

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**REVISED MEETING AGENDA OF THE COMMITTEE ADJUSTMENT –**  
**APRIL 12, 2021 @ 2:00 P.M.**  
**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/83254705715>  
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)  
Webinar ID: 832 5470 5715

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, March 22, 2021 (A02/21 and A04/21) 4

Recommendation:

*THAT the Committee of Adjustment meeting minutes of March 22, 2021 – A02/21 and A04-21 be adopted as presented.*

**DISCLOSURE OF PECUNIARY INTEREST**

**A05/21** – Trustee for the Mennonite Society of British North America c/o John Weber

**APPLICATION**

**A05/21** –Mennonite Society of British North America c/o John Weber, Trustee

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 13, Concession 10 N, with a civic address of 9173 Concession 11. The subject land is approximately 0.32 ha (0.79 ac). The location of the property is shown on the map attached. 9

**THE PURPOSE AND EFFECT** of the application is to provide relief from the Minimum Distance Separation 1 (MDS 1) setback requirements. The applicant has received conditional approval for two lot line adjustments (B55-20 & B56-20) and cannot meet the minimum distance required to the nearest neighboring barns. Other variances may be considered where deemed appropriate.

**SECRETARY TREASURER**

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on March 26, 2021.

**PRESENTATIONS**

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

- Planning Report dated April 9, 2021 10

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

## REQUEST FOR NOTICE OF DECISION

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

## CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

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

*THAT* the minor variance applied for in Application A05/21, for the property described as Part Lot 13, Concession 10 N, with a civic address of 9173 Concession 11, to provide the following relief;

1. **THAT a reduced MDS 1 Setback to the barn located at 9171 Concession 11, of 215 m (705.4 ft.) be permitted; whereas the By-Law requires a minimum of 226 m (741.5 ft).;**
2. **THAT a reduced MDS 1 Setback to the manure storage located at 9166 Concession 11, of 200 m (652.2 ft.) be permitted; whereas the By-Law requires a minimum of 337 m (1,105.6 ft); and**
3. **THAT a reduced MDS 1 Setback to the barn located at 9187 Concession 11, of 120 m (393.7 ft.) be permitted; whereas the By-Law requires a minimum of 208 m (682.4 ft).**

## DISCLOSURE OF PECUNIARY INTEREST

**A06/21** – Jason & Danielle Aitken

## APPLICATION

**A06/21** – Jason & Danielle Aitken

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Park Lot 5 and is Municipally known as 391 London Rd S. The property is approximately 1.3 ha (3.21 ac) in size. The location of the property is shown on the map attached.

13

**THE PURPOSE AND EFFECT** of the application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new detached garage for personal use with a height of 5.48 m (18 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 26, 2021.

## PRESENTATIONS

Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner; County of Wellington, Township of Wellington North

- Planning Report dated March 29, 2021 14

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

Barbara M.J. Baranow, Enbridge Gas Inc.

- Email dated March 25, 2021 (No Objection) 16

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Letter dated October 7, 2020 18

## REQUEST FOR NOTICE OF DECISION

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

## CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM THE COMMITTEE

## DECISION

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

*THAT* the minor variance applied for in Application A06/21, for the property described as: Park Lot 5 and is Municipally known as 391 London Rd S., to provide the following relief;

1. **THAT an increased height, for an accessory structure, of 5.48 m (18 ft.) be permitted; whereas the By-Law permits a maximum height of 4.57 m (15 ft).**

## ADJOURNMENT

Recommendation:

*THAT* the committee of adjustment meeting of April 12, 2021 be adjourned.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT – MARCH 22, 2021 @ 7:00 P.M.**  
**VIA WEB CONFERENCING <https://www.youtube.com/watch?v=QTCoQV5nwd0>**

**Members Present:**

**Chair:** Dan Yake  
**Members:** Sherry Burke  
Lisa Hern  
Steve McCabe

**Absent:**

**Chair:** Andrew Lennox

**Staff Present:**

<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>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Manager of Recreation Services:</b>	<b>Tom Bowden</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Director of Fire Services/Fire Chief:</b>	<b>Chris Harrow</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Manager, Environment and Development Services:</b>	<b>Corey Schmidt</b>
<b>Manager of Planning and Environment:</b>	<b>Linda Redmond</b>
<b>Planner:</b>	<b>Matthieu Daoust</b>

**CALLING TO ORDER -**

Acting Chair Yake called the meeting to order at 7:12 p.m.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, March 8, 2021 (A03/21)

RESOLUTION: CoA 2021-005

Moved: McCabe

Seconded: Burke

*THAT the Committee of Adjustment meeting minutes of March 8, 2021 – A03/21 be adopted as presented.*

CARRIED

**A02/21 GARRID & EDEN SCHLUETER**

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**APPLICATION**

**A02/21 – Garrid & Eden Schlueter**

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Survey Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. in the town of Arthur. The property is approximately 0.16 ha (0.4 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new garage for personal use with a height of 5.6 m (18.4 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 9, 2021.

## PRESENTATIONS

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

- Planning Report dated March 10, 2021

Planning Opinion: The variance requested would provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 158 m<sup>2</sup> (1,700 ft<sup>2</sup>) garage with a height of 5.6 m (18.4 ft).

We have no concerns with the requested relief provided the applicable conservation authority are satisfied. 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 Survey Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. The property is approximately 0.16 ha (0.4 ac) in size.

### PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 158 m<sup>2</sup> (1,700 ft<sup>2</sup>) garage with a height of 5.6 m (18.4 ft).

### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL and a small portion of CORE GREENLANDS and located within the Urban Center of Arthur. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

### TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential Holding ((H)R3) and a portion is zoned Residential Site Specific Holding ((H)R3-33). The applicant is proposing to construct a new accessory structure and requires the following variance:

General Provisions	Permitted	Proposed	Difference
Height (Section 6.1.3a)	4.57 m (15 ft)	5.6 m (18.4 ft)	1.03 m (3.38 ft)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the additional height request is to accommodate a hoist to do work on a personal hobby car. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

- Andrew Herreman, Grand River Conservation Authority
  - Letter dated March 17, 2021 (No Objection) and Map

## 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

Garrid Schlueter, Applicant, was present.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

## DECISION

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

*THAT the minor variance applied for in Application A02/21, for the property described as Survey Crown Pt Park Lot 2; N/S Catherine St RP 61R20152; Parts 1 & 2 and is Municipally known as 182 Frederick St W. in the town of Arthur, to provide the following relief;*

1. ***THAT an increased height, for an accessory structure, of 5.6 m (18.4 ft.) be permitted; whereas the By-Law permits a maximum height of 4.57 m (15 ft.)***

APPROVED

## A04/21 KINGS COURT APARTMENTS INC.

### DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

## APPLICATION

**A04/21** – Kings Court Apartments Inc.

**THE LOCATION OF THE SUBJECT PROPERTY** is described as Mount Forest Plan Pt Lots 16 to 18 W Fergus St RP 61R11262 Pt 1 RP 61R20426 Parts 1 3 4 6 & 8 and is Municipally known as 187 King St E. The property is approximately 0.24 ha (0.59 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from section 6.27.4 of the Zoning By-law which precludes parking from being in the front yard. Additional relief is required for the minimum number of parking spaces for a triplex. The applicants are proposing to construct a triplex with four parking spaces (two located in the front yard and two located in the rear yard). 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 9, 2021.

## PRESENTATIONS

- Linda Redmond, Manager of Planning and Environment, County of Wellington, Township of Wellington North
  - Planning Report dated March 17, 2021

Planning Opinion: The variance requested would provide relief from the minimum front yard setback for a parking area as well as relief from the minimum parking required for a triplex. The applicants are proposing to construct a new three unit dwelling.

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

#### SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Mount Forest Plan Pt Lots 16; to 18 W Fergus St RP; 61R11262 Pt 1 RP 61R20426; Parts 1 4 6 & 8 and is Municipally known as 187 King St E. The property is approximately 0.24 ha (0.59 ac) in size.

#### PROPOSAL

The purpose of this application is to provide relief from section 6.27.4 of the Zoning By-law which precludes parking from being in the front yard. Additional relief is required for the minimum number of parking spaces for a triplex. The applicants are proposing to construct a triplex with four parking spaces (two located in the front yard and two located in the rear yard).

#### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL TRANSITION AREA in the Urban Centre of Mount Forest. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

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

The subject property is zoned (MU1). The applicants are proposing to construct triplex on the subject lands and requires the following variance for parking:

1. Relief from section 6.27.4 which requires the parking to be located behind the front wall of the main building, whereas the applicants are proposing to be located in front of the building.
2. Relief from the minimum parking required for a triplex dwelling to allow 4 parking spaces, whereas the by-law requires 5 spaces. A reduction of one space.

#### PLANNING COMMENTS

##### Parking Location

As proposed, the parking in the front yard will be backing directly onto King Street. Staff are recommending that the parking spaces are reconfigured to back onto the access driveway to the west. This change will achieve a safer ingress and egress, retain the on street parking in front of this property for additional parking and provide an opportunity for some landscaping features that will buffer the parking area.

##### Parking Reduction

Currently the proposed triplex is part of the same property as the apartments located to the rear. The parking requirement of 5 spaces for the triplex can be met as one additional space is provided in the apartment parking lot. The applicants may want to sever the triplex in the future and this variance to reduce the required parking will facilitate a consent in the future. The additional parking will still be available for the triplex on the adjacent site as well there is on street parking available to accommodate visitors.

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

Barbara M.J. Baranow, Enbridge Gas Inc.

- Email dated March 9, 2021 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated March 22, 2021 (application is acceptable)

Jennifer Fell, 175 Fergus Street South

- Email dated March 21, 2021 (requesting a fence on the shared property boundary)

## 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

Illa Routkevitch, Applicant, was present to answer questions regarding the application. Mr. Routkevitch commented that fencing is required for the development.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions from the Committee.

## DECISION

CALL FOR VOTE: SHOW OF HANDS

*THAT the minor variance applied for in Application A04/21, for the property described as: PT LT 16 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PTS 1, 3 & 4, 61R20426, PT LT 17 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PTS 6 & 8, 61R20426 & PT LT 18 W/S FERGUS ST PL TOWN OF MOUNT FOREST, PT 1, 61R11262; SUBJECT TO AN EASEMENT AS IN R0801447; SUBJECT TO AN EASEMENT AS IN DN47384; TOWNSHIP OF WELLINGTON NORTH, to provide the following relief;*

- 1. THAT relief from section 6.27.4 which requires the parking to be located behind the front wall of the main building be allowed; and**
- 2. THAT relief from the minimum parking required for a tri-plex dwelling be given to allow 4 parking spaces whereas the By-Law requires 5 spaces.**

**AND FURTHER THAT the parking spaces are reconfigured to back onto the access driveway to the west rather than on to King St E.**

APPROVED

## ADJOURNMENT

RESOLUTION: CoA 2021-006

Moved: Burke

Seconded: McCabe

*THAT the committee of adjustment meeting of March 22, 2021 be adjourned at 7:30 p.m.*

CARRIED

---

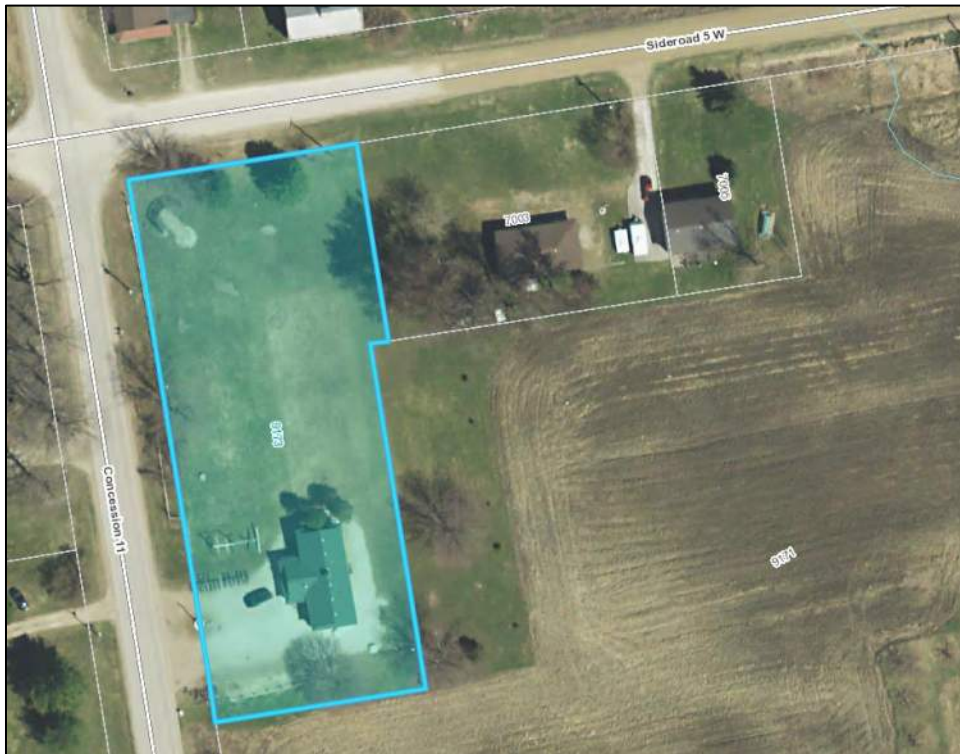
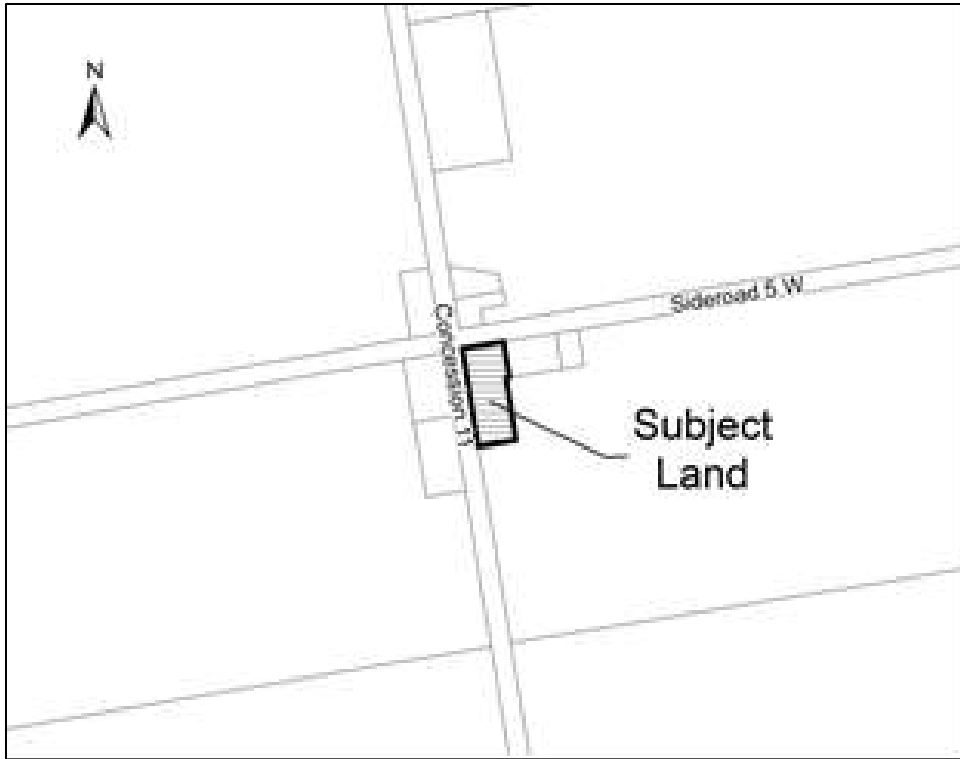
Secretary Treasurer

---

Chair



**MENNONITE SOCIETY OF BRITISH NORTH AMERICA**





## 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

April 9, 2021

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 A05/21**  
**9173 Concession 11**  
**Mennonite Society of British North America**

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

**Planning Comments:** The purpose of this proposal is to seek relief from the Minimum Distance Separation (MDS) I requirements of the Zoning By-law. This variance is associated with of County consent application B55/20 and B56/20, that was granted provisional approval. The consent application was for a lot line adjustment to expand an existing parochial school.

We have no concerns with the relief requested. We are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law, and would be desirable and appropriate for the development of the subject property.

### Subject Property and Location

The property is described as Concession 10 N, Part Lot 13 and is Municipally known as 9173 Concession 11. The subject property has an area of approximately 0.32 ha (0.79 ac). The location of the property is shown on Figure 1.

### Proposal

The purpose of this application is to provide relief from the Minimum Distance Separation 1 (MDS 1) setback requirements. The applicant is proposing a lot line adjustment to expand an existing parochial school on the subject lands and cannot meet the minimum distance required to the surrounding neighboring barns.

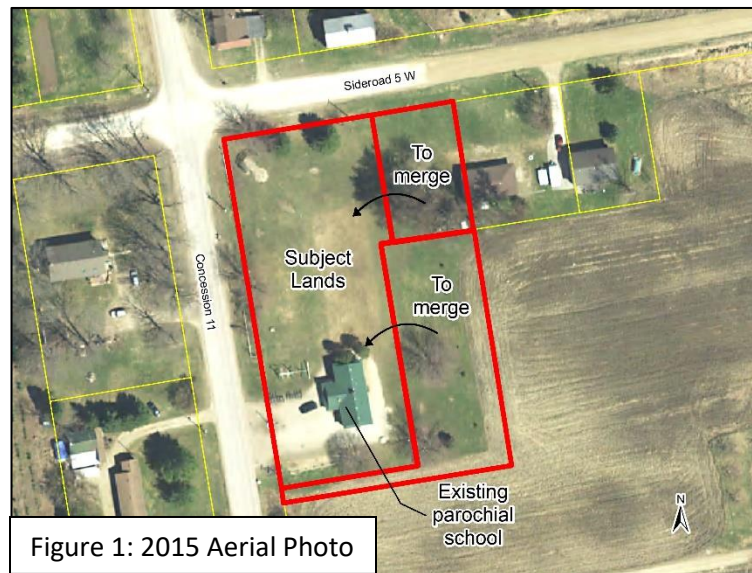


Figure 1: 2015 Aerial Photo

### 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 I distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS I, or mitigate environmental impacts, may warrant further consideration.

### Wellington County Official Plan

The subject property is designated Prime Agricultural. 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. Section 13.7 provides for minor variances from the provisions of any by-law implementing this Plan may be passed, in accordance with the Planning Act, by a local council, or its delegated authority, provided that 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. The local council, or its delegate, shall consider whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

### Mapleton Zoning By-law

The subject property is zoned Agricultural (A). The location of the proposed new lot configuration does not meet the minimum distance separation (MDS I) from the barns and manure pits located at 9171 Concession 11, 9166 Concession 11 and 9187 Concession 11 (Figure 2).

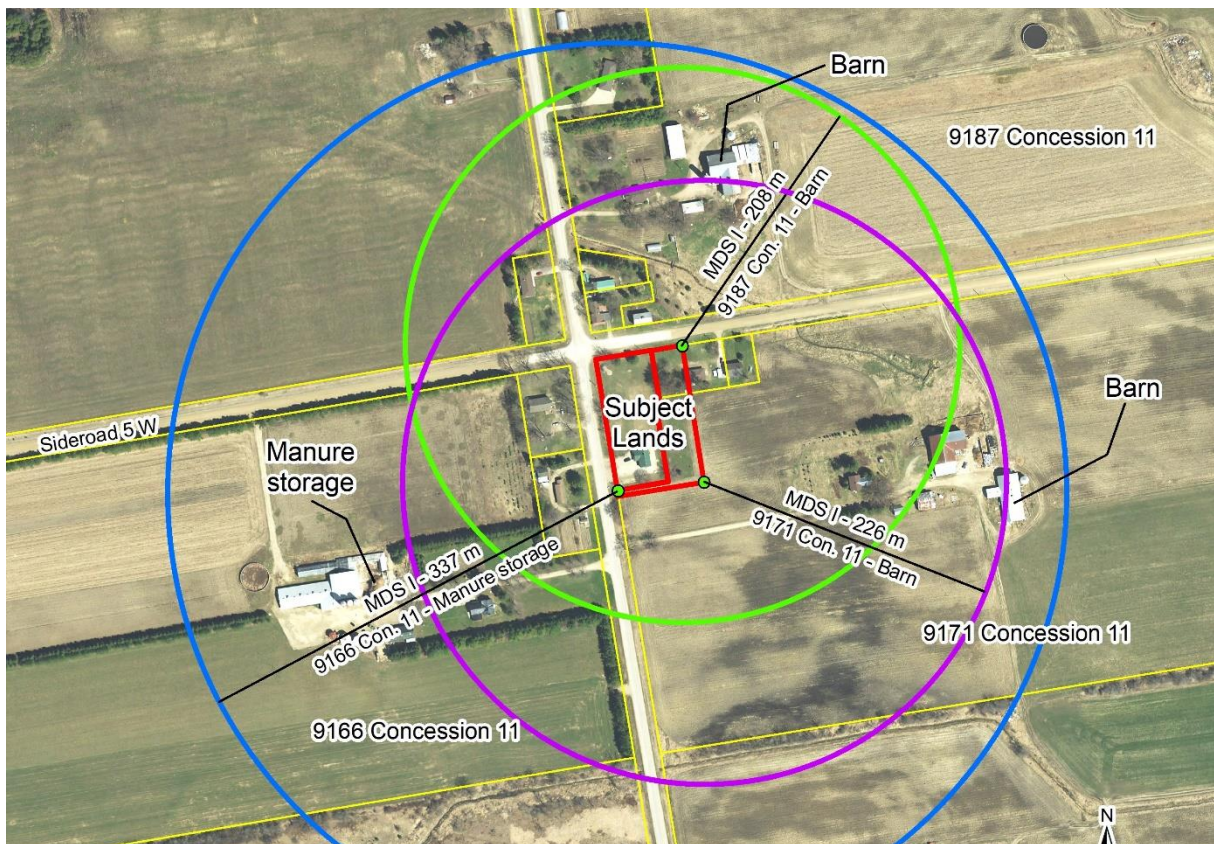


Figure 2: 2015 Aerial photo showing the proposed lot in relation to the neighboring barns/manure pits

The following relief is required:

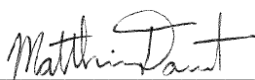
<b>1. 9171 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion MDS 1 Setback to Barn</b> (Section 6.17.1 and 8.6)	226 m (741.5 ft)	215 m (705.4 ft)	11 m (36.1 ft)

<b>2. 9166 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion MDS 1 Setback to Manure Storage</b> (Section 6.17.1 and 8.6)	337 m (1,105.6 ft)	200 m (656.2 ft)	137 m (449.5 ft)

<b>3. 9187 Concession 11</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Proposed Lot Expansion MDS 1 Setback to Barn</b> (Section 6.17.1 and 8.6)	208 m (682.4 ft)	120 m (393.7 ft)	88 m (288.7 ft)

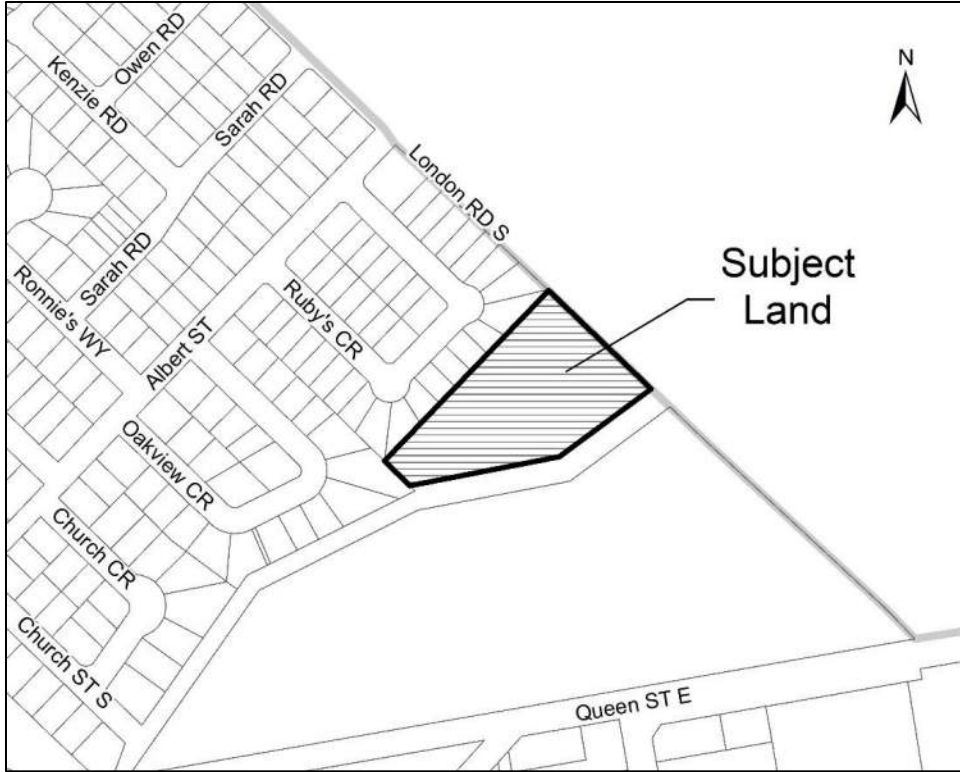
Farm data sheets were provided for the barns and manure storage pits within 500 m. The proposed new lot configuration can meet the required distances to these other facilities.

I trust that these comments will be of assistance to the Committee in their consideration of this matter.  
 Yours truly,



Matthieu Daoust, RPP MCIP  
 Planner

**JASON & DANIELLE AITKEN**





## 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 29, 2021

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 A06/21**  
**391 London St S**  
**Jason Aitken**

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

**Planning Opinion:** The variance requested would provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 247.8m<sup>2</sup> (2,668 ft<sup>2</sup>) detached garage with a height of 5.48 m (18 ft.).

We have no concerns with the requested relief provided the applicable conservation authority is satisfied. 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 Park Lot 5 and is Municipally known as 391 London Rd S. The property is approximately 1.3 ha (3.21 ac) in size. The location is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new 247.8m<sup>2</sup> (2,668 ft<sup>2</sup>) detached garage with a height of 5.48 m (18 ft.).



Figure 1. 2015 Aerial photo of subject lands

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL and a small portion of CORE GREENLANDS and located within the Urban Center of Mt. Forest. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

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

The subject property is zoned Residential Holding (R2) and a portion is zoned Natural Environment (NE). The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
Height (Section 6.1.3a)	4.57 m (15 ft.)	5.48 m (18.0 ft.)	0.91 m (3.0 ft.)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated the additional height request is to park camp trailer within the detached garage with storage in the loft. The variances meet the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

Yours truly,



Asavari Jadhav  
Junior Planner



Matthieu Daoust, MCIP RPP  
Planner

**From:** ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>  
**Sent:** March 25, 2021 4:05 PM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE:  
A06/21 391 London Rd. S.

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**

**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

---

**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Thursday, March 25, 2021 4:03 PM  
**Subject:** [External] NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE: A06/21 391 London Rd. S.

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

**TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT**

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

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



**A06/21**

**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, April 12, 2021 @ 2:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/83254705715>  
Description: Public Meeting Under the Planning Act

Or join by phone:  
Dial: 855 703 8985 (Toll Free)  
Webinar ID: 832 5470 5715



**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***

*This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you.*



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

October 7, 2020

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A06-21 (Aitken)  
391 London Road South  
Roll No.: 234900000307500  
Park Lot 5  
Geographic Town of Mount Forest  
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

According to the Notice of Public Hearing, the purpose and effect of the application is to provide relief from the maximum height for an accessory structure. The applicants are proposing to construct a new detached garage for personal use with a height of 5.48 m (18 ft.). Other variances may be considered where deemed appropriate.

### **Recommendation**

SVCA staff find the application acceptable, and an SVCA permit will be required prior to construction. We elaborate below.

### **DELEGATED RESPONSIBILITY AND ADVISORY COMMENTS**

**SVCA staff has reviewed the development proposal through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the development proposal through our responsibilities as a service provider to the County of Wellington in that we provide expert advice and technical clearance on**



### **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 A06-21 (Aitken)  
April 7, 2021  
Page 2 of 5

**Planning Act applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.**

**Natural Hazards:**

While it appears that none of the property is designated Core Greenlands or Greenlands in the County of Wellington Official Plan (OP), Schedule A6-1 Mount Forest, lands directly adjacent to the south of the property are designated Core Greenlands and Greenlands. Furthermore, a small area of the property along the southern property boundary is zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law No. 66-01. The Core Greenlands and Greenlands designation and the NE zone are representing in part, the natural hazard features associated with the flood and erosion hazards and valley of the South Saugeen River. In general, no new buildings or structures are permitted within the Core Greenlands and Greenlands designation or in the NE zone. Based on the site plan submitted with the application, the proposed detached accessory building will not be located within the NE zone.

Provincial Policy Statement – Section 3.1

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

Wellington County OP Policies

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that, based on the plan submitted, the development proposal is consistent with Wellington County OP natural hazard policies.

**Natural Heritage:**

As part of SVCA staff's desktop review, the following significant natural heritage features were identified as affecting the property: significant woodlands, significant valleylands, significant wildlife habitat, adjacent lands to fish habitat, and potentially the habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant woodlands, fish habitat, significant wildlife habitat, and the habitat of endangered species and threatened species, and the adjacent lands to the above referenced features, except in accordance with Policies found in Section 2.1.

Wellington County OP Policies

Significant Woodlands

Significant woodlands are included in the Core Greenlands and Greenlands designation and are shown on Schedule A6-1 Mount Forest of the Wellington County OP in accordance with section 5.5.4 of the Wellington County OP. The woodlands along the southern property limits and on lands adjacent to the property are considered significant woodlands. Based on the development proposal, the construction of the detached

Township of Wellington North  
Proposed Minor Variance A06-21 (Aitken)  
April 7, 2021  
Page 3 of 5

accessory building will not be located within the woodlands but will be located within the adjacent lands to the woodlands. It is the opinion of SVCA staff that development as proposed conforms to the applicable significant woodland policies found in section 5 of the Wellington County OP, and that impacts to the woodlands are likely to be negligible, therefore the preparation of an environmental impact study (EIS) to address the significant woodlands is not recommended by SVCA staff at this time.

#### Significant Valleylands

Streams and valleylands are included in the Greenlands system and are shown on Schedule A6-1 Mount Forest of the Wellington County OP and will be protected from development or site alterations which would negatively impact on the stream or valley- land or their ecological functions in accordance with section 5.5.3. The valley of the South Saugeen River is considered a significant valley. It is the opinion of SVCA staff that development as proposed conforms to the applicable significant valleylands policies found in section 5 of the Wellington County OP, and that impacts to the significant valley are likely to be negligible, therefore the preparation of an environmental impact study (EIS) to address the significant valley is not recommended by SVCA staff at this time.

#### Adjacent Lands to Fish Habitat

The South Saugeen River is located on lands adjacent to the property. The watercourse is considered fish habitat by SVCA staff, and section 5.4.2 of the Wellington County OP is applicable. However, based on the plans submitted with the application, development will not be located within fish habitat or its adjacent lands. Therefore, the preparation of an EIS to address fish habitat is not recommended by SVCA staff at this time.

#### Significant Wildlife Habitat

It has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or adjacent to the property. Section 5.5.1 of the Wellington County OP states, in part, that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. In the opinion of SVCA staff, an EIS is not necessary, as SVCA staff does not anticipate any negative impacts to significant wildlife habitat resulting from this proposal as the proposed detached accessory building will be located within the existing building envelope.

#### Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or on lands adjacent to the property. Section 5.4.2 of the Wellington County OP states in part that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant/landowner to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be sent via email to: SAROntario@ontario.ca.

#### STATUTORY COMMENTS

**SVCA staff has reviewed the development proposal as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion,**

Township of Wellington North  
Proposed Minor Variance A06-21 (Aitken)  
April 7, 2021  
Page 4 of 5

**dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The southern portion of the property is located within the SVCA's Approximate Regulated Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Regulated Area requires the permission from SVCA, prior to work commencing.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And; "Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

For the property, the SVCA Approximate Regulated Area is representing the South Saugeen River, its related flood and erosion hazards, the South Saugeen River Valley, and an offset distance from these features. To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly. Alternatively, please find the attached SVCA mapping dated April 7, 2021 showing in part, the SVCA Approximate Regulated Area.

#### SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, within the SVCA Approximate Regulated Area may require permission (SVCA Permit) prior to those works commencing.

Based on the plans submitted with the application, a permit from the SVCA will be required prior to the construction of the detached accessory building. SVCA staff has contacted the landowner/applicant to inform him of the requirement for SVCA permit. Based on the plans submitted with the application, a permit from the SVCA can likely be issued for the proposed detached accessory building. An SVCA permit would be subject to conditions. Conditions of a SVCA permit are likely to include that a six (6) metre access allowance between the south wall of the proposed detached accessory building to the top of valley slope be available; and that no fill material be placed /dumped over the top of and/or on the valley slope.

Prior to the SVCA permit being issued, the SVCA will require:

1. SVCA application form,
2. Site plan-already received,
3. SVCA application fee if \$759 to be paid for standard works project based on square footage of the proposal, and

Township of Wellington North  
Proposed Minor Variance A06-21 (Aitken)  
April 7, 2021  
Page 5 of 5

4. Location of detached accessory building marked/staked on site prior to SVCA staff site inspection to the property.

### Summary

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

The proposed minor variance is acceptable to SVCA staff.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated, with the exception of endangered species and threatened species policy, which must be addressed by the applicant/landowner; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated, with the exception of endangered species and threatened species policy, which must be addressed by the applicant/landowner.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

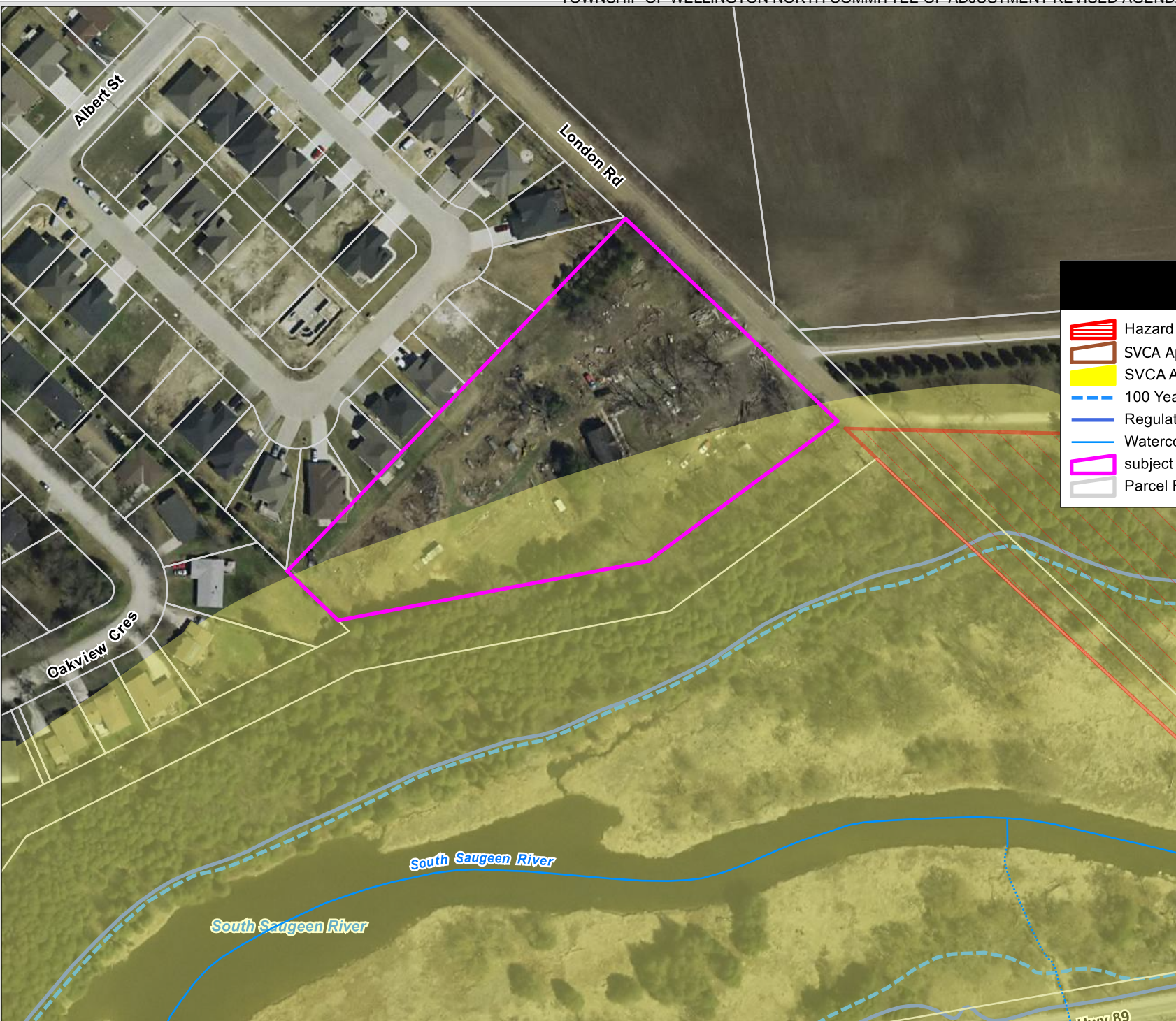
Sincerely,









Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

Enclosure: SVCA map

cc: Jason Aitken, owner (via email: [chalmersaluminum@gmail.com](mailto:chalmersaluminum@gmail.com))  
Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)



**Legend**

-  Hazard Land
-  SVCA Approximate Screening Area Limit
-  SVCA Approximate Regulated Area
-  100 Year Flood Line
-  Regulatory Flood Line
-  Watercourse
-  subject property
-  Parcel Fabric

N



UTM Zone 17N, NAD 83

1:2000

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©[2021] of the Queen's Printer for Ontario. All Rights Reserved. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro GeoServices. They are the property of Saugeen Valley Conservation Authority ©2021.



April 7, 2021