

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT
FEBRUARY 12, 2024 @ 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/81080596621>

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: 810 8059 6621

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

A01/24 Wayne Gingrich

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, January 15, 2024 (A20/23, A21/23)

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Recommendation:

THAT the Committee of Adjustment meeting minutes of January 15, 2024 – A20/23 & A21/23 be adopted as presented.

APPLICATION

A01/24 – Wayne Gingrich

THE LOCATION OF THE SUBJECT PROPERTY is described as Concession 3 Part Lot 2 N Part Lot 3 and is Municipally known as 9570 Concession 2. The property is approximately 73.7 ha (182.1 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 Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct an addition to the existing barn and cannot meet the minimum distance required of 209 m (686 ft) to the nearest Type A land uses (dwelling). 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 29, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated January 31, 2024 10

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Jason Dodds, Environmental Planning Technician, Saugeen Conservation

- Letter dated January 29, 2024 (No Objections) 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 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 A01/24, for the property described as Concession 3 Part Lot 2 N Part Lot 3, with a civic address of 9570 Concession 2, to provide the following relief;

1. **THAT a reduced MDS II to Type A Land Use of 122m (400 ft) be permitted, for a proposed barn addition be permitted, whereas the By-Law requires 209m (686 ft).**

ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of February 12, 2024 be adjourned at

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
JANUARY 15, 2024 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=37VOqTqxjWw>**

Members Present:
Chair: Andrew Lennox
Members: Sherry Burke
Lisa Hern (via Zoom)
Steve McCabe
Penny Renken

Staff Present:
Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Jerry Idialu
Human Resources Manager: Amy Tollefson
Manager Community & Economic Development: Mandy Jones
Community Recreation Coordinator: Tasha Grafos
Economic Development Officer: Dale Small
Senior Project Manager: Tammy Stevenson
Manager Environment & Development Services: Corey Schmidt
Recreation Service Manager: Tom Bowden
Manager of Development Planning: Curtis Marshall
Senior Planner: Jessica Rahim

CALLING TO ORDER

Chair Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

MINUTES OF PREVIOUS MEETING

Committee of Adjustment, December 11, 2023 (A13/23, A14/23, A16/23, A17/23)

RESOLUTION: COA 001-2024

Moved: Burke

Seconded: Renken

THAT the Committee of Adjustment meeting minutes of December 11, 2023 – A13/23, A14/23, A16/23 & A17/23 be adopted as presented.

CARRIED

APPLICATION

A20/23 – John & Helena Klassen

THE LOCATION OF THE SUBJECT PROPERTY is described PLAN CROWN SURVEY PT PARK; LOT 8 RP 61R21412 PART 1 and municipally known as 7820 Wellington RD 109. The property is approximately 0.50 ha (1.24 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to build a shed for personal recreational activities with a height of 22.8 ft (6.94 m). 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 2, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 18, 2023

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 maximum height for an accessory structure. The applicant is proposing to construct a new shed for personal recreational activities. The shed is proposed to have a maximum height of 6.94m (22.8 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 Crown Survey; LOT 8 RP 61R21412 Part 1 and is municipally known as 7820 Wellington RD 109. The property is approximately 0.50 ha (1.24 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicant is proposing to construct a new shed for personal use which will include indoor space for recreational activities. The shed is proposed to have a maximum height of 6.94m (22.8ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated FUTURE DEVELOPMENT within the Primary Urban Centre of Arthur. A portion of the subject property is designated as CORE GREENLANDS with identified environmental features including Grand River Conservation Authority Slope Valley and Slope Erosion Allowance. The proposed accessory building is located outside of the Core Greenlands designation on the subject lands. 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 Zone (R1A). The applicant is proposing to construct a new shed and requires the following variance:

General Regulations	Permitted	Proposed	Difference
Height, Maximum	4.57 m	6.94 m	2.37 m
Section 6.1.3 a	(15 ft)	(22.8 ft)	(7.8 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.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Allan Hodgins, Corridor Management Planner, The Ministry of Transportation of Ontario

- Email dated January 3, 2024 (No Objection)

Kyle Davis, Risk Management Official, Wellington Source Water Protection

- Section 59 Notice – Restricted Land Use Notice, No Prohibition or Risk Management Plan Required

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 COMMENTS/QUESTIONS

John Klassen, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

Councillor McCabe inquired why the Grand River Conservation Authority had no comment when the property backs onto the Conestogo River. Jessica Rahim, Planner, explained that the application would have been circulated to the GRCA. If we didn't receive comment, it may be that they didn't have any concerns. It is located outside of the core greenlands and does meet the setbacks in our Zoning By-law. Mayor Lennox commented that due to elevation flooding is not likely to be an issue.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A20/23, for the property described as PLAN CROWN SURVEY PT PARK; LOT 8 RP 61R21412 PART 1, with a civic address of 7820 Wellington RD 109, to provide the following relief;

1. THAT an increased Maximum Height of 6.94 m (22.8 ft) be permitted, for a proposed accessory building (shed), whereas the By-Law allows 4.57 m (15 ft).

APPROVED

APPLICATION

A21/23 – Pinestone Construction

THE LOCATION OF THE SUBJECT PROPERTY is described as Part 19 & 20, Plan 61R-22549, geographic Town of Arthur, with a civic address of 243 and 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit on the lot. 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 2, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 21, 2023

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

Planning Opinion: The variance requested would provide relief from the minimum front yard landscaped requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit.

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 properties is described as Part 19 & 20, Plan 61R-22549 and are municipally known as 243 & 245 Schmidt Drive. The subject land is approximately 0.08 ha (0.19 ac) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum front yard landscaped area requirements and to permit a permanent parking space to be located in front of the wall of the main dwelling (within the driveway). The applicants are proposing to construct an additional dwelling unit (ADU) in each semi-detached unit. The subject property is zoned Residential (R2), which permits a semi-detached dwelling and one (1) attached ADU per lot.

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.

Section 4.4.6 of the County Official Plan establishes policies specific to Additional Residential Units (ARU's). Section 4.4.6.1 further establishes policies permitting one ARU within the Main Residence. Local municipalities shall enact zoning provisions and should considered the following: "a) that safe road access can be provided; c) that adequate off-street parking can be provided on site for both the main residence and additional residential unit; d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape; e) that adequate amenity areas are provided for the main residence and Additional Residential Unit".

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct an ADU within the semi-detached dwelling and require the following variances:

Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
Front Yard, Minimum Landscape Requirement (Section 12.3 ii)	50%	35%	15%
Location of Parking Area & Spaces (Section 6.27.4)	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 minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. The dwelling is setback from the road which provides for a 12 m (39.4 ft) long driveway. This will allow for the permanent parking space to be setback from the roadway and located outside the required front yard. 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 January 2, 2024 (No Objection)

Allan Hodgins, Corridor Management Planner, The Ministry of Transportation of Ontario

- Email dated January 3, 2024 (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 COMMENTS/QUESTIONS

David Kooiman, Pinestone Construction, was present 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 A21/23, for the property described as Part 19 & 20, Plan 61R-22549, with a civic address of 243 and 245 Schmidt Drive, to provide the following relief;

1. THAT a reduced Front Yard Minimum Landscape Area of 35% be permitted, for each of the semi-detached dwelling units, whereas the By-law requires 50%.
2. THAT one permanent parking space be permitted in front of the front wall of each of the semi-detached dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).

APPROVED

ADJOURNMENT

RESOLUTION: COA 002-2024

Moved: McCabe

Seconded: Hern

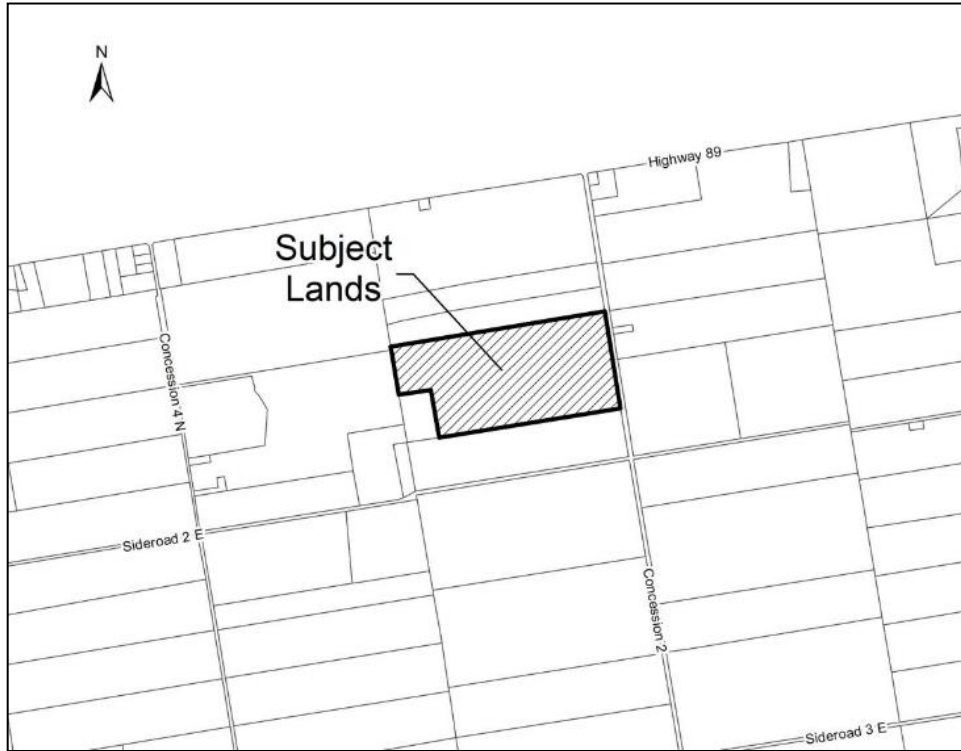
THAT the Committee of Adjustment meeting of January 15, 2024 be adjourned at 2:38 p.m.

CARRIED

CHAIRPERSON

CLERK

A01/24 WAYNE GINGRICH – 9570 CONCESSION 2





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

January 31st, 2024

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 A01/24**
Concession 3 Part Lot 2 N & Part Lot 3
9570 Concession 2
Wayne Gingrich

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 Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct an addition to the exiting barn and cannot meet the minimum distance required of 209 m (686 ft) to the nearest Type A land uses (dwelling).

We have no concerns with the relief requested for the new barn addition. The location of the new barn provides operational efficiency. 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 Concession 3, Part Lot 2 N & Part Lot 3 and is Municipally known as 9570 Concession 2. The property is approximately 73.7 ha (182.1 ac) in size and is occupied by a barn, drive shed, shop, and dwelling. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct an addition to the exiting barn and cannot meet the minimum distance required to the nearest dwelling at 9586 Concession 2.

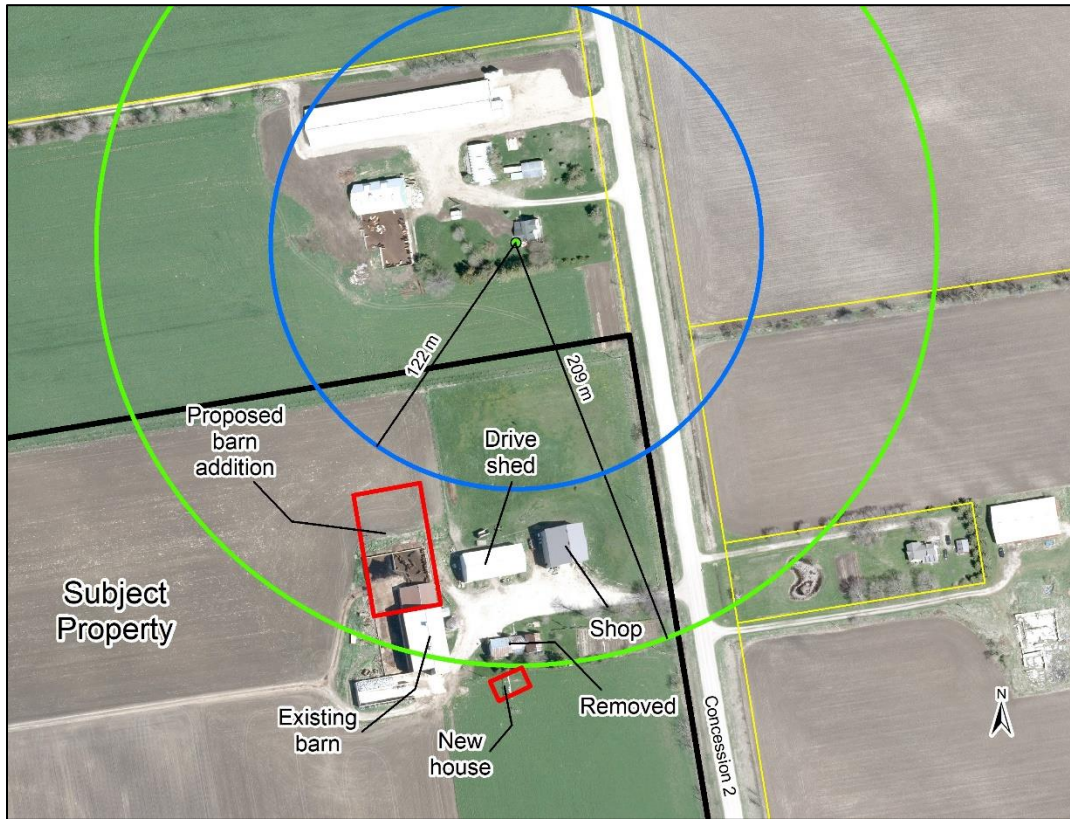


Figure 1: Aerial photo of subject lands (source: wellington explore)

Provincial Policy Statement (PPS)

The subject property is within a PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS area. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS II distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The proposed barn appears to be located outside the Core Greenlands and Greenlands regulated area by the Saugeen Valley Conservation Authority (SVCA). In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. Furthermore, 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 proposed barn appears to be located outside the NE zone. The location of the proposed barn addition does not meet the Minimum Distance Separation II (MDS II) from the nearest neighboring residential dwelling at 9586 Concession 2.

The applicants have indicated that the location of the new barn addition will provide operational efficiency. Therefore, the following relief is required in order to facilitate this proposal:

Barn Addition	Required	Proposed	Difference
MDS II to Type A Land Use (Section 6.17.2 & 8.6)	209 m (686 ft)	122 m (400 ft)	87 m (286 ft)

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

Yours truly,



Jessica Rahim
Senior Planner



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | NOG 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY (tpringle@wellington-north.com)

January 29, 2024

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A01-24 (Wayne & Colleen Gingrich)
9570 Concession 2
Concession 3 Part Lot 2 N Part Lot 3
Roll No.: 234900000808400
Geographic Township of Arthur
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 CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

THE PURPOSE AND EFFECT of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements. The applicant is proposing to construct an addition to the exiting barn and cannot meet the minimum distance required of 209 m (686 ft) to the nearest Type A land uses (dwelling).

Recommendation

SVCA staff find the application acceptable.

Township of Wellington North
Proposed Minor Variance A01-24 (Wayne & Colleen Gingrich)
January 29, 2024
Page 2 of 4

DELEGATED RESPONSIBILITY AND ADVISORY COMMENTS

SVCA staff has reviewed the development proposal through 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). We have also reviewed the development proposal through our responsibilities as a service provider to the County of Wellington in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

Areas of the property are designated Core Greenlands or Greenlands in the County of Wellington Official Plan (OP), Schedule B6 Wellington North and are zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law No. 66-01. In general, no new buildings or structures are permitted within the Core Greenlands and Greenlands designation or the NE zone. SVCA staff are of the opinion that the Core Greenlands and Greenlands designation and the NE zone for the property generally coincide with the hazardous lands mapping originally plotted by SVCA staff. The Core Greenlands and Greenlands designation is identifying wetlands and woodlands. It is the opinion of SVCA staff that based on the plan submitted, the location of the proposed barn will not be located within the Core Greenlands or Greenlands designation or in the NE zone.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. It is the opinion of SVCA staff that, based on the plan submitted, the development proposal is consistent with Section 3.1.1 of the PPS, 2020.

Wellington County OP 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, based on the plan submitted, the development proposal is consistent with Wellington County OP policies.

STATUTORY COMMENTS

SVCA staff has reviewed the development proposal 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 wetlands. Subject to the CA Act, 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.

Township of Wellington North
Proposed Minor Variance A01-24 (Wayne & Colleen Gingrich)
January 29, 2024
Page 3 of 4

Within the SVCA watershed, portions of the property are located within the SVCA's Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area requires the permission from SVCA, prior to work commencing.

"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.

For the property, the SVCA Approximate Screening Area is representing the larger of parts of the provincially evaluated Clare Creek Wetland Complex and an offset distance of 120 metres outwards from the wetland boundary; as well as the watercourse aligned north south with an offset distance of 30 metres. The western property boundary also has parts of the Clare Creek Wetland Complex within the wooded areas that may be susceptible to periods of flooding. 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, conversion, grading, filling or excavation, including agricultural tile drainage, within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to those works commencing.

Summary

SVCA staff has reviewed the application in accordance with our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The proposed minor variance is 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, 2020 have been demonstrated;
- 2) Consistency with local planning policies for natural hazards have been demonstrated.

Township of Wellington North
Proposed Minor Variance A01-24 (Wayne & Colleen Gingrich)
January 29, 2024
Page 4 of 4

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,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

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