

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
DECEMBER 2 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/89605194094>

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: 896 0519 4094

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

A08/24 Cherdee & Allen Whaley

A09/24 5053745 Ontario Inc.

**MINUTES OF PREVIOUS MEETING**

Committee of Adjustment, September 9, 2024 (A07/24)

4

Recommendation:

THAT the Committee of Adjustment meeting minutes of September 9, 2024 – A07/24 be adopted as presented.

**APPLICATION**

A09/24 – 5053745 Ontario Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Mount Forest Town Plan; Part Lots 23 and 24 and is municipally known as 279 Fergus St S. The subject land is approximately 0.19 ha (0.48 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 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 townhouse unit on the lot. The subject property is zoned Mixed Use (MU1), which permits a Four Unit Street Townhouse and one (1) attached ADU per 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 November 7, 2024.

## PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024. 8

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Email dated November 13, 2024 (No Objection) 12

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Letter dated November 19, 2024 (No Objection) 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 COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

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

*THAT* the minor variance applied for in Application A09/24, for the property described as Mount Forest Town Plan; Part Lots 23 and 24, geographic Town of Mount Forest, with a civic address of 279 Fergus Street South, to provide the following relief;

1. **THAT one permanent parking space be permitted in front of the front wall of each of the townhouse dwelling units, provided it is not within the front yard setback, to facilitate an additional dwelling unit (attached).**

## APPLICATION

A08/24 – Cherdee & Allen Whaley

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Concession 7 South Part Lot 9 RP 60R1201; Part 4 and is municipally known as 8948 Wellington Road 16. The property is approximately 0.54 ha (1.33 ac) in size. The location of the property is shown on the map attached. 16

**THE PURPOSE AND EFFECT** of the application to provide relief from the maximum height for an accessory structure. The applicant is proposing to demolish the existing garage and build a new shop with a height of 19.2 ft (5.85 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 November 7, 2024.

## PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 2, 2024. 17

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated November 26, 2024 (No Objections) 20

## 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 A08/24, for the property described as Concession 7 South Part Lot 9 RP 60R1201; Part 4, geographic Township of West Luther, with a civic address of 8948 Wellington Road 16, to provide the following relief;

1. **THAT an increased Maximum Height of 5.85 m (19.2 ft) be permitted, for a proposed accessory building (detached garage), whereas the By-Law allows 4.57 m (15 ft).**

## ADJOURNMENT

Recommendation:

THAT the Committee of Adjustment meeting of December 2, 2024 be adjourned at \_\_\_\_\_



## **APPLICATION**

A07/24 – Eli Bauman

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Concession 4 N Part Lot 7 and is Municipally known as 7649 Sideroad 3 E. The property is approximately 39.4 ha (97.3 ac) in size.

**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 a new barn and manure storage building and cannot meet the minimum distance required of 37 m (121 ft) to the nearest road allowance (Sideroad 3 E). 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 signage was posted on the subject property on August 20, 2024.

## **PRESENTATIONS**

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

- Planning Report dated August 30, 2024.

## **CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated August 22, 2024 (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 COMMENTS/QUESTIONS**

Eli Bauman, Applicant, was present to answer questions regarding the application.

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

Councillor Burke inquired if the barn was in the building cluster, would it then impede with the Natural Environment Zone; and are there concerns with the reduced setbacks in proximity to the road with any sight visibility of people traveling along the road or exiting the laneway. Ms. Rahim explained that the applicants contacted the Conservation Authority to determine appropriate locations on the property to maintain setbacks from the NE zone and any regulated area outside of that by the Conservation Authority. In terms of the setbacks, we also had conversations with the applicant to make sure it meets the setbacks for the agricultural zone and discussed shifting the building location, so there shouldn't be any concerns with sight setbacks. It is the MDS setback variance required.

Councillor Renken inquired if the manure storage will be enclosed and if the opening will be visible. Mr. Bauman stated that the manure storage will be covered, and the opening will not face the road, so it won't be visible.

**DECISION**

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A07/24, for the property described as Concession 4 N Part Lot 7, geographic Township of Arthur, with a civic address of 7649 Sideroad 3 East, to provide the following relief;

1. **THAT a reduced MDS II Setback from the nearest road allowance, being Sideroad 3 E., of 19m (61 ft) be permitted, for a proposed new barn and manure storage facility, whereas the By-Law requires 37m (121 ft).**

APPROVED

**ADJOURNMENT**

RESOLUTION: COA 016-2024

Moved: Hern

Seconded: Renken

THAT the Committee of Adjustment meeting of September 9, 2024 be adjourned at 3:00 p.m.

CARRIED

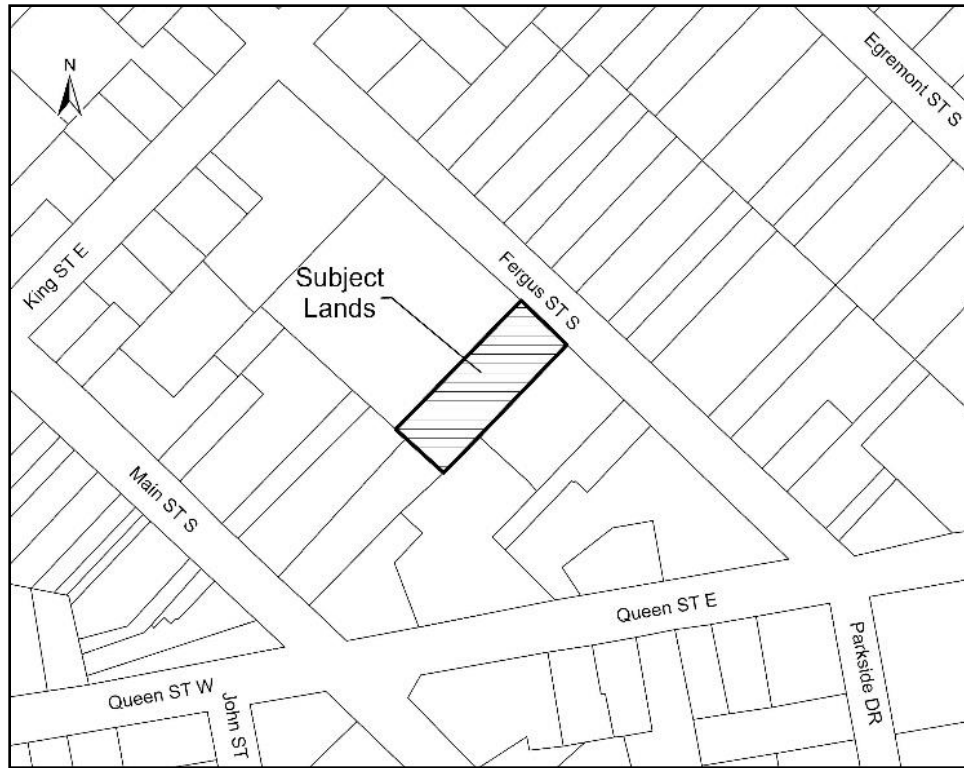
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**CHAIRPERSON**

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**SECRETARY TREASURER**

**A09/24 5053745 ONTARIO INC. – 279 FERGUS ST. S.**





## 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

December 2<sup>nd</sup>, 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 – A09/24  
279 Fergus Street South  
Mount Forest Town Plan; Part Lots 23 and 24  
5053745 Ontario Inc. (Wilson Development)**

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 Section 6.27.4 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 town house on one lot.

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 Mount Forest Town Plan; Part Lots 23 and 24 and is municipally known as 279 Fergus St S. The subject land is approximately 0.19 ha (0.48 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 6.27.4 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



Figure 1. 2020 Aerial photo of subject lands



dwelling unit (ADU) in each Town house unit on one (1) lot. The subject property is zoned Mixed Use (MU1), which permits Four-Unit Street Townhouse units and one (1) attached ADU per lot.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is within the urban center of Arthur and is designated RESIDENTIAL TRANSITION within the County Official Plan. As per Section 8.5.2, residential uses, non-retail uses and service functions such as professional offices, studios, clinics, personal services establishments day care centres and nursing homes are permitted. Further, Section 8.5.2 e) states that “that adequate off-street parking is available” as an objective of the Residential Transition area.

Further, 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”.

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 Mixed Use (MU1). The applicant is proposing to construct an ADU within the Four-Unit Street Townhouse units which require a parking space to be located to the rear of the front wall of the main building. Planning staff note the following relief is requested:

Regulations for Semi-detached Dwelling	Permitted	Proposed	Difference
<b>Location of Parking Area &amp; Spaces</b> (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

It is noted that the proposed dwellings are setback from the road which provides for a long driveway. This will allow for a parking space to be located in front of the garage while still providing the required 6 m long driveway space which may be used for temporary parking. A second space is also provided in the garage. The parking spaces will effective be tandem (1 in garage + 1 in driveway). The planning staff note that the applicant is not requesting for reduction in the required parking spaces, instead the request is in the location and function of these parking spaces. Presently the Township Zoning By-law permits 2 ADU’s per lot, which would mean 4 townhouse units and 2 ADUs are permitted on the property. The applicant has indicated that the proposal is to build an ADU in each unit, with plans to divide the property into 4 lots in the future (ie. 4 townhouse lots with an ADU in each townhouse unit). Therefore, compliance with Section 6.29.1 a) of the Zoning By-law is required.

Overall, Planning Staff have no concerns with the proposed minor variance application. 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,



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Asavari Jadhav-Admane  
Planner

### Attachment 1: Application Site Plan

279 Fergus Street 4-unit Townhouse Proposal  
Owner: 5053745 Ontario Inc.  
MU-1 Zoning  
Sketch Prepared on October 29, 2024



## Tammy Pringle

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**From:** Mike Oberle <m.oberle@SVCA.ON.CA>  
**Sent:** Wednesday, November 13, 2024 1:55 PM  
**To:** Tammy Pringle  
**Cc:** Steve McCabe; Darren Jones  
**Subject:** RE: SVCA comments for A09/24 279 Fergus St S

Good afternoon Ms. Pringle,

This email is further to the email of below regarding the above referenced file. SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2024 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

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

Kind regards,

Mike

Michael Oberle

*Environmental Planning Coordinator*

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

[www.saugeenconservation.ca](http://www.saugeenconservation.ca)

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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** November 7, 2024 11:27 AM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICAITON FOR MINOR VARIANCE: A09/24 279 Fergus St S

**\*\*[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

**TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE**

*Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)*

**A09/24**

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

**Monday, December 2, 2024 @ 2:00 p.m.**

**HOW TO JOIN**

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

Please click this URL to join. <https://us02web.zoom.us/j/89605194094>

Description: Public Meeting Under the Planning Act

Join by phone:

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

Webinar ID: 896 0519 4094

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers  
7490 Sideroad 7 West, Kenilworth

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Mount Forest Town Plan; Part Lots 23 and 24 and is municipally known as 279 Fergus St S. The subject land is approximately 0.19 ha (0.48 ac) in size. The location is shown on the map below.

**THE PURPOSE AND EFFECT** of the application is 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 townhouse unit on the lot. The subject property is zoned Mixed Use (MU1), which permits a Four Unit Street Townhouse and one (1) attached ADU per lot. Other variances may be considered where deemed appropriate.



**Tammy Pringle**

**Development Clerk**

Township of Wellington North

519.848.3620 ext. 4435 | 7490 Sideroad 7 W, PO Box 125 Kenilworth ON N0G 2E0

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11/19/2024

**Memorandum**

To: Tammy Pringle – Development Clerk, Township of Wellington North

Cc: Darren Jones – Chief Building Official, Township of Wellington North  
Curtis Marshall – Manager of Development Planning, County of Wellington

From: Danielle Fisher – Source Protection Coordinator, Wellington Source Water Protection

**RE: 279 Fergus St S, Mount Forest Township of Wellington North**  
Minor Variance Application- A09/24

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application.

Based on our review of the submitted documents, WSWP have no objections to the proposed application receiving draft approval subject to the following requirements and conditions:

- 1) Pursuant to the *Clean Water Act*, there is no Notice required for this proposal, given that it is solely residential. It should be noted that if the nature of the development to include any kind of mixed-use or commercial, Section 59 Notices may apply.
- 2) That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
  - a) A liquid fuel handling / storage and spill response procedure for construction; and
  - b) Implementation of best management practices, such as LID measures, with the goal to maintain pre-development recharge.

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

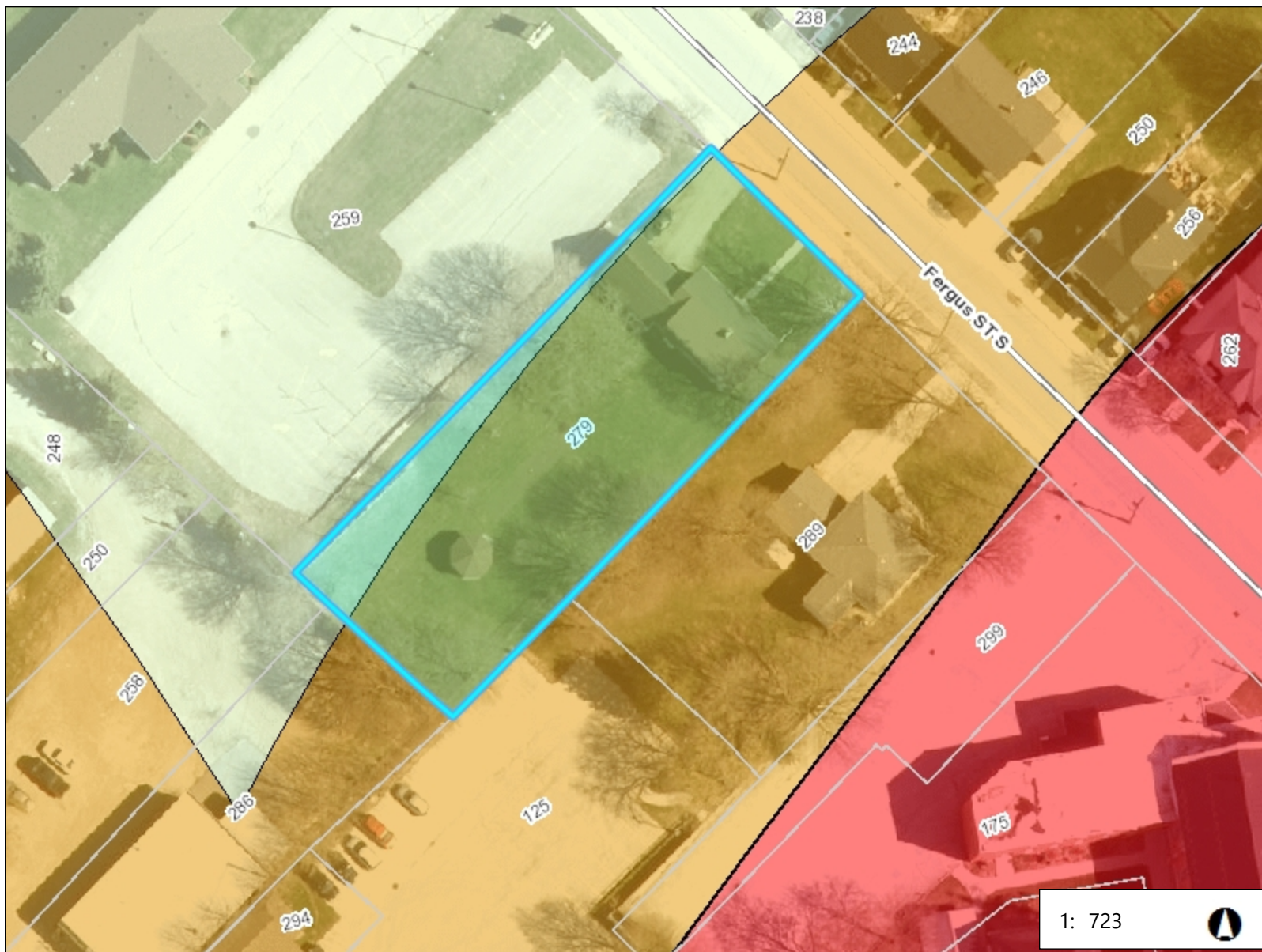
Danielle Fisher  
Source Protection Coordinator  
519-846-9691 ext 236  
[dfisher@centrewellington.ca](mailto:dfisher@centrewellington.ca)

Attachments: WHPA Map

Township of Wellington North  
c/o Wellington Source Water Protection  
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0  
1-844-383-9800 [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca) [wellingtonwater.ca](http://wellingtonwater.ca)



# 279 Fergus Street South, Mount Forest



### 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
- Halton MeanderBeltHazard

1: 723

0.0 0 0.02 0.0 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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

### Notes







## 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

December 2<sup>nd</sup>, 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 A08/24**  
**8948 Wellington Road 16**  
**Concession 7 South Part Lot 9 RP 60R1201; Part 4**  
**Allen Whaley**

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 Section 6.1.3 a) of the Township of Wellington North Zoning By-Law No. 66-01, to permit a maximum height for an accessory structure to be 5.85 m (19.2 ft). The applicant is proposing to demolish the existing garage and build a new shop for personal use.

We have no concerns with the application as it maintains the general intent and purpose of the Official Plan and Zoning By-law is minor, desirable, and appropriate for the development of the subject lands.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 7 South Part Lot 9 RP 60R1201; Part 4 and municipally known as 8948 Wellington Road 16. The property is approximately 0.54 ha (1.33 ac) in size with an existing dwelling, shed and detached garage that is proposed to be demolished. The location is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from Section 6.1.3 a) of



Figure 1. 2020 Aerial photo

the Zoning By-law to permit a maximum height of an accessory structure to be 5.85 m (19.2 ft) as opposed to a maximum permitted height of 4.57 m (15 ft). The applicant is proposing to demolish the existing garage and build a new shop with a mezzanine for storage and personal use

**WELLINGTON COUNTY OFFICIAL PLAN**

Within the County Official Plan, the subject property is located in the HAMLET AREA of Damascus. As per Section 6.11.1 permits development that is small-scale given the rural context and level of service available within the Hamlet.

Further, 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**

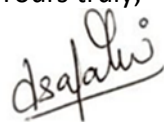
The subject property is zoned Unserviced Residential (R1A) Zone. Section 9.1 of the Zoning By-law permits construction of an accessory structure within R1A Zone. Further, as per Section 6.1.3 of the Zoning By-law, in any residential zone the height of the accessory use building or structure shall not exceed 4.57 m (15 ft). The intent of these provisions is to ensure that the accessory structure is subordinate to the principal dwelling. The applicant is proposing to demolish the existing garage and build a new shop with a height of 5.85 m (19.2 ft) with a mezzanine for storage and personal use. Planning staff note the proposed accessory structure meets all other requirements of the zoning by-law. The following relief is requested:

General Provisions Accessory Uses	Required	Proposed	Relief
Height Section 6.1.3 a)	4.57 m 15 ft	5.85 m 19.2 ft	1.28 m 4.2 ft

It is noted that a 1.2m side yard setback is being proposed, Planning staff note that there appears to be an opportunity to move the garage further away from the lot line and increase the side yard setback. Should there be any concerns a condition could be added to this effect.

Overall, Planning Staff have no concerns with the proposed minor variance application. 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.

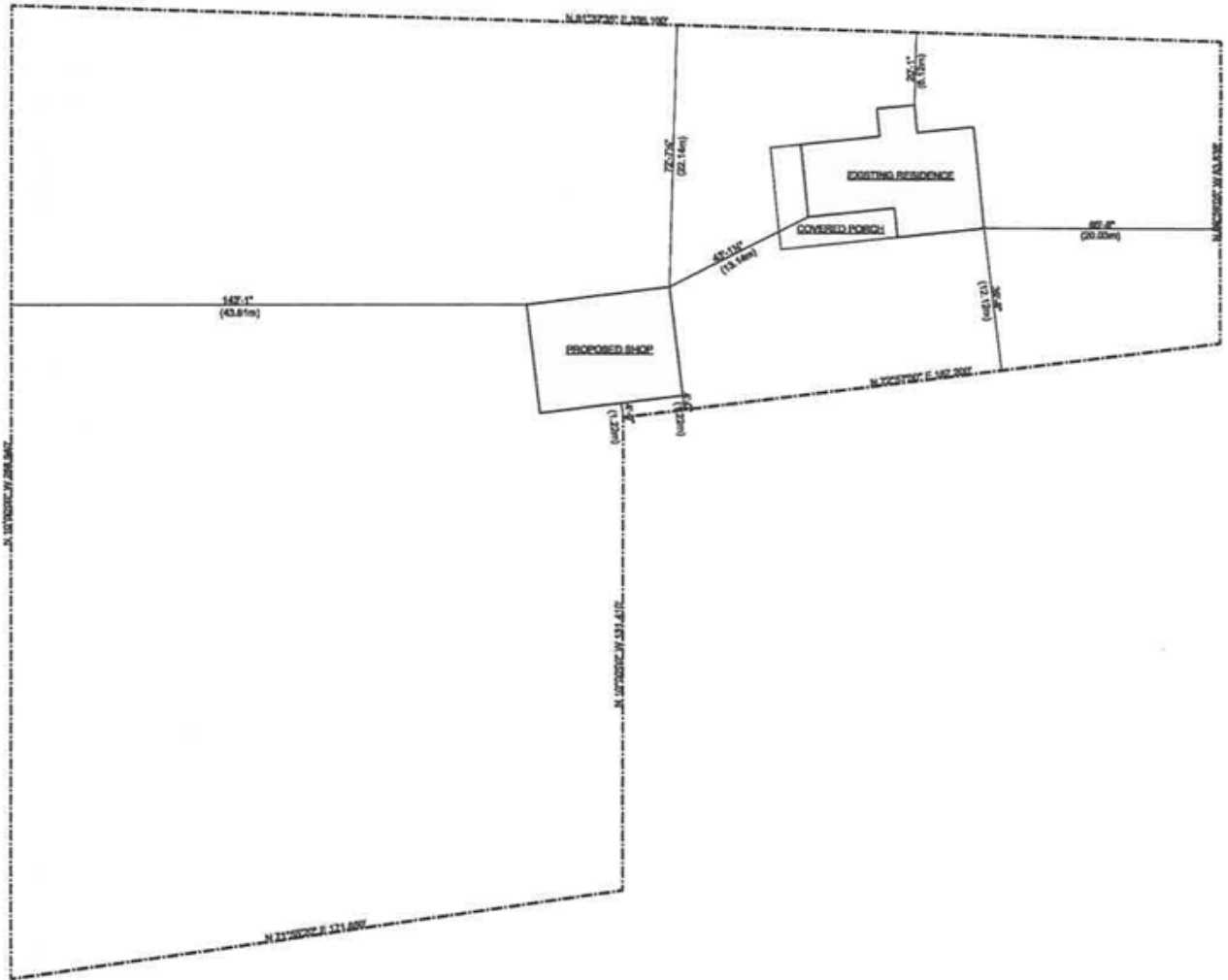
Yours truly,




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Asavari Jadhav-Admane  
 Planner

**Attachment 1: Application Site Plan**



**SITE PLAN**  
SCALE: 1" = 30'-0"



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](http://www.grandriver.ca)

November 26, 2024

via email

GRCA File: A08-24 – 8948 Wellington Road 16

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

Dear Ms. Pringle,

**Re: Application for Minor Variance A08/24**  
8948 Wellington Road 16, Township of Wellington North  
Allen Whaley

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

**Recommendation**

The 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 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, 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 the regulated allowance adjacent to floodplain. A copy of GRCA's 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 41/24 – Prohibited Activities, Exemptions and Permits 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 41/24.

The proposed minor variance application requests relief from the maximum height provisions to facilitate the construction of an accessory structure with a height of 5.85 metres. The proposed development is located outside of the GRCA's regulation limit and GRCA staff do not anticipate any impacts to the natural hazard features as a result of the proposed development. As such, the GRCA has no objection to the minor variance application.

Based on our review of the circulated plan, the proposed accessory building will not require a GRCA permit under Ontario Regulation 41/24.

Consistent with GRCA's 2024 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

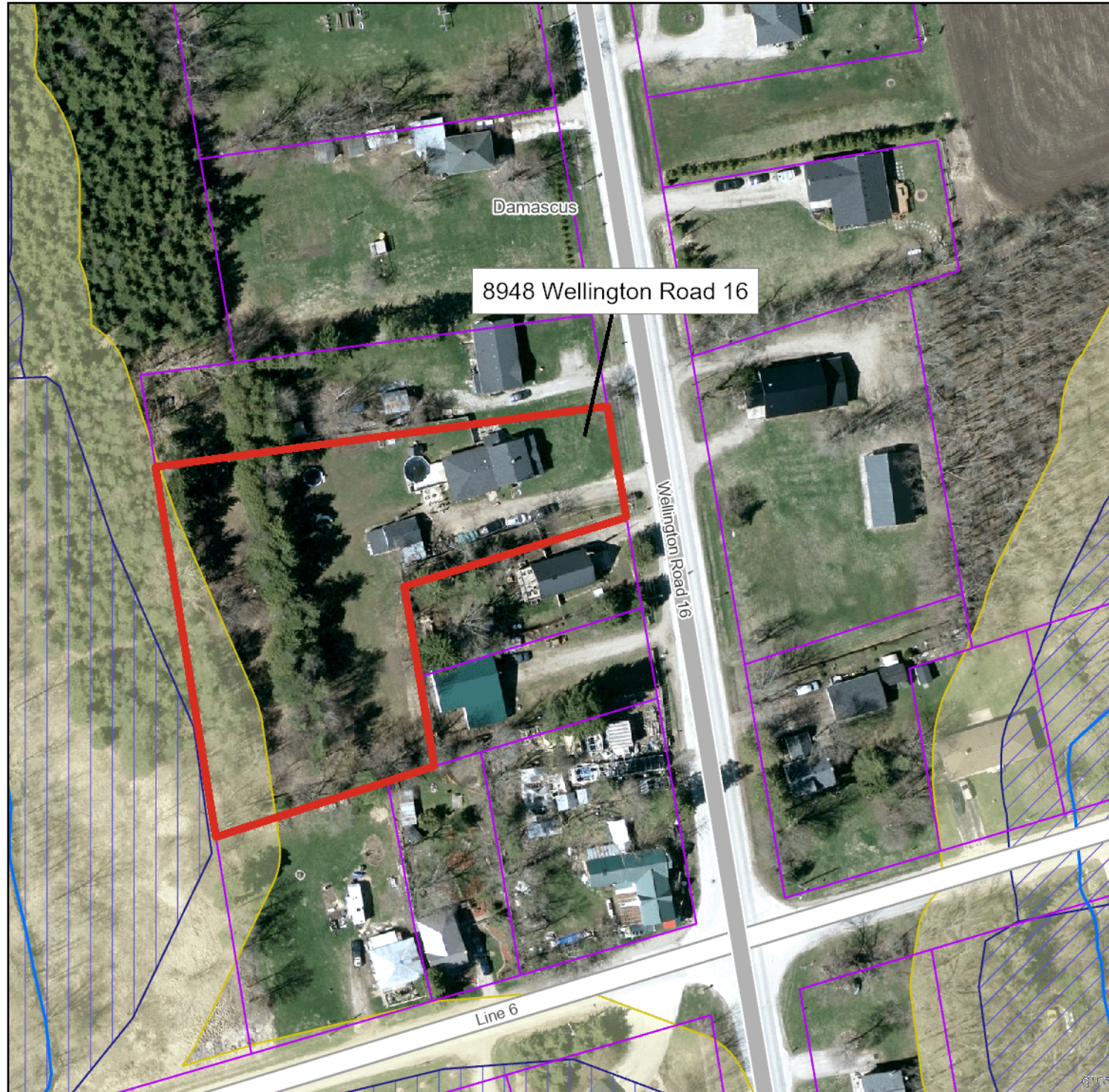
Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Allen and Cherdee Whaley (via email)



Legend

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

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