described as Block 15, 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 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 m² (2,238.9 ft²) 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, presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 17, 2023

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 m² (2,238.9 ft²) 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 m² (2,238.9 ft²) per dwelling and a lot frontage of 6.2 m (20.3 ft) per dwelling.

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 m² (2,238.9 ft²) 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.

| Regulation Street Townhouse (Each Residential Dwelling Units) | Minimum Required | Proposed | Difference |
|--|--|--|---|
| Minimum Lot Area Section 13.2.1.1 | 232.0 m ² (2,497.3 ft ²) | 208 m ² (2,238.9 ft ²) | 24 m ² (258.4 ft ²) |
| 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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

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

- Email dated May 2, 2023 (No Objection)

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated May 8, 2023 (No Objection)

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

- Letter dated May 17, 2023 (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

Brad Wilson (Property Owner) and Dana Kieffer, Cobide Engineering, attended virtually to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

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 m² (2,238.9 ft²), per dwelling, be permitted, for a proposed 12-unit townhouse development, whereas the By-law requires 232.0 m² (2,497.3 ft²) 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.

APPROVED

ADJOURNMENT

RESOLUTION: 007-2023

Moved: Councillor Burke

Seconded: Councillor Hern

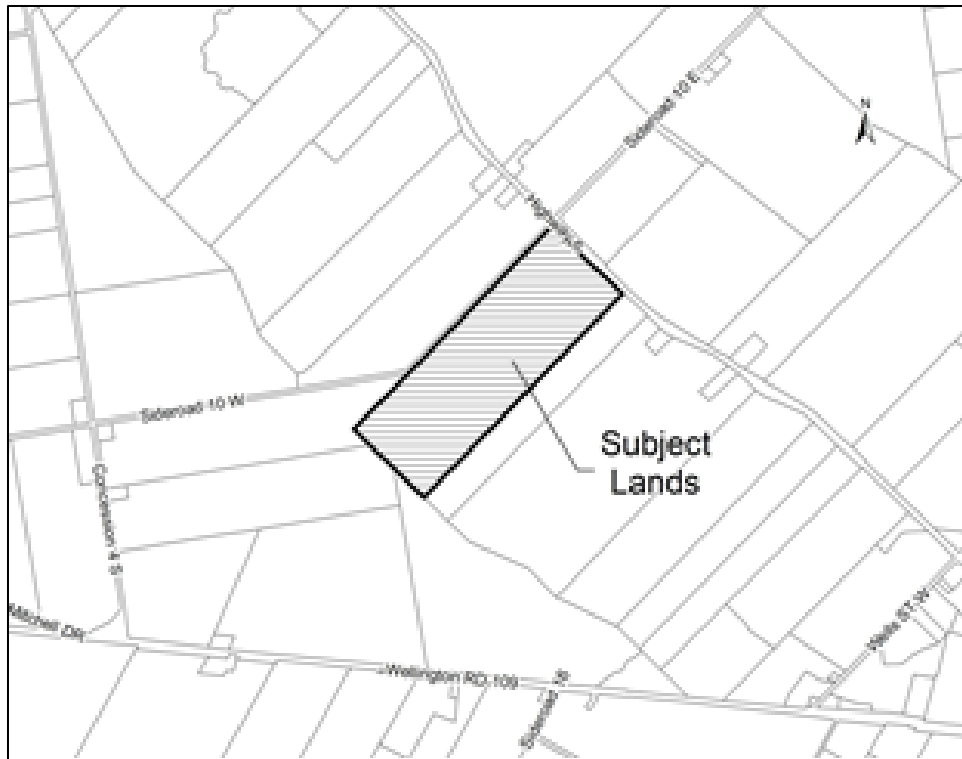
THAT the committee of adjustment meeting of May 23, 2023 be adjourned at 7:12 p.m.

CARRIED

MAYOR

CLERK

RED MAPLE LAND CO.





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

June 5th, 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 A04/23**
CON WOSR DIVS 1 & 3 PT DIV 2 LOT 32
8648 Highway 6
Red Maple Land Co.

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion

The variance requested to provide relief from MDS I setback requirements. This variance is a condition of severance application B122/22, that was granted provisional consent by Wellington County Land Division Committee in November 2022. The proposed new lot does not meet the Minimum Distance Separation I (MDS I) required to the nearest neighbouring barn at 8627 Highway 6. The consent will sever a 3 ha (7.40 ac) rural residential parcel from the retained 58.3 ha (144.06 ac) agricultural parcel with an existing dwelling, barn and a drive shed.

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

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Con WOSR Div 1 & 3 Pt Div 2 Lot 32 with a civic address of 8648 Highway 6. The rezoning is a condition of severance application B122/22. The proposed severed parcel is a 3 ha (7.40 ac) rural residential parcel and a 58.3 ha (144.06 ac) agricultural parcel is retained with an existing dwelling, barn and a drive shed. The location of the property is shown on Figure 1.

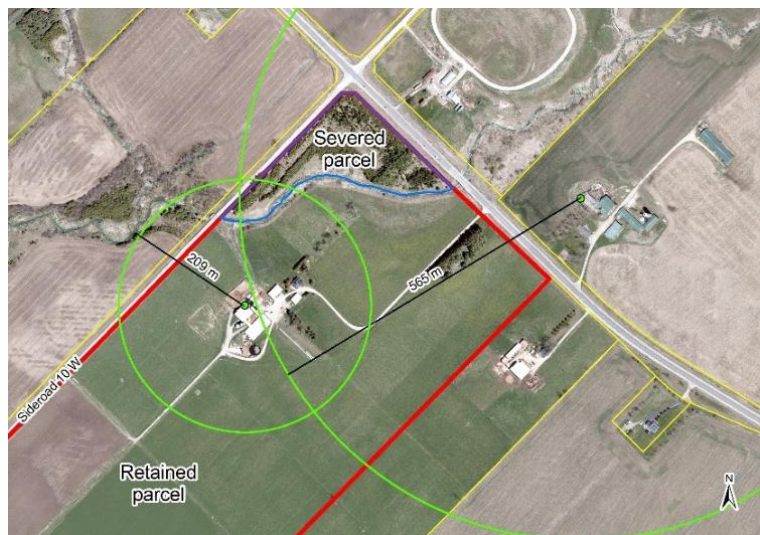


Figure 1. 2020 Aerial photo of subject lands

PROPOSAL

This proposal is a condition of a severance application B122/22 to provide relief from the Minimum Distance Separation I (MDS I) requirements for a Type A land use. The proposed severed parcel is a 3 ha (7.40 ac) rural residential parcel and a 58.3 ha (144.06 ac) agricultural parcel is retained with an existing dwelling, barn and a drive shed. The severed lot does not meet the Minimum Distance Separation I (MDS I) required to the nearest neighbouring barns at 8627 Highway 6.

Provincial Policy Statement (PPS)

The subject property is within an area of PRIME AGRICULTURAL land. Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS I distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration. Guideline #41 of the MDS Implementation Guidelines states that “for the lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling)”.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Identified features include a Grand River Conservation Authority regulated Flood Plain. 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 Agriculture (A) and Natural Environment (NE). The location of the proposed new lot configuration does not meet the Minimum Distance Separation (MDS I) and require the following relief:

| Minimum Distance Separation – MDS I Section 6.17.1 | Required | Proposed | Difference |
|--|---------------------|-------------------|---------------------|
| 8627 Highway 6 | 565 m (1,854 ft) | 200 m (656 ft) | 365 m (1,198 ft) |

Planning staff note that the existing bank barn at 8627 Highway 6 appears to be unused and is missing parts of the roof and siding. An evaluation of the bank barn structure was not provided verifying the shape and stability of the structure. The MDS guidelines (Section 8.5) apply to barns which are “reasonably capable”. Planning staff have included the barn in the calculation in the absence of any specific information on the shape of the barn. If the barn was not “reasonably capable” of housing livestock it would not be included in the calculation of MDS setbacks. The MDS setback was based on swine (barn at rear) however, the measurement of the setback is taken from the closet barn which is the bank barn.

Overall, 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



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 25, 2023

via email

GRCA File: A04-23 – 8648 Highway 6

Tammy Pringle, Development Clerk
Township of Wellington North
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

Re: Application for Minor Variance A04/23
8648 Highway 6, Township of Wellington North
Red Maple Land Company Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains Mitchell's Creek, an additional watercourse, floodplain, valley slopes, and the regulated allowance adjacent to these features. A copy of our resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The application requests relief from the MDS I setback requirements. The relief is required to satisfy a condition of approval for Consent Application B122-22. A building envelope outside of the natural hazard features has been identified on the severed parcel and impacts on the natural hazard features are not anticipated as a result of the proposed development. Based on the above, GRCA has no objection to the approval of this minor variance application.

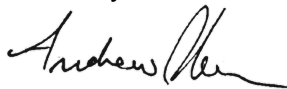
We wish to acknowledge receipt of the applicable plan review fee associated with B122-22. As such, a plan review fee for this application is not required.

For Municipal Consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Red Maple Land Company Inc. (via email)



A04/23 - 8648 Highway 6

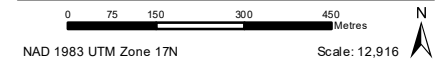


Legend

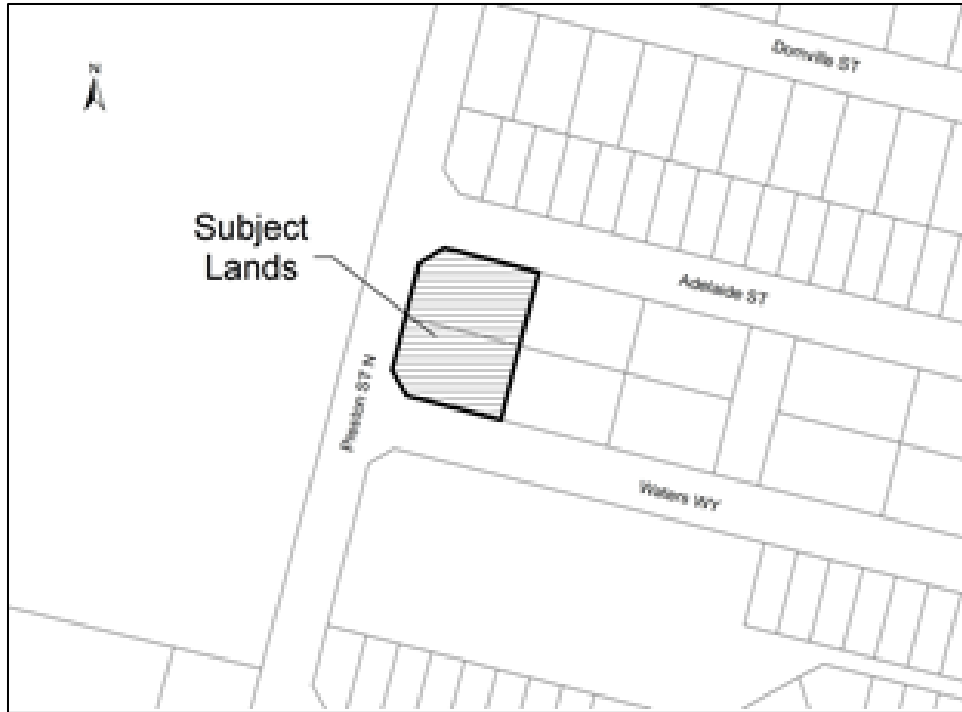
- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



CACHET DEVELOPMENTS (ARTHUR) 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

June 5th, 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 A05/23**
Plan 61M248 Blk 138 & 139
Cachet Developments (Arthur) Inc.
c/o Hatim Jafferjee

Attachment: **1 – Submitted Site Plan – Block 138**
2 – Submitted Site Plan – Block 139

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested would provide relief from the minimum exterior side yard setback for two proposed street town house units. The applicant is proposing to construct two new street townhouse units and with a minimum exterior side yard setback of 4.34m (14.28 ft) and 4.3 m (14.36 ft).

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 61M248 BLK 138 & 139. The property is approximately 11.08 ha (27.37 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum exterior side yard setback for street town house units. The applicant is proposing to construct two new street townhouse units and require minimum exterior side yard setback of 4.34 m (14.28 ft) and 4.3 m (14.36 ft).



Figure 1. 2020 Aerial photo of subject lands

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Arthur. 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 Site Specific Residential (R3-29). The applicant is proposing to construct new street townhouse units require the following variance:

| Lot Regulations Exterior Side Yard, Minimum Section R3-29 | Permitted | Proposed | Difference |
|--|--------------------|----------------------|---------------------|
| Block 138 | 4.5 m (14.8 ft) | 4.34 m (14.28 ft) | 0.16 m (0.52 ft) |
| Block 139 | 4.5 m (14.8 ft) | 4.36 m (14.36ft) | 0.14 m (0.44 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,

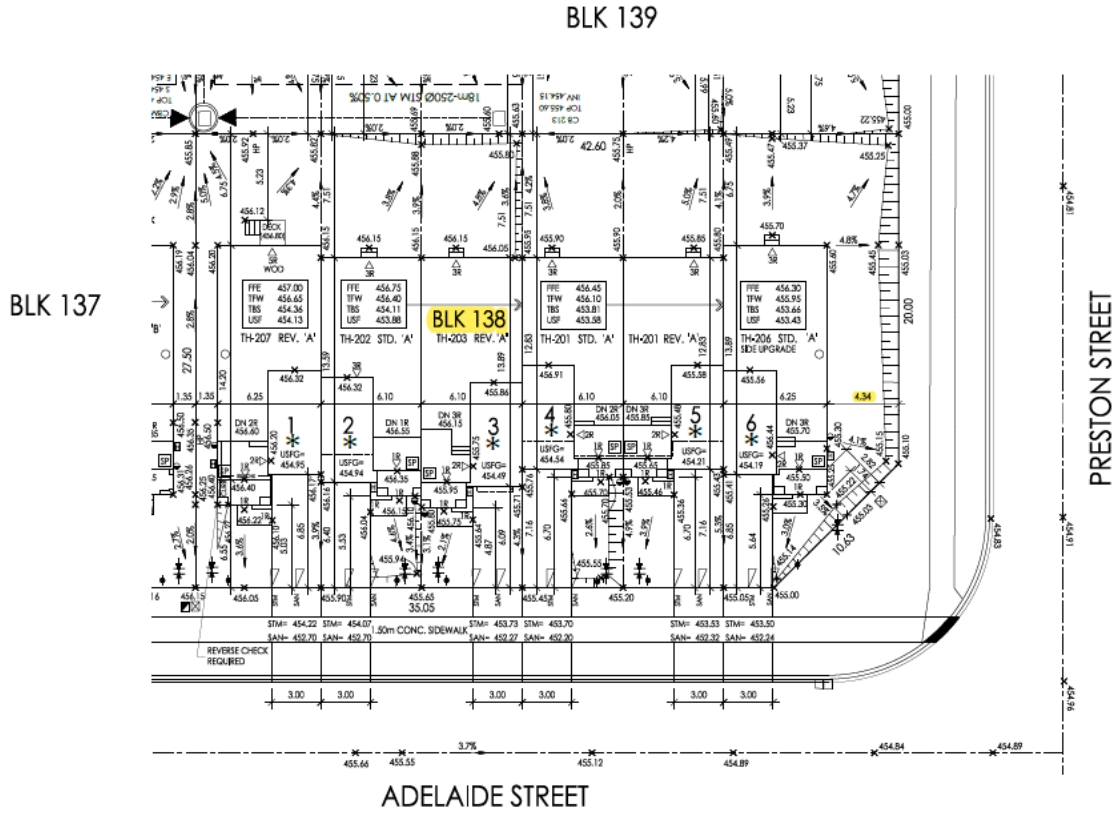


Asavari Jadhav
 Junior Planner

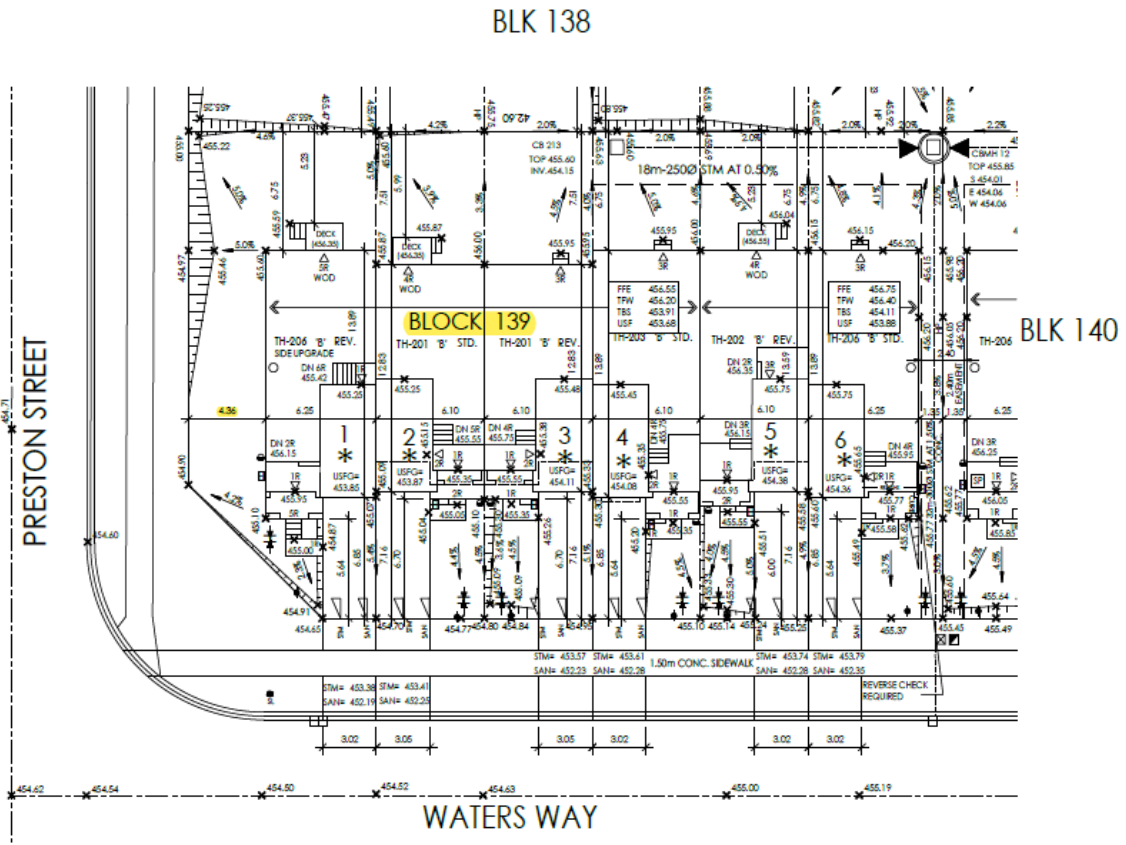


Matthieu Daoust, MCIP RPP
 Senior Planner

Attachment:
1 – Submitted Site Plan – Block 138



2 – Submitted Site Plan – Block 139



Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: May 15, 2023 4:05 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC HEARING OF MINOR VARIANCE APPLICAITON: A05/23 474-484
Adelaide St & 156-166 Waters Way
Attachments: WHPA_Map_Domville_321.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. 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 | DWalker@centrewellington.ca | www.wellingtonwater.ca
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.



321 Domville Street, Arthur



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- 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

1: 723

0.0 0 0.02 0.0 Kilometers



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

Tammy Pringle

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: May 25, 2023 11:30 AM
To: Tammy Pringle
Subject: RE:A05/23 474-484 Adelaide St & 156-166 Waters Way - GRCA Comment

Hi Tammy,

GRCA has no objection to the approval of application A05/23.

The subject properties do not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The property is not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

Sincerely,
Jessica

Jessica Conroy, MES Pl.

Resource Planner

Grand River Conservation Authority

400 Clyde Road, PO Box 729
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Toll-free: 1-866-900-4722

Email: jconroy@grandriver.ca

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