

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT  
FEBRUARY 24, 2020 @ 7:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER** - Mayor Lennox

**DISCLOSURE OF PECUNIARY INTEREST**

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, February 10, 2020 (A01/20)

4

Recommendation:

*THAT the Committee of Adjustment meeting minutes of February 10<sup>th</sup>, 2020 – A01/20 be adopted as presented.*

**APPLICATION**

A02/20 – Circuit Holdings (Mark Brubacher)

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur Street, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 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 maximum number of attached units in a row for a proposed street townhouse development and to permit more than one main building on a lot. The applicants are proposing to construct two 5 Unit street townhouse developments (10 units total) on the subject lands, whereas the by-law requires a maximum of 4 attached units in a row. 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 11th, 2020.

**PRESENTATIONS**

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

8

- Planning Report dated February 19<sup>th</sup>, 2020

**CORRESPONDENCE FOR COMMITTEE'S REVIEW**

Emily Vandermeulen, Risk Management Official, Wellington Source Water Protection

- Restricted Land Use Notice, No Prohibition or Risk Management Plan Required Notice and Map received February 14, 2020 (No Objection)

11

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

14

- Letter dated February 18, 2020 (No Objection)

**REQUEST FOR NOTICE OF DECISION**

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

## CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

Recommendation:

*THAT* the minor variance applied for in Application A02/20, for the property described as Part Lots 2 to 4, West Side of Arthur Street and Municipally known as 331 Arthur Street, Mount Forest, to provide the following relief;

- **THAT** the maximum number of attached units in a row, for a proposed street townhouse development, be increased to 5, whereas the By-law requires 4 in a row; and
- **THAT** two main buildings on a lot be allowed, whereas the By-law requires one.

OPTION 1: Be authorized

OPTION 2: Be denied

## APPLICATION

**A03/20** – Dingwall Investments Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Lot 25, Registered Plan 61M-218 and is Municipally known as 121-123 Sarah Road, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.055 ha (0.14 ac) in size. The location of the property is shown on the map attached.

16

**THE PURPOSE AND EFFECT** of the application is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%. 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 13th, 2020.

## PRESENTATIONS

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

- Planning Report dated February 19<sup>th</sup>, 2020

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## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Emily Vandermeulen, Risk Management Inspector/Source Protection Coordinator, Wellington Source Water Protection

- Email and Map dated February 13, 2020 (No Objection)

19

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated February 18, 2020 (No Objection)

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## REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

## CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

Recommendation:

*THAT* the minor variance applied for in Application A03/20, for the property described as Lot 25, Registered Plan 61M-218 and Municipally know as 121-123 Sarah Road, Mount Forest, to provide the following relief;

- **THAT** a reduced minimum rear yard setback of 7.4 m be permitted, whereas the By-law requires 7.6 m; and
- **THAT** an increased lot coverage of 47.5% be permitted, whereas the By-law requires 45%

OPTION 1: Be authorized

OPTION 2: Be denied

## ADJOURNMENT

Recommendation:

*THAT* the committee of adjustment meeting of February 24, 2020 be adjourned.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT  
FEBRUARY 10, 2020 @ 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

<b><u>Members Present:</u></b>	<b>Acting Chair:</b>	<b>Dan Yake Sherry Burke Lisa Hern</b>
<b><u>Members Absent:</u></b>	<b>Chair:</b>	<b>Andrew Lennox Steve McCabe</b>
<b><u>Staff Present:</u></b>		
<b>Chief Administrative Officer:</b>		<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>		<b>Karren Wallace</b>
<b>Deputy Clerk:</b>		<b>Catherine Conrad</b>
<b>Director of Finance:</b>		<b>Adam McNabb</b>
<b>Director of Operations:</b>		<b>Matthew Aston</b>
<b>Economic Development Officer:</b>		<b>Dale Small</b>
<b>Manager of Transportation Services:</b>		<b>Dale Clark</b>
<b>Manager of Environment and Development:</b>		<b>Corey Schmidt</b>
<b>Process Compliance Analyst:</b>		<b>Sara McDougall</b>
<b>Chief Building Official:</b>		<b>Darren Jones</b>
<b>Development Clerk:</b>		<b>Tammy Pringle</b>
<b>Senior Planner:</b>		<b>Michelle Innocente</b>
<b>Risk Management Inspector/ Source Protection Coordinator</b>		<b>Emily Vandermeulen</b>

**CALLING TO ORDER** – Acting Chair Yake

**DISCLOSURE OF PECUNIARY INTEREST**

No disclosure of pecuniary interest declared.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, January 27, 2020 (A08/19)

RESOLUTION: CoA 2020-007

Moved: Burke

Seconded: Hern

*THAT the Committee of Adjustment meeting minutes of January 27th, 2020 – A08/19 be adopted as presented.*

CARRIED

**APPLICATION**

**A01/20 – Earl & Laura Bowman**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 16, Concession 2 W, geographic Township of Arthur, with a civic address of 9031 Concession 2. The subject land is approximately 40 ha (98.8 ac).

**THE PURPOSE AND EFFECT** of the application is to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements. The applicant is proposing to construct a new hog finishing barn and cannot meet the minimum distance required to the nearest neighbouring 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 28, 2020.

## PRESENTATIONS

Matthieu Daoust, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 4<sup>th</sup>, 2020

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 the construction of a hog finishing barn to grow the existing operation. The location of the proposed barn does not meet the minimum distance separation (MDS II) from the surrounding Type A uses (neighbours dwelling).

The location of the proposed barn provides operational efficiency. The applicant has indicated a desire to build close to his existing farm buildings for ease of use and a means of preserving prime farmable land. Thus, we have no concerns with the relief requested for the proposed barn. 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 Part Lot 16, Concession 2 West (geographic Township of Arthur), with a civic address of 9031 Concession 2. The subject land is approximately 40 ha (98.8 acres) and is occupied by a dwelling, finishing barn, machinery shed, pole shed and manure tank.

### PROPOSAL

The purpose of this application is to provide relief from the minimum distance separation (MDS II) setback requirements. The applicants are proposing to construct a new barn and cannot meet the minimum distance required to the nearest Type A land uses (neighbours dwelling) for the new barn.

### Provincial Policy Statement (PPS)

The subject property is within an area of prime agricultural land. 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 and GREENLANDS. The farm building cluster is well removed from the GREENLANDS areas. 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 Agricultural (A) and Natural Environment (NE). The location of the proposed barn does not meet the minimum distance separation (MDS II) to the neighbour's dwelling. The following relief is required:

The variance requested would provide relief from Section 8.8 and Section 6.17.2 of Zoning By-law 66-01 to construct a new barn with a reduced MDS II setback of 274 m (900 ft) to the neighbors dwelling where the required minimum setback to a Type A use is 457 m (1,499 ft).

<b>Proposed Barn</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Minimum Distance Separation II (Section 8.8 and 6.17.2)</b>	457 m (1,499 ft)	274 m (900 ft)	183 m (599 ft)

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

Laura Warner, Resource Planner, Grand River Conservation Authority

- Plan Review Report dated February 7, 2020 (no objection)

#### **REQUEST FOR NOTICE OF DECISION**

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

#### **CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

The Applicant was present to answer to questions regarding application.

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

There were no comments or questions from the Committee.

#### **DECISION**

RESOLUTION: CoA 2020-008

Moved: Hern

Seconded: Burke

*THAT* the minor variance applied for in Application A01/20, for the property described as Part Lot 16, Concession 2 W, geographic Township of Arthur, with a civic address of 9031 Concession 2, to provide the following relief;

- *THAT* a reduced minimum distance separation (MDS II) of 274m from the surrounding Type A uses (neighbours dwelling) be permitted, whereas the By-law requires 457m.

be authorized

CARRIED

#### **ADJOURNMENT**

RESOLUTION: CoA 2020-009

Moved: Hern

Seconded: Burke

*THAT* the committee of adjustment meeting of February 10, 2020 be adjourned.

CARRIED

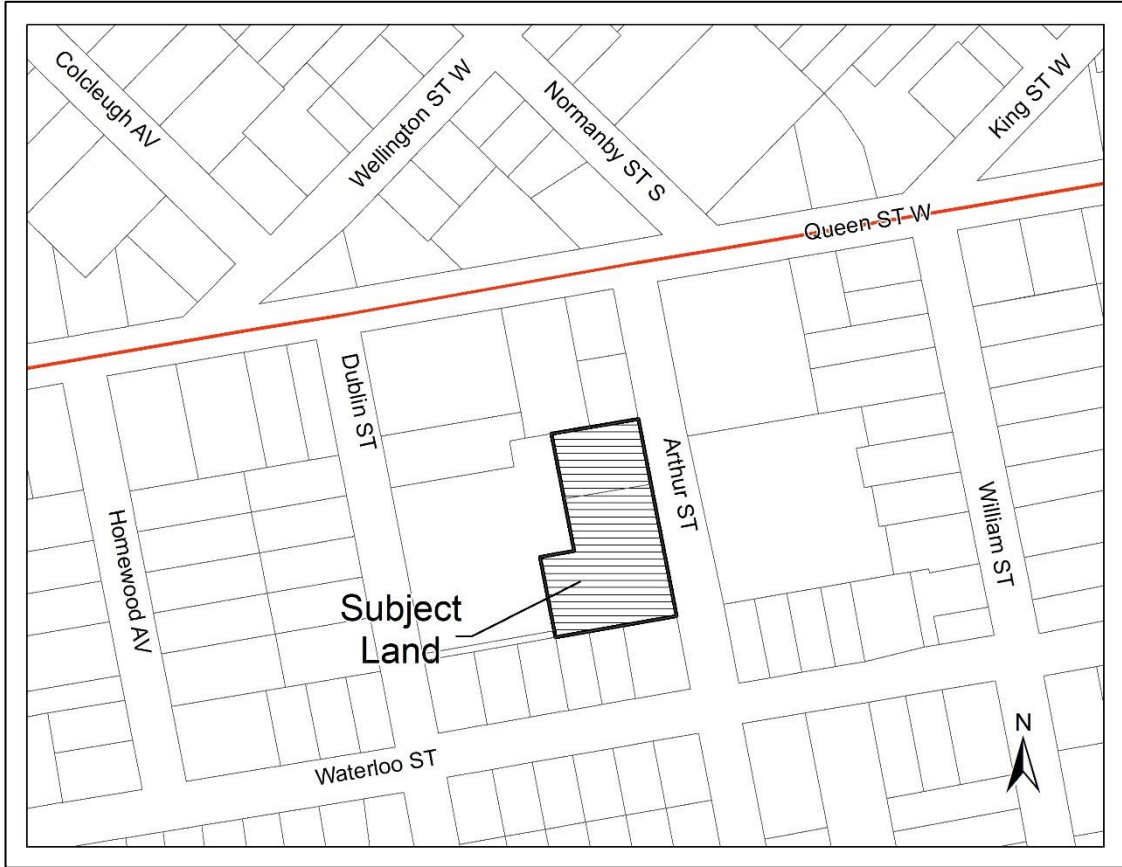
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Secretary Treasurer

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Acting Chair

**CIRCUIT HOLDINGS INC.**





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

February 19<sup>th</sup>, 2020

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

Dear Mr. Jones,

Re: **Minor Variance Application A02/20**  
**331 Arthur Street, Mount Forest**  
**Circuit Holdings Inc.**

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 number of attached units in a row for a proposed street townhouse development and to permit more than one main building on a lot. The applicants are proposing to construct two 5 Unit street townhouse dwellings (10 units total) on the subject lands.

Staff have no concerns with the requested variance to accommodate the 10 unit townhouse development. 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 Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur Street, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 ac) in size. (Figure 1).

### PROPOSAL

The purpose of this application is to provide relief from the maximum number of attached units in a row for a proposed street townhouse development and to permit more than one main building on a lot. The applicants are proposing to construct two 5 Unit street townhouse dwellings (10 units total) on the subject lands.

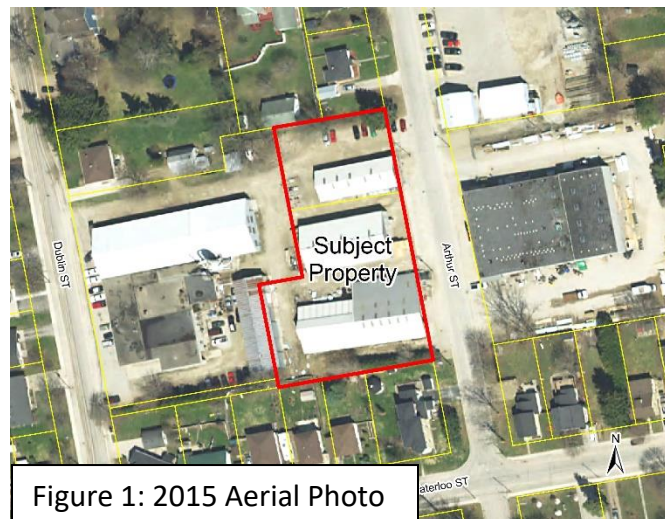


Figure 1: 2015 Aerial Photo



### **Provincial Policy Statement (PPS)**

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL in the Urban Centre of Mount Forest. The subject property is identified as being within the built boundary. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

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.

### **WELLINGTON NORTH COMMUNITY GROWTH PLAN**

The following relevant Growth Management Goals have been identified:

1. To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
2. To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.

### **TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW**

The subject property is zoned Medium Density Residential (R2) zone. Three or Four Unit Street Townhouses are a permitted use in the R2 zone. The applicants have requested relief from the maximum number of attached units permitted in a row and to permit more than one main building on a lot for a proposed townhouse development. The applicants are proposing to construct two 5 unit street townhouse dwellings on the subject lands. The following variances are requested in order to facilitate the townhouse development:

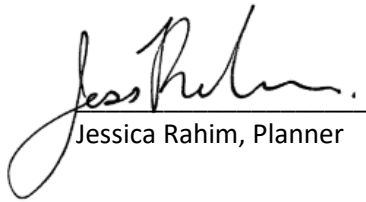
- The variance requested would provide relief from Section 12.1 of Zoning By-law 66-01 to construct two new street townhouse development with 5 attached units in a row (10 units total).
- The variance requested would provide relief from Section 6.24 of Zoning By-law 66-01 to permit two main buildings on a lot.

<b>Townhouse Development</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>One Main Building Per Lot</b> Section 6.24	1	2	1
<b>Street Townhouse Maximum Attached Units in a Row</b> Section 12.1	4 units	5 units	1 unit

A site plan application has been submitted by the applicant to the Township including grading, drainage, parking, building layout etc. will be reviewed as part of the site plan review process.

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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Jessica Rahim, Planner



February 14, 2020

## Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Township of Wellington North  
c/o Wellington Source Water Protection  
Risk Management Office  
7444 Wellington Road 21  
Elora, ON, N0B 1S0  
1-844-383-9800  
[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)

<b>Notice Number:</b> WN-S59-20-002		
<b>Description and Date of Application / Supporting Documents:</b> minor variance application, WHPA Map		
<b>Municipality Application No:</b>		<b>Applicant Project No:</b>
<b>Applicant:</b> Mark Brubacher		<b>Email:</b> N/A
<b>Roll No:</b> 2349000005185000000	<b>WHPA:</b> B	<b>Vulnerability Score:</b> 8
<b>Property Address:</b> 331 Arthur		<b>Town:</b> Mount Forest
<b>Municipality:</b> Wellington North	<b>Province:</b> ON	<b>Postal Code:</b> NOG 2L3
<b>Source Protection Plan:</b> Saugeen		<b>Drinking Water System:</b> Mount Forest

<b>Property Owner:</b> Circuit Holdings Inc		
<b>Mailing Address:</b> 3247 Bricker School Line		<b>Town:</b> Wallenstein
<b>Municipality:</b> Mapleton	<b>Province:</b> ON	<b>Postal Code:</b> N0B 2S0
<b>Phone:</b> 226-868-0046	<b>Alt. Phone:</b>	<b>Email:</b> mark@estatebuilders.ca

This Notice is being issued under subsection 59 2(a) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan* which came into effect July 1, 2016. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.



**Rationale:** A minor variance is being proposed to allow a maximum number of townhouses on the lot. As the proponent has indicated that the proposed residential units would be municipally serviced and home heating oil would not be a significant threat were the homes not to be hooked up to natural gas, we are providing a notice to proceed.

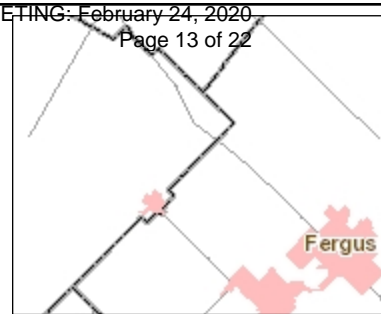
- This Notice is only effective as it relates to the above referenced Application;
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
- This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Wellington North under by-law 49-16. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, as amended, which became effective on July 1, 2016.

Township of Wellington North  
c/o Wellington Source Water Protection  
Risk Management Office  
7444 Wellington Road 21  
Elora, ON, N0B 1S0  
1-844-383-9800  
[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)

If you require further information, please contact the undersigned.

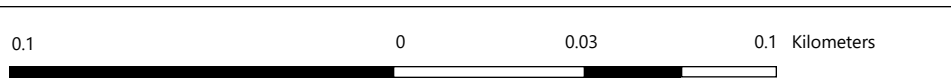
Emily Vandermeulen  
cn=Emily Vandermeulen, o=Wellington Source Water  
Protection, ou=Risk Management Official,  
email=evandermeulen@centrewellington.ca, c=CA  
Elora, ON  
2020.02.14 08:34:05 -05'00'

Emily Vandermeulen, Risk Management Official  
519-846-9691 ext 365  
[evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca)



**Legend**

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Watercourses
- Well Locations
- Wellhead Protection Area Boundaries
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup



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, 2016.

**Notes**



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

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

February 18, 2020

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A02-20  
331 Arthur Street  
Roll No.: 234900000518500  
Part Lots 2 to 4, W/S Arthur Street  
Geographic Town of Mount Forest  
Township of Wellington North

(Mark Brubacher - Circuit Holdings Inc.)

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, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). The application has also been reviewed through our role as a public body under the *Planning Act* as per 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 maximum number of attached units in a row for a proposed street townhouse development and to permit more than one main building on the lot. The applicants are proposing to construct two-five-unit street townhouse developments (10 units in total) on the subject lands, whereas the by-law requires a maximum of four attached units in a row. Other variances may also be considered where deemed appropriate.

### **Recommendation**

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. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2014. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development of the property at this time.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North  
Proposed Minor Variance A02-20 (Mark Brubacher - Circuit Holdings Inc.)  
February 18, 2020  
Page 2 of 2

Please inform this office of any decision made by the Township of Wellington North with regard 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,

A handwritten signature in blue ink that reads "Michael Oberle".

Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Mark Brubacher - Circuit Holdings Inc., owner (via email)  
Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, Authority Member, SVCA (via email)

**DINGWALL INVESTMENTS INC.**







## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

February 19, 2020

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 A03/20**  
**Plan 61M-218, Lot 25**  
**121-123 Sarah Road, Mount Forest**  
**Dingwall Investments Inc.**

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 is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%.

We have no concerns with the relief requested 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 Lot 25, Registered Plan 61M-218 and is Municipally known as 121-123 Sarah Road, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.055 ha (0.14 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a

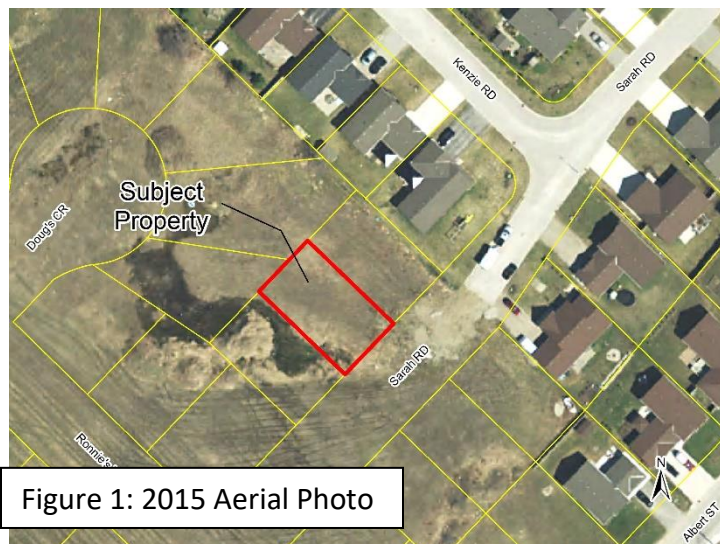


Figure 1: 2015 Aerial Photo

reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%, where the zoning by-law requires a minimum rear yard setback of 7.6 m and a maximum lot coverage of 45%.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL in the Urban Centre of Mount Forest. Semi-detached dwellings are a permitted use. 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**

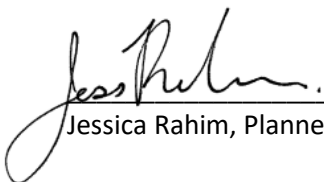
The subject property is zoned Residential (R2) which permits a semi-detached dwelling. The applicants applied for a Part Lot Control Exemption By-law application and it was determine at this stage that the semi-detached dwelling under construction did not meet the rear yard set back and lot coverage zoning requirements.

The variance requested would provide relief from Section 12.2.2.8 and Section 12.2.2.10 of Zoning By-law 66-01 to allow for a reduced rear yard setback of 7.4 m (24.3 ft) and an in increased lot coverage of 47.5 % for the semi-detached dwelling.

<b>Semi-Detached Dwelling</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Rear Yard Setback</b> (Section 12.2.2.8)	7.6m (24.9 ft)	7.4 m (24.3 ft)	0.2 m (0.6 ft)
<b>Lot Coverage</b> (Section 12.2.2.10)	45%	47.5%	2.5%

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

Yours truly,

  
Jessica Rahim, Planner

**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca> Page 19 of 22  
**Sent:** February 13, 2020 2:03 PM  
**To:** Tammy Pringle; COUNCIL; WELLINGTONNORTH; Kyle Davis; Michael Oberle (wellington.north@svca.on.ca); rowcentre@bell.ca  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03-20 Dingwall Investments Inc.  
**Attachments:** WHPA\_Map\_121-123SarahRD.PDF

Hi Tammy

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA –D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the Clean Water Act.

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

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

---

**From:** Tammy Pringle [<mailto:tpringle@wellington-north.com>]  
**Sent:** February 12, 2020 3:44 PM  
**To:** COUNCIL <[COUNCIL@wellington-north.com](mailto:COUNCIL@wellington-north.com)>; WELLINGTONNORTH <[WELLINGTONNORTH@wellington-north.com](mailto:WELLINGTONNORTH@wellington-north.com)>; Kyle Davis <[KDavis@centrewellington.ca](mailto:KDavis@centrewellington.ca)>; Emily Vandermeulen <[EVandermeulen@centrewellington.ca](mailto:EVandermeulen@centrewellington.ca)>; Michael Oberle ([wellington.north@svca.on.ca](mailto:wellington.north@svca.on.ca)) <[wellington.north@svca.on.ca](mailto:wellington.north@svca.on.ca)>; [rowcentre@bell.ca](mailto:rowcentre@bell.ca)  
**Subject:** NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A03-20 Dingwall Investments Inc.

## Tammy Pringle

Development Clerk, Township of Wellington North

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



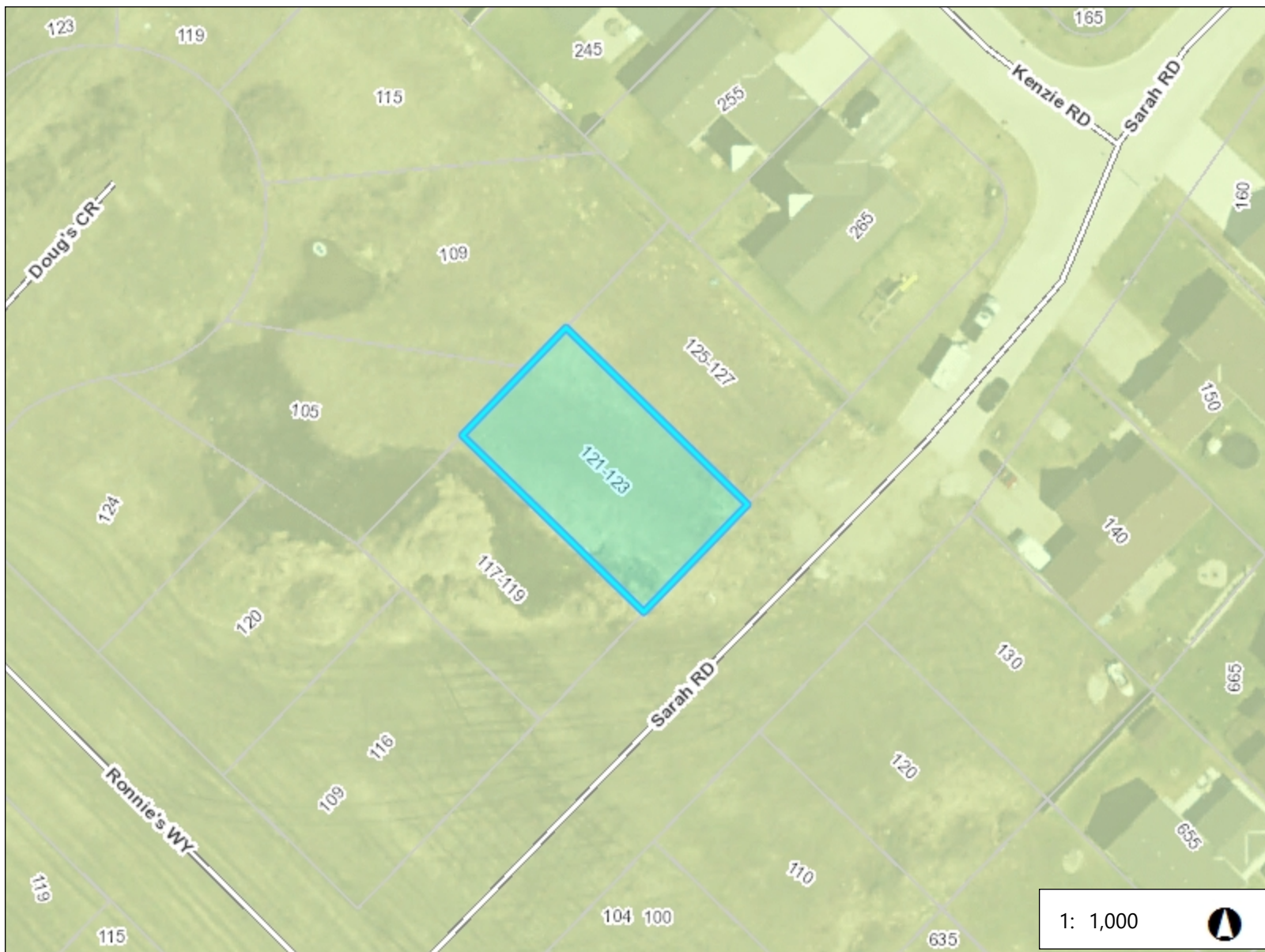
### Focused on Building Capacity

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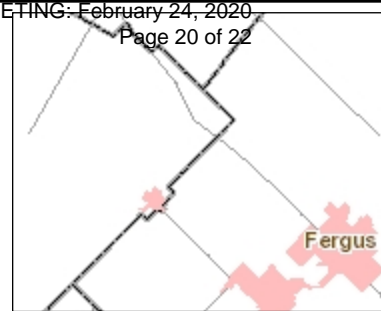


# 121-123 Sarah Road, Mount Forest



### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Municipalities
- Ontario - Urban Centres
- Well Locations
- Wellhead Protection Area Boundaries**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup



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, 2016.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

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

February 18, 2020

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A03-20  
121-123 Sarah Road  
Roll No.: 234900000307660  
Lot 25 Plan 61M-218  
Geographic Town of Mount Forest  
Township of Wellington North

(Dingwall Investments Inc.)

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, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). The application has also been reviewed through our role as a public body under the *Planning Act* as per 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 rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a reduced rear yard setback of 7.4m and an increased lot coverage of 47.5%. Other variances may be considered where deemed appropriate.

### **Recommendation**

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. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2014. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development of the property.



Township of Wellington North  
Proposed Minor Variance A03-20 (Dingwall Investments Inc.)  
February 18, 2020  
Page 2 of 2

Please inform this office of any decision made by the Township of Wellington North with regard 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,

A handwritten signature in blue ink that reads "Michael Oberle".

Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Dingwall Investments Inc., owner (via email)  
Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, Authority Member, SVCA (via email)