

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
MARCH 24, 2025 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**HOW TO JOIN**

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

Please click this URL to join. <https://us02web.zoom.us/j/86576259163>

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: 865 7625 9163

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

A03/25 Ken Babey

A04/25 Paul Wideman

A05/25 Mary & Bart Clemmer

**MINUTES OF PREVIOUS MEETING**

Committee of Adjustment, February 24, 2025 (A01/25, A02/25)

6

Recommendation:

THAT the Committee of Adjustment meeting minutes of February 24, 2025 – A01/25 & A02/25 be adopted as presented.

**APPLICATION**

A03/25 – Ken Babey

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot D Lot E Lot F Part Lot 2 and is municipally known as 610 Martin Street. The property is approximately 16.65 ha (41.14 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 standalone Additional Dwelling Unit (ADU), that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an ADU. Other variances may be considered where deemed appropriate.

## SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on March 4, 2025.

## PRESENTATIONS

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

- Planning Report dated March 6, 2025 11

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated March 4, 2025 (No Objection) 14

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 2025 (No Objection) 15

## 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 A03/25, for the property described as Lot D, Lot E, Lot F, Part Lot 2, geographic town of Mount Forest, with a civic address of 610 Martin Street, to provide the following relief;

1. **THAT the existing garden suite be permitted to remain as an Additional Dwelling Unit, detached, whereas the By-law requires that it be located in an accessory structure.**

## APPLICATION

A04/25 – Paul Wideman

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Arthur Concession 5 Part Lot 7 and is municipally known as 7513 Sideroad 3 East. The property is approximately 76.76 ha (189.67 ac) in size. The location of the property is shown on the map attached. 20

**THE PURPOSE AND EFFECT** of the application is to permit a second residential dwelling accessory to a farm at a distance of 76 m (249.34 ft) from main farm residence as opposed to maximum permitted distance of 61 m (200 ft). The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>). Other variances may be considered where deemed appropriate.

### SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on March 4, 2025.

### PRESENTATIONS

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

- Planning Report dated March 11, 2025 21

### CORRESPONDENCE FOR COMMITTEE'S REVIEW

Angela Wang, Resource Planner, Grand River Conservation Authority

- Email dated March 5, 2024 (No Objection) 24

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 17, 2025 (No Objection) 25

### 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 A04/25, for the property described as Arthur Concession 5, Part Lot 7, geographic Township of Arthur, with a civic address of 7513 Sideroad 3 E, to provide the following relief;

1. **THAT a proposed second residential dwelling accessory to a farm, be permitted at a distance of 76m (249.34 ft) from the main farm residence, whereas the By-law requires 61m (200 ft).**

## APPLICATION

A05/25 – Mary & Bart Clemmer

**THE LOCATION OF THE SUBJECT PROPERTY** is described as CON 11 PT LOT 18 DES INC RP;60R3366 PARTS 1,3 and is municipally known as 8970 Concession 11. The property is approximately 71.12 ha (175.75 ac) in size. The location of the property is shown on the map attached. 30

**THE PURPOSE AND EFFECT** of the application is to provide relief from minimum interior side yard setback requirements to facilitate construction of a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>). The proposed variance will permit a reduced minimum interior side yard setback of 3.04 m (10 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 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 March 5, 2025.

## PRESENTATIONS

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

- Planning Report dated March 11, 2025 31

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Ethan Dykstra, Environmental Planner, Maitland Conservation

- Memorandum dated March 19, 2025 (No Objection) 34

## 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 A05/25, for the property described as CON 11 PT LOT 18 DES INC RP 60R3366 PARTS 1,3, geographic Township of Arthur, with a civic address of 8970 Concession 11, to provide the following relief;

- 1. THAT a reduced Interior Side Yard Setback of 3.04m (10 ft) be permitted, for a proposed 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>) farm storage shed, whereas the By-law requires 18.3m (60 ft).**

## **ADJOURNMENT**

Recommendation:

THAT the Committee of Adjustment meeting of March 24, 2025 be adjourned  
at \_\_\_\_\_

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
FEBRUARY 24, 2025 @ 7:00 P.M.**

**HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**[February 24, 2025, Township of Wellington North Council Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

**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: Jeremiah Idialu  
Human Resources Manager: Amy Tollefson  
Chief Building Official: Darren Jones  
Senior Project Manager: Tammy Stevenson  
Manager Environment and Development Services: Corey Schmidt  
Manager Recreation Community & Economic Development: Mandy Jones  
Manager of Development Planning: Curtis Marshall**

#### **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 2, 2024 (A08/245, A09/24)

RESOLUTION: COA 001-2025

Moved: McCabe

Seconded: Burke

THAT the Committee of Adjustment meeting minutes of December 2, 2024 – A08/24 & A09/24 be adopted as presented.

CARRIED

#### **APPLICATION**

A01/25 – 12375532 Canada Incorporated (335 Smith St)

**THE LOCATION OF THE SUBJECT PROPERTY** is described as V SVY CROWN PT PARK LOT 6, S/S SMITH ST RP 60R3069 PART 2 and is municipally known as 335 Smith Street. The property is approximately 0.8 ha (1.97 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from minimum frontage requirements to facilitate future residential development. The proposed variance will permit a reduced minimum lot frontage of 12.5 m (41.01 ft) in lieu of a minimum required frontage of 15 m (49.21 ft). This application is required as a

condition of a consent application B92/24 which received conditional approval. 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 February 5, 2025.

### **PRESENTATIONS**

Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 14, 2025

Curtis Marshall, Manager of Development Planning, reviewed the planning report dated February 14, 2025, prepared by Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North.

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

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Correspondence dated February 19, 2025 (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**

- Robert Russell, Agent – Robert Russell Planning Consultants Inc. (Virtual)
- Seyed Moghadasi – Owner, (In Person)

Robert Russell, Agent, was present to answer any questions regarding the application. The owners intend to develop the entire property, but a timeline has not been established. They want to construct two single detached dwellings fronting onto Smith Street that are in keeping with the existing street frontage as a first phase. There will be adequate room for a private road for future development at the rear of the property.

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

Member Renken inquired where the buildings are going to be located on this property. Mr. Russell provided a sketch of the property and explained that the existing dwelling will be removed and replaced with new dwellings.

### **DECISION**

CALL FOR VOTE: SHOW OF HANDS

**Committee of Adjustment Minutes, February 24, 2025****Page 3 of 4**

THAT the minor variance applied for in Application A01/25, for the property described as V SVY CROWN PT PARK LOT 6, S/S SMITH ST, RP 60R3069 PART 2, geographic Village of Arthur, with a civic address of 335 Smith Street, to provide the following relief;

1. **THAT a reduced Lot Frontage Minimum of 12.5m (41.01 ft) be permitted, for a proposed future residential development, whereas the By-Law requires 15m (49.2 ft).**

APPROVED

**APPLICATION**

A02/25 – 12375532 Canada Incorporated (341 Smith St)

THE LOCATION OF THE SUBJECT PROPERTY is described as SURVEY CROWN PT PARK LOT 6, RP 60R3069, PART 1 and is municipally known as 341 Smith Street. The subject lands are approximately 0.1 ha (0.24 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from minimum required lot area, lot frontage, interior side yard setback and maximum permitted lot coverage requirements to facilitate the construction of two single detached dwellings. The applicant is proposing to sever the subject property in future into two lots. The proposed variance will permit a reduced minimum lot area of 270 m<sup>2</sup> (2,906.2 ft<sup>2</sup>) in lieu of minimum required lot area of 465 m<sup>2</sup> (5,005.4 ft<sup>2</sup>), lot frontage of 9.1 m (29.8 ft) in lieu of minimum required lot frontage of 15 m (49.2 ft), side yard setback of 0.6 m (1.96 ft) on one side in lieu of minimum required side yard setback of 1.2 m (3.9 ft) and permit maximum permitted lot coverage of 45% in lieu of maximum permitted lot coverage of 40%. 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 February 5, 2025.

**PRESENTATIONS**

Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 19, 2025

Curtis Marshall, Manager of Development Planning, reviewed the planning report dated February 19, 2025, prepared by Asavari Jadhav-Admane, Planner, and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North.

**CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (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**

Robert Russell, Agent, was present to answer any questions regarding the application. They agree with the staff recommendation to defer a decision to allow for opportunity for further review and discussion. A revised sketch is being prepared and will be submitted to staff.

**COMMENTS/QUESTIONS FROM THE COMMITTEE**

Member Renken does not support the intensification. Some of the variances are large and perhaps the units could be made smaller to fit better with the by-law.

Chair Lennox stated that he has many concerns with the number and scope of the variances and does not find this to be minor in nature. He would be more supportive of semi-detached situation at this location rather than two single detached homes. Given the context of what is around it what is proposed would look out of place.

**DECISION****CALL FOR VOTE: SHOW OF HANDS**

1. THAT the minor variance applied for in Application A02/25, for the property described as SURVEY CROWN PT PARK LOT 6, RP 60R3069, PART 1, geographic Village of Arthur, with a civic address of 341 Smith Street be deferred to allow for further review of the application and discussion with the applicant. An updated sketch showing the proposed new dwellings with setbacks is required from the applicant.

APPROVED

**ADJOURNMENT**

RESOLUTION: COA 001-2025

Moved: Burke

Seconded: McCabe

THAT the Committee of Adjustment meeting of February 24, 2025 be adjourned at 7:40 p.m.

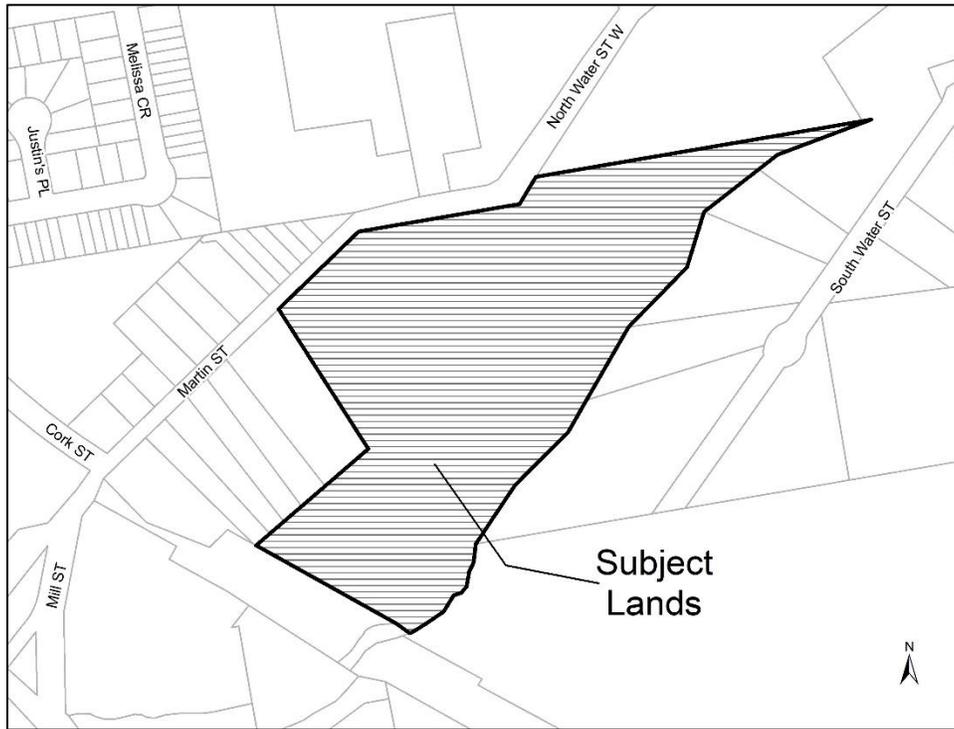
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**CHAIRPERSON**

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**SECRETARY TREASURER**

**A03/25 KEN BABEY – 610 MARTIN STREET**





## 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

March 6<sup>th</sup>, 2025

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 A03/25**  
**Lot D Lot E Lot F Part Lot 2**  
**610 Martin Street, Mount Forest**  
**Ann and Ken Babey**

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 permit a standalone Additional Dwelling Unit (ADU) that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone garden suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an Additional Dwelling Unit (ADU).

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 the request is desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot D Lot E Lot F Part Lot 2 and is municipally known as 610 Martin Street, Mount Forest. The property is approximately 8.9 ha (22 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of the application is to permit a standalone Additional Dwelling Unit (ADU) that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an ADU. A site plan was provided with the application and is shown in Attachment 1.

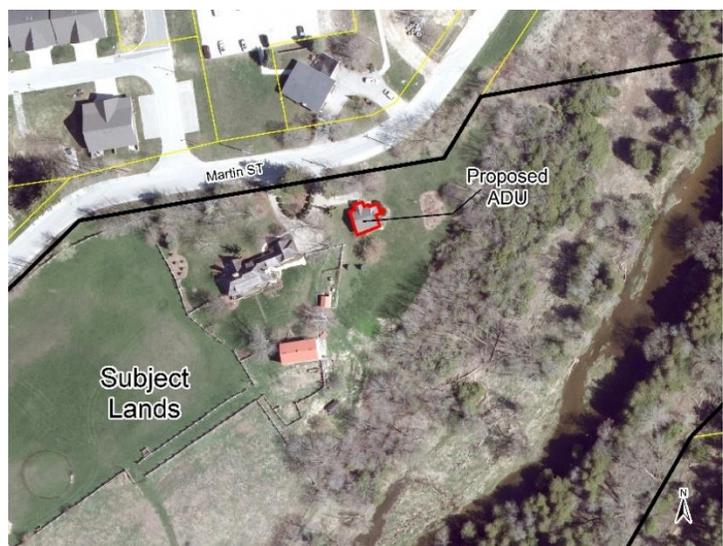


Figure 1. 2020 Aerial photo

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is within the Primary Urban Centre of Mount Forest and designated as RESIDENTIAL and URBAN CORE GREENLANDS in the County Official Plan. Identified features include Saugeen Valley Conservation Authority (SVCA) regulated Hazard lands. Section 4.4.6.2 permits and Additional Residential Unit in as a separated standalone ancillary building or as part of an ancillary building.

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 Residential (R2), Site Specific Residential (R2-43) and Natural Environment (NE). It is noted that that Site Specific Residential (R2-43) is a Temporary Use Zone, permits establishment of a Garden Suite for 10 years. Now that the Temporary Use Zone is expired, the applicant is proposing to recognize the Garden Suite Unit as an ADU. Planning staff note that the ADU’s were not permitted at the time when the Garden Suite was established on the property.

Further, Section 6.29.2 of the Zoning By-law permits an additional dwelling unit to be constructed in any zone where a single detached, semi-detached or street townhouse dwelling is permitted. The proposed ADU meets all other requirements of the Section 6.29.2 and 6.1 and the following relief is requested:

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

Planning staff note that the existing garden suite is located just outside the Natural Environmental (NE) Zone. Therefore, any comments received form SVCA should be considered.

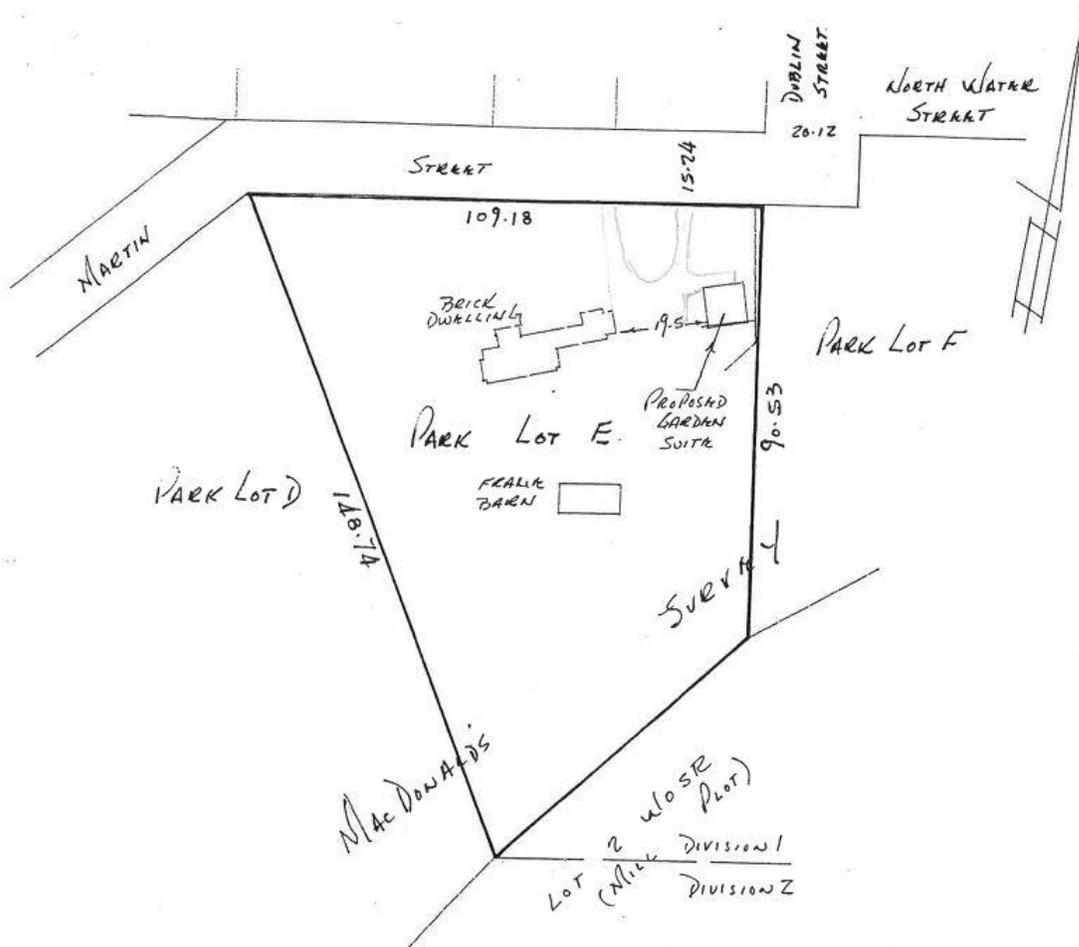
Overall, the variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav-Admane  
 Planner

Attachment 1 – Application Site Plan



## Tammy Pringle

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Tuesday, March 4, 2025 2:57 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03/25 610 Martin St  
**Attachments:** WHPA\_MapMartin\_610.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.

Kind regards,  
Danielle



**Danielle Fisher**

Source Protection Coordinator | Wellington Source Water Protection  
1 MacDonald Square, Elora, ON, N0B 1S0  
**T:** 519.846.9691 x236 **Toll free:** 1-844-383-9800

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

Office located at 205 Queen Street East, Fergus

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.



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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** March 3, 2025 2:22 PM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03/25 610 Martin St

**CAUTION:** This email originated from outside of the organization. Do not click 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**



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON  
Canada | N0G 1W0 | 519-364-1255  
[www.saugeenconservation.ca](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

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

March 17, 2025

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Tammy Pringle

RE: A03/25  
610 Martin Street  
Roll No. 234900000606000  
Park Lots D, E, F, Part Lot 2  
Geographic Town of Mount Forest  
Township of Wellington North

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual\\_Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application is to permit a standalone Additional Dwelling Unit (ADU), that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an ADU. Other variances may be considered where deemed appropriate.

### **Recommendation**

The application is acceptable to the SVCA.

A03/25

March 17, 2025

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## **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Public Hearing, dated March 4, 2025;
- 2) Application for Minor Variance dated February 24, 2025; and
- 3) Site plan.

## **Site Characteristics**

Current SVCA mapping shows that the subject property features lands within SVCA's Approximate Regulated Area. The natural hazard features affecting this property include the South Saugeen River, and its related flood and erosion hazards, including the valley slope of the river.

Areas of the property are designated Core Greenlands and Residential in the Wellington County OP Schedule B6-1 Mount Forest, and zoned NE (Natural Environment) and Residential (R) in the Wellington North Zoning By-law Schedule A-3 Mount Forest. The Core Greenlands designation and NE zone appear to correctly identify the natural hazard features.

The existing dwelling as part of this application is not located within the Core Greenlands designation or within the NE zone.

## **Provincial Planning Statement (PPS, 2024)**

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 of the PPS, 2024.

## **Wellington County Official Plan Policies**

The following comments are made in accordance with MOU with the County of Wellington. Sections 5.4.3 and 5.5 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that, the application is consistent with Wellington County OP policies.

As mentioned above, the Core Greenlands designation on the property appears to align with SVCA Hazard Lands mapping for the property which correctly identifies the natural hazard features.

## **Conservation Authorities Act and O. Regulation 41/24**

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the

A03/25

March 17, 2025

Page 3 of 3

health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly. [or include a map]

### **SVCA Permit**

The dwelling as part of the application is located within the SVCA Regulated Area. However, as no new dwelling is proposed, the application does not require a permit from the SVCA.

### **Drinking Water Source Protection**

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

### **Summary**

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

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

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

**A03/25**

**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, March 24, 2025 @ 7:00 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/86576259163>

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: 865 7625 9163

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 Lot D Lot E Lot F Part Lot 2 and is municipally known as 610 Martin Street. The property is approximately 16.65 ha (41.14 ac) in size The location is shown on the map below.

**THE PURPOSE AND EFFECT** of the application is to permit a standalone Additional Dwelling Unit (ADU), that is not located in an accessory structure. The applicant is proposing to recognize an existing standalone Garden Suite of 53.10 m<sup>2</sup> (572 ft<sup>2</sup>) in size as an ADU. Other variances may be considered where deemed appropriate.

**Tammy Pringle**

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

T 519.848.3620 Ext. 4435

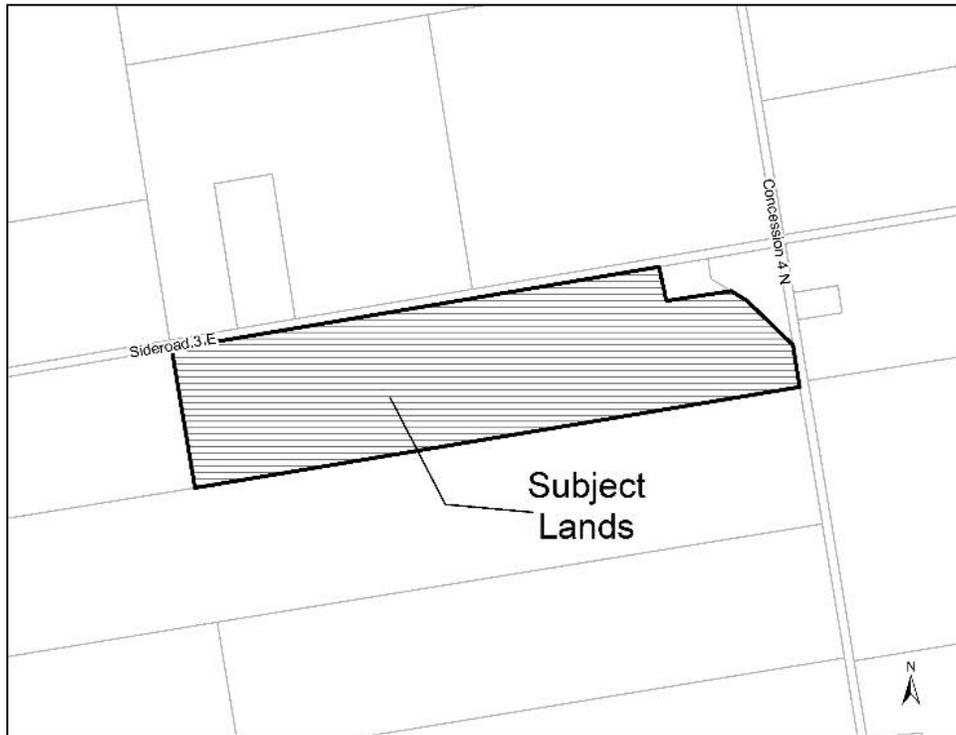
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**A04/25 PAUL WIDEMAN – 7513 SIDEROAD 3 E**





## 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

March 11<sup>th</sup>, 2025

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 A04/25**  
**Arthur Concession 5 Part Lot 7**  
**7513 Sideroad 3 East, Kenilworth**  
**Paul Wideman**

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 permit a second residential dwelling accessory to a farm. The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>) at a distance of 76 m (249.34 ft) in lieu of permitted distance of 61 m (200 ft) from main farm residence.

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 the request is desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Arthur Concession 5 Part Lot 7 and is municipally known as 7513 Sideroad 3 East, Kenilworth. The property is approximately 37.63 ha (93 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of the application is to permit a second residential dwelling accessory to a farm. The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>) at a distance of 76 m (249.34 ft) in lieu of permitted distance



Figure 1. 2020 Aerial photo

of 61 m (200 ft) from main farm residence. A site plan was provided with the application and is shown in Attachment 1.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is within the PRIMARY AGRICULTURE and CORE GREENLANDS in the County Official Plan. Identified features include Saugeen Valley Conservation Authority regulated Hazard lands. As per Section 6.4.3 permitted uses within Prime Agriculture Areas include accessory residence. Further, Section 6.4.6 states that “An accessory residence needed for farm help may be allowed provided that it is established within the main building cluster on the property and adequate water supply and sewage disposal systems are available.”

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). Section 8.1 permits Second Residential Dwelling subject to Section 8.4 of the Township Zoning By-laws. The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>) and the following relief is requested:

<b>Establishment of a Second Residential Dwelling</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
Location Section 8.4.3	61 m (200 ft)	76 m (249.34 ft)	15 m (49.34 ft)

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-Admane  
 Planner

Attachment 1 – Application Site Plan



## Tammy Pringle

---

**From:** Angela Wang <awang@grandriver.ca>  
**Sent:** Wednesday, March 5, 2025 8:51 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICAITON FOR MINOR VARIANCE: A04/25  
7513 Sideroad 3 E

Hi Tammy,

Please be advised that the subject property is not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on this application. It appears that portions of the property are under the jurisdiction of the Saugeen Valley Conservation Authority. Please confirm any requirements with the SVCA.

Thanks,

**Angela Wang**  
Resource Planner  
Grand River Conservation Authority

400 Clyde Rd  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2270  
Email: [awang@grandriver.ca](mailto:awang@grandriver.ca)  
[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

---

**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** March 3, 2025 2:30 PM  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICAITON FOR MINOR VARIANCE: A04/25 7513 Sideroad 3 E

**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)*

**A04/25**

**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, March 24, 2025 @ 7:00 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/86576259163>



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON  
Canada | N0G 1W0 | 519-364-1255  
[www.saugeenconservation.ca](http://www.saugeenconservation.ca)  
[publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)

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

March 17, 2025

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Tammy Pringle

RE: A04/25  
7388 Sideroad 3E  
Roll No. 23490000013000  
Part Lot 7 Concession 5  
Geographic Township of Arthur  
Township of Wellington North

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies ([https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual\\_Interim.pdf](https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf)) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

The purpose of the application is to permit a second residential dwelling accessory to a farm at a distance of 76 m (249.34 ft) from main farm residence as opposed to maximum permitted distance of 61 m (200 ft). The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>). Other variances may be considered where deemed appropriate.

### **Recommendation**

The application is acceptable to the SVCA.



A04/25

March 17, 2025

Page 2 of 4

## **Documents Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Public Hearing, dated March 4, 2025;
- 2) Application for Minor Variance dated February 24, 2025; and
- 3) Supporting Documents.

## **Site Characteristics**

Current SVCA mapping shows that the subject property features lands within SVCA's Approximate Regulated Area. The natural hazard features affecting this property include a tributary of Bell's (Bethel) Creek, and its related flood and erosion hazards, including the valley slope of the creek.

Areas of the property are designated Core Greenlands in the Wellington County OP Schedule B6-Wellington North, and zoned NE (Natural Environment) in the Wellington North Zoning By-law Schedule A-Wellington North. The Core Greenlands designation and NE zone appear to correctly identify the natural hazard features.

The owner contacted the SVCA on January 9, 2025, regarding this proposal. SVCA staff provided written confirmation via email dated February 7, 2025, that based on the site plan provided (which appears to be the same as the site plan submitted with the application), that the dwelling and proposed sewage disposal system would not require an SVCA permit.

Based on the site plan submitted with the application, the location of the proposed dwelling as part of this application is not located within the Core Greenlands designation or within the NE zone.

## **Provincial Planning Statement (PPS, 2024)**

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 of the PPS, 2024.

## **Wellington County Official Plan Policies**

The following comments are made in accordance with MOU with the County of Wellington. Sections 5.4.3 and 5.5 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that, the application is consistent with Wellington County OP policies.

As mentioned above, the Core Greenlands designation on the property appears to align with SVCA Hazard Lands mapping for the property which correctly identifies the natural hazard features.

## **Conservation Authorities Act and O. Regulation 41/24**

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761.>

### **SVCA Permit**

As mentioned above, the owner contacted the SVCA on January 9, 2025, regarding this proposal. SVCA staff provided written confirmation via email dated February 7, 2025, that based on the site plan provided (which appears to be the same as the site plan submitted with the application), that the dwelling and proposed sewage disposal system would not require an SVCA permit.

### **Drinking Water Source Protection**

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

### **Summary**

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

A04/25

March 17, 2025

Page 4 of 4

Sincerely,

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

MO/

cc: Karen Wallace, Clerk, Township of Wellington North (via email)

Darren Jones, CBO, Township of Wellington North (via email)

Steve McCabe, SVCA Member representing the Township of Wellington North (via email)

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: 865 7625 9163

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 Arthur Concession 5 Part Lot 7 and is municipally known as 7513 Sideroad 3 East. The property is approximately 76.76 ha (189.67 ac) in size. The location is shown on the map below.

**THE PURPOSE AND EFFECT** of the application is to permit a second residential dwelling accessory to a farm at a distance of 76 m (249.34 ft) from main farm residence as opposed to maximum permitted distance of 61 m (200 ft). The applicant is proposing to construct a second residential dwelling of 77.34 m<sup>2</sup> (832.48 ft<sup>2</sup>). Other variances may be considered where deemed appropriate.

### **Tammy Pringle**

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

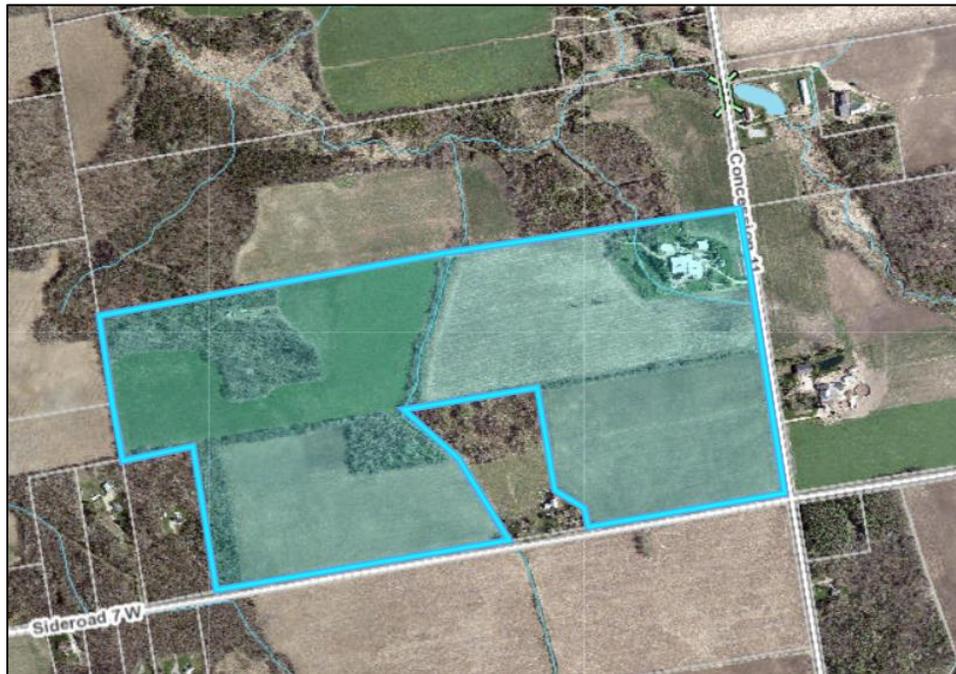
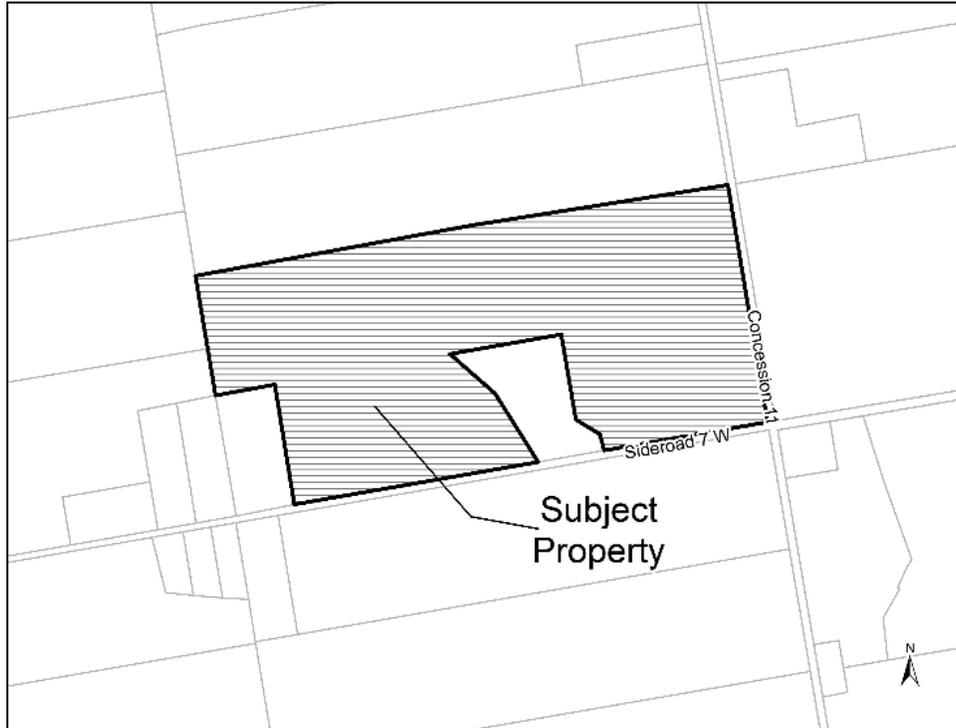
T 519.848.3620 Ext. 4435

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**A05/25 MARY & BART CLEMMER – 8970 CONCESSION 11**





## 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

March 11<sup>th</sup>, 2025

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 A05/25**  
**CON 11 PT LOT 18 DES INC RP 60R3366 PARTS 1, 3**  
**8970 Concession 11, Kenilworth**  
**Mary and Bart Clemmer**

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 minimum interior side yard setback requirements to facilitate construction of a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>). The proposed variance will permit a reduced minimum interior side yard setback of 3.04 m (10 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 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 the request is desirable and appropriate for the development of the subject property.

### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as CON 11 PT LOT 18 DES INC RP 60R3366 PARTS 1, 3 and is municipally known as 8970 Concession 11, Kenilworth. The property is approximately 71.12 ha (175.75 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of the application is to facilitate construction of a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>). The applicant is proposing to construct a farm storage shed with reduced

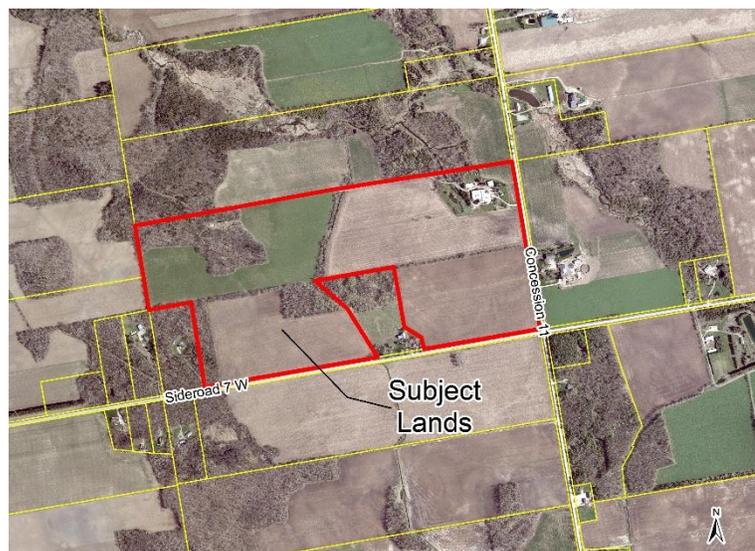


Figure 1. 2020 Aerial photo

minimum interior side yard setback of 3.04 m (10 ft) in lieu of a minimum required interior side yard setback of 18.3 m (60 ft). A site plan was provided with the application and is shown in Attachment 1.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is within the PRIMARY AGRICULTURE, CORE GREENLANDS and GREENLANDS designation in the County Official Plan. Identified features include Significant Wooded Areas, Provincially Significant Wooded Areas and Maitland Valley Conservation Authority (MVCA) regulated Wetlands.

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). Section 8.1 permits building and structures for agricultural uses. The applicant is proposing to construct a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>) and the following relief is requested:

Regulations	Required	Proposed	Difference
Interior Side Yard Section 8.2.4 d)	18.3 m (60 ft)	3.04 m (10 ft)	15.26 m (50 ft)

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-Admane  
Planner

**Attachment 1 – Application Site Plan**



**MEMORANDUM**

**TO: Wellington North Planning Department, via Email**  
**FROM: Ethan Dykstra, Environmental Planner - Regulation Officer, MVCA**  
**DATE: March 19, 2025**  
**SUBJECT: Application For Minor Variance: A05/25  
RP;60R3366 Parts 1 & 3, Pt Lot 18 Des Inc, Con 11, Wellington 3 Ward, Municipality  
of Wellington North, County of Wellington; Known as 8970 Concession 11**

---

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Wellington; and in accordance with our delegated responsibility for representing the “Provincial Interest” for natural hazards. Based on our review, we offer the following comments.

It is from our understanding the purpose of application A05/25 is to provide relief from the minimum interior yard setback requirements to facilitate the construction of a farm storage shed of 780.38 m<sup>2</sup> (8,400 ft<sup>2</sup>).

**Natural Hazards:**

The subject property features: a watercourse which wraps near the western side of the house located in the northeast corner of the property before continuing northwest to centrally bisects the property, and a wetland wrapping the northern and western side of the house, and a wetland centrally located on the property.

**MVCA Regulated Lands:**

Watercourses, plus 15 meters from the stable top of bank of the watercourse, and wetlands, plus 15 meters from the boundary of the wetland, are regulated by the Maitland Valley Conservation Authority (MVCA) pursuant to O. Reg 41/24. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration within MVCA’s regulated area must be reviewed and approved by MVCA prior to any works beginning.

**Background & Recommendation:**

The applicant has received a Technical Clearance (approval) for the future construction of the farm storage building located on this property – future development plans and location of development are known and permissible.

The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections. We have not yet received payment for the review of this file, as such we will invoice the applicant directly.

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.