

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT – JULY 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/88140857249>

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: 881 4085 7249

	PAGE NUMBER
<b>CALLING TO ORDER</b> - Chairperson Lennox	
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
<ul style="list-style-type: none"> <li>A10/21 Craig Matta</li> <li>A11/21 Sherri Bryan</li> </ul>	
<b>MINUTES OF PREVIOUS MEETING(S)</b>	
<ul style="list-style-type: none"> <li>Committee of Adjustment, June 28, 2021 (A09/21)</li> </ul> <p>Recommendation: <i>THAT the Committee of Adjustment meeting minutes of June 28, 2021 – A09/21 be adopted as presented.</i></p>	4
<b>APPLICATION</b>	
<p>A10/21 – Craig Matta</p> <p><b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as Con 7 N, Pt Lot 4 and is Municipally known as 9508 Concession 6 N. The property is approximately 0.4 ha (1 ac) in size. The location of the property is shown on the map attached.</p> <p><b>THE PURPOSE AND EFFECT</b> of the application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a shop with a floor area of 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>). The subject lands contain an existing 133.5 m<sup>2</sup> (1,437 ft<sup>2</sup>) accessory structure. Other variances may be considered where deemed appropriate.</p>	7
<b>SECRETARY TREASURER</b>	
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 June 21 <sup>st</sup> , 2021.	
<b>PRESENTATIONS</b>	
<p>Asavari Jadhav, Junior Planner &amp; Matthieu Daoust, Planner, County of Wellington, Township of Wellington North</p> <ul style="list-style-type: none"> <li>Planning Report dated July 5, 2021</li> </ul>	8

<b>CORRESPONDENCE FOR COMMITTEE'S REVIEW</b>	
Michael Oberle, Environmental Planning Technician, Saugeen Conservation • Letter dated July 6, 2021 (No Objections)	10
<b>REQUEST FOR NOTICE OF DECISION</b>	
Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.	
<b>CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM THE COMMITTEE</b>	
<b>DECISION</b>	
CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required) <i>THAT</i> the minor variance applied for in Application A10/21, for the property described as Con 7 N, Pt Lot 4, geographic Township of Arthur, with a civic address of 9508 Concession 6 N, to provide the following relief;  1. <b>THAT a Lot Coverage of 257.91 m<sup>2</sup> (2,733 ft<sup>2</sup>) be permitted, for a proposed new accessory structure, whereas the By-Law allows 185.8 m<sup>2</sup> (2,000 ft<sup>2</sup>).</b>	
<b>APPLICATION</b>	
A11/21 – Sherri Bryan  <b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as V SVY Clarke, Lot 15 & PT Lot 14 and is Municipally known as 185 Tucker St. The property is approximately 0.09 ha (0.23 ac) in size. The location of the property is shown on the map attached.  <b>THE PURPOSE AND EFFECT</b> of the application is to provide relief from the combined maximum total lot coverage for all accessory structures. The applicant is proposing to construct a 53.5 m <sup>2</sup> (576 ft <sup>2</sup> ) addition on an existing 66.9 m <sup>2</sup> (720 ft <sup>2</sup> ) garage. Other variances may be considered where deemed appropriate.	14
<b>SECRETARY TREASURER</b>	
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 June 28, 2021.	
<b>PRESENTATIONS</b>	
Matthieu Daoust, Planner, County of Wellington, Township of Wellington North • Planning Report dated June 28, 2021	15
<b>CORRESPONDENCE FOR COMMITTEE'S REVIEW</b>	
Laura Warner, Grand River Conservation Authority, email dated June 30, 2021 (No Objections. No permit required.)	

<b>REQUEST FOR NOTICE OF DECISION</b>	
Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.	
<b>CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM THE COMMITTEE</b>	
<b>DECISION</b>	
<p>CALL FOR VOTE: SHOW OF HANDS (no mover/seconder required)</p> <p><i>THAT</i> the minor variance applied for in Application A11/21, for the property described as V SVY Clarke, Lot 15 &amp; PT Lot 14 geographic Town of Arthur, with a civic address of 185 Tucker Street, to provide the following relief;</p> <p>1. <b>THAT a proposed Lot Coverage of 12.96% be permitted, for a proposed addition on an existing garage, whereas the By-Law allows 10%.</b></p>	
<b>ADJOURNMENT</b>	
<p>Recommendation:</p> <p><i>THAT</i> the committee of adjustment meeting of July 12, 2021 be adjourned.</p>	

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT - JUNE 28, 2020 @ 7:00 P.M.**  
**VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=Fhzzq7ARm8M>**

**Members Present:**

**Chair:** Andrew Lennox  
**Members:** Sherry Burke  
Steve McCabe  
Dan Yake

**Member Absent:**

**Member:** Lisa Hern

**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>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Director of Fire Services/Fire Chief:</b>	<b>Chris Harrow</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>

**CALLING TO ORDER - Chairperson Lennox**

Chair Lennox called the meeting to order

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**MINUTES OF PREVIOUS MEETING(S)**

- Committee of Adjustment, May 10, 2021 (A07/21, A08/21)

RESOLUTION: CoA 2021-011

Moved: Yake

Seconded: McCabe

*THAT the Committee of Adjustment meeting minutes of May 10, 2021 – A07/21 & A08/21 be adopted as presented.*

CARRIED

**APPLICATION**

A09/21 – Adam & Jaime Baker

**THE LOCATION OF THE SUBJECT PROPERTY** is as Lot 24; Pt Lot 32 Pt Lane RP 60R 2637; Part 2, 3 and 6 and is municipally known as 160 Isabella St W, Arthur. The property is approximately 0.15 ha (0.389 ac) in size.

**THE PURPOSE AND EFFECT** of the application is to provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. Thus, relief is being sought to permit permanent parking spaces in front of the front wall of the main building. 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 June 8, 2021.

## PRESENTATIONS

Curtis Marshall, Manager of Development Planning, reviewed the report prepared by Matthieu Daoust, Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 11<sup>th</sup>, 2021

Planning Opinion: The variance requested would provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested.

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 24; Pt Lot 32 Pt Lane RP60R2637; Part 2, 3 and 6 and is Municipally known as 160 Isabella St W, Arthur. The property is approximately 0.15 ha (0.38 ac) in size.

### PROPOSAL

The purpose of this application is to provide relief from Section 6.27.4 which states that all permanent parking spaces within a residential zone shall be to the rear of the front wall of the main building. The applicants are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested.

### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL 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 Low Density Residential (R1C). The applicant is proposing to park permanently in front of the front wall of the main building and required the following variance:

Parking Regulations	Permitted	Proposed
<b>Location of Parking Areas and Spaces</b> (Section 6.27.4)	All parking spaces within a residential zone shall be to the rear of the front wall of the main building	To permit permanent parking spaces in front of the front wall of the main building

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that they are proposing to convert their garage for living and storage purposes. As a result, permanent parking spaces in front of the front wall of the main building is requested. 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.

## CORRESPONDENCE FOR COMMITTEE'S REVIEW

- Andrew Herreman, Grand River Conservation Authority, Email dated June 14, 2021 (No Comments or Concerns)

## 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

Adam and Jaime Baker, Applicants, were present to answer questions regarding the application.

## COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or questions regarding the application from the Committee.

## DECISION

CALL FOR VOTE: SHOW OF HANDS

*THAT the minor variance applied for in Application A09/21, for the property described as Lot 24; Pt Lot 32 Pt Lane RP60R2637; Parts 2, 3 and 6, with a civic address of 160 Isabella St. W. in the town of Arthur, to provide the following relief;*

1. ***THAT permanent parking spaces in front of the front wall of the main building be permitted, for an existing residence, whereas the By-Law requires that all parking spaces within a residential zone shall be to the rear of the front wall of the main building.***

APPROVED

## ADJOURNMENT

RESOLUTION: CoA 2021-012

Moved: McCabe

Seconded: Burke

*THAT the committee of adjustment meeting of June 28, 2021 be adjourned.*

CARRIED

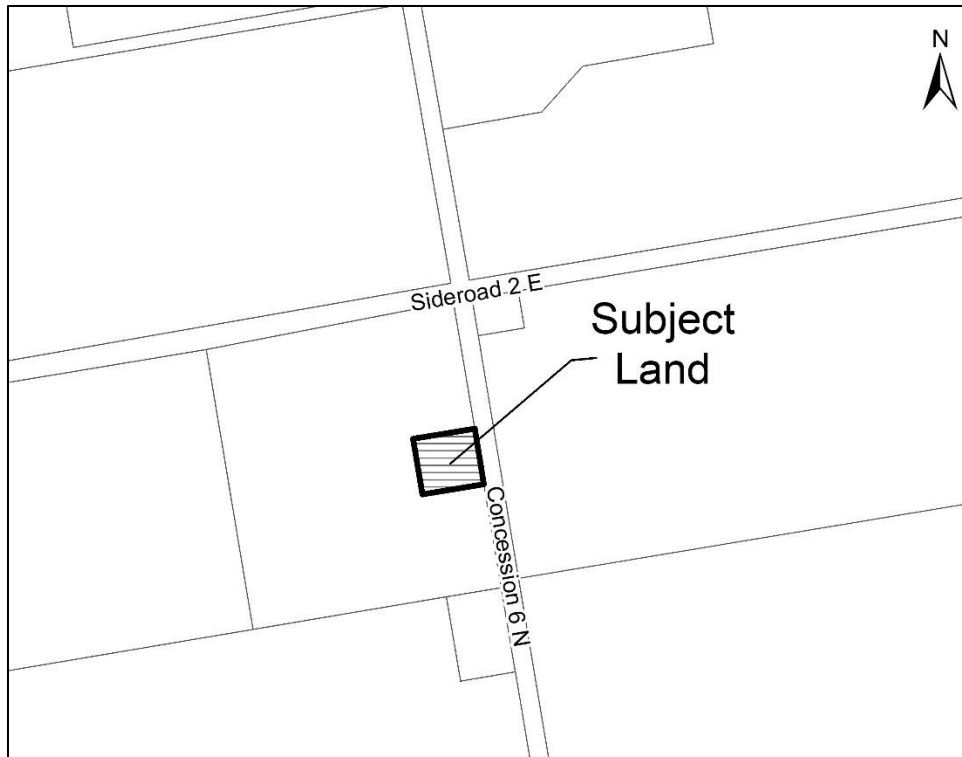
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Secretary Treasurer

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Chair

**CRAIG MATTA**





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
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ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

July 5<sup>th</sup>, 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 A10/21**  
**9508 Concession 6 N,**  
**Craig Matta, Jennifer Matta, Pauline Leblanc and Brian Leblanc**

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

**Planning Opinion:** The variance requested would provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a new 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) garage. The subject land also contains an existing 133.5m<sup>2</sup> (1,437 ft<sup>2</sup>) accessory structure and 8.91m<sup>2</sup> (96 ft<sup>2</sup>) shed which is used to store personal recreational vehicles and garden equipment.

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 Concession 7, Part lot 4 and is Municipally known as 9508 Concession 6 N. The property is approximately 0.4 ha (1 ac) in size. The location is shown on Figure 1.

### PROPOSAL

The purpose of this application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a new 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) garage. The subject land also contains an existing 133.5m<sup>2</sup> (1,437 ft<sup>2</sup>) accessory structure and 8.91m<sup>2</sup> (96 ft<sup>2</sup>) shed which is used to store personal recreational vehicles and garden equipment.



Figure 1. 2015 Aerial photo of subject lands



### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE. 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 Site Specific Agriculture (A-76) Residential. The applicant is proposing to construct a new accessory structure and required the following variance:

General Provisions	Permitted	Proposed	Difference
<b>Lot Coverage</b> (Section 6.1.4 b)	185.8 m <sup>2</sup> (2,000 ft <sup>2</sup> )	257.91 m <sup>2</sup> (2,733 ft <sup>2</sup> )	72.11 m <sup>2</sup> (733 ft <sup>2</sup> )

The Agricultural Site Specific (A-76) Zone permits an accessory residential unit attached or within existing dwelling. The site specific zone also permits a hobby barn, which the applicant refers to as "barn", which is used to store personal recreational vehicles.

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that the additional floor area request is to park a camping trailer and personal vehicles. The subject land also contains an existing 133.5m<sup>2</sup> (1,437 ft<sup>2</sup>) accessory structure and 8.91m<sup>2</sup> (96 ft<sup>2</sup>) shed which is used to store personal recreational vehicles and garden equipment. 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



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Tel 519-367-3040, Fax 519-367-3041, [publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

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

July 6, 2021

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A10-21 (Matta)  
9508 Concession 6N  
Roll No.: 234900000905600  
Part Lot 4 Concession 6N  
Geographic Township of Arthur  
Township of Wellington North

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

### **Purpose**

Based on the notice of the application, the purpose and effect of the application is to provide relief from the maximum floor area for an accessory structure. The applicant is proposing to construct a shop with a floor area of 111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>). The subject lands contain an existing 133.5 m<sup>2</sup> (1,437 ft<sup>2</sup>) accessory structure. Other variances may be considered where deemed appropriate.

### **Recommendation**

SVCA staff find the application acceptable.

### **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**



### **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  
Minor Variance A10-21 (Matta)  
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**Statement (PPS, 2020).** We have also reviewed the development proposal through our responsibilities as a service provider to the County of Wellington in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, 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:**

Based on SVCA mapping, it appears that there are no natural hazard features located on the property. Though the valley of an unnamed tributary of Bells (Bethel) Creek is located directly adjacent to the south property line of the property. Therefore, the property is not designated Core Greenlands in the County of Wellington Official Plan (OP), Schedule A6 Wellington North, or zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law No. 66-01. On the lands directly adjacent to the south of the south property boundary, the lands appear to be designated Core Greenlands and zoned NE. The Core Greenlands designation and the NE zone are representing in part, the natural hazard features associated with the flood and erosion hazards of an unnamed tributary of Bell's (Bethel Creek). In general, no new buildings or structures are permitted within the Core Greenlands designation or in the NE zone. Based on the application, the location of the proposed shop 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 application, 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 application, 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, and fish habitat.

#### 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, and fish habitat, 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 of the Wellington County OP in accordance with section 5.5.4 of the Wellington County OP. The

Township of Wellington North  
Minor Variance A10-21 (Matta)  
July 6, 2021  
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woodlands on the lands directly adjacent to the south of the property may be considered significant woodlands. Based on the application, the location of the proposed shop/garage will not be located within the woodlands but would be located within the adjacent lands to the woodlands. However, as previous development exists on the property, it is the opinion of SVCA staff that impacts to the woodlands would 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.

#### Fish Habitat

As mentioned above, an unnamed tributary of Bell's (Bethel) Creek flows through lands directly adjacent to the south of the property. The watercourse is considered fish habitat by SVCA staff, and section 5.4.2 of the Wellington County OP is applicable. However, as previous development on the property exists, it is the opinion of SVCA staff that impacts to fish habitat would be negligible, therefore the preparation of an EIS to address fish habitat is not recommended by SVCA staff at this time.

#### **STATUTORY COMMENTS**

**SVCA staff has reviewed the development proposal as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

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

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

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

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

For the property, the SVCA Approximate Screening Area is representing the natural hazard features associated with the flood and erosion hazards of an unnamed tributary of Bells (Bethel) Creek, the valley of the watercourse, and an offset distance of 15 metres outwards from the stable top of valley slope. To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via

Township of Wellington North  
Minor Variance A10-21 (Matta)  
July 6, 2021  
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the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling, or excavation within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to those works commencing. Based on the plans submitted with the application, the location of the proposed shop will encroach into the SVCA Approximate Screening Area. However, it is the opinion of SVCA staff that a SVCA permit/permission is not required as the proposed shop will be located more than 15 metres of the top of valley of the watercourse.

#### 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 application 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; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated.

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.

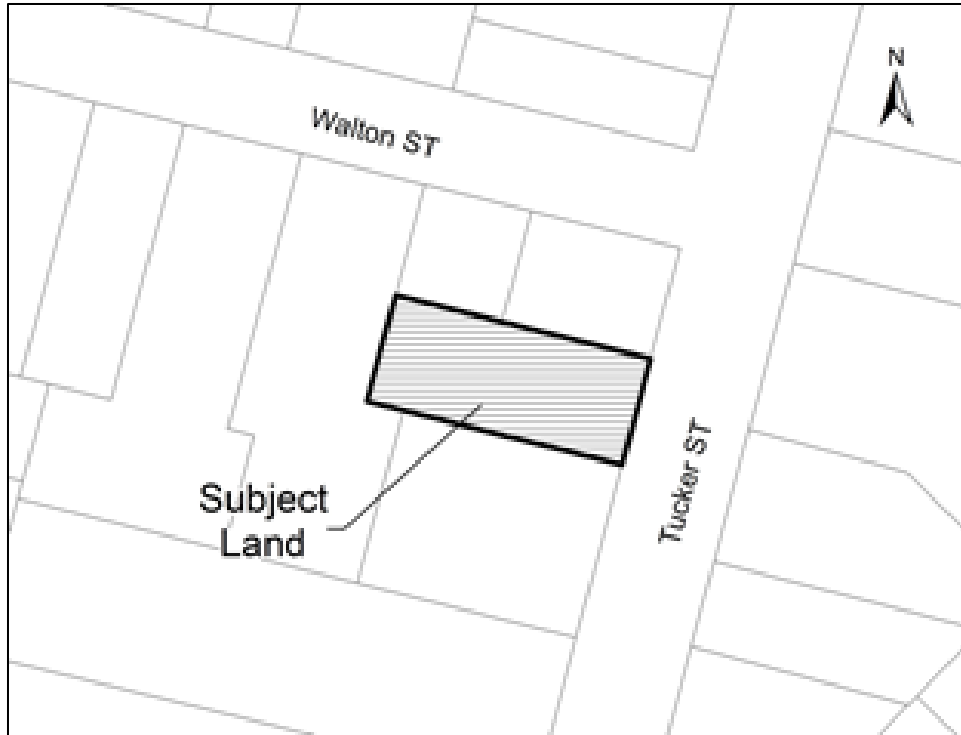
Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

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

**SHERRI (ELLIOT) BRYAN & JOHN BRYAN**





## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
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ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

June 28<sup>th</sup>, 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 A11/21**  
**V SVY Clarke Lot 15 Pt Lot 14**  
**185 Tucker St**  
**Sherri Bryan & John Bryan**

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

**Planning Opinion:** The variances requested would provide relief from the maximum lot coverage for all accessory structures. The applicant is proposing to construct a 53.5 m<sup>2</sup> (576 ft<sup>2</sup>) addition on an existing 66.9 m<sup>2</sup> (720 ft<sup>2</sup>) garage.

We have no concerns with the size of the proposed structure 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 V SVY Clarke Lot 15 Pt Lot 14 and is Municipally known as 185 Tucker St. The property is approximately 0.09 ha (0.23 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 maximum lot coverage for all accessory structures. The applicants are proposing to build an addition on an existing garage.

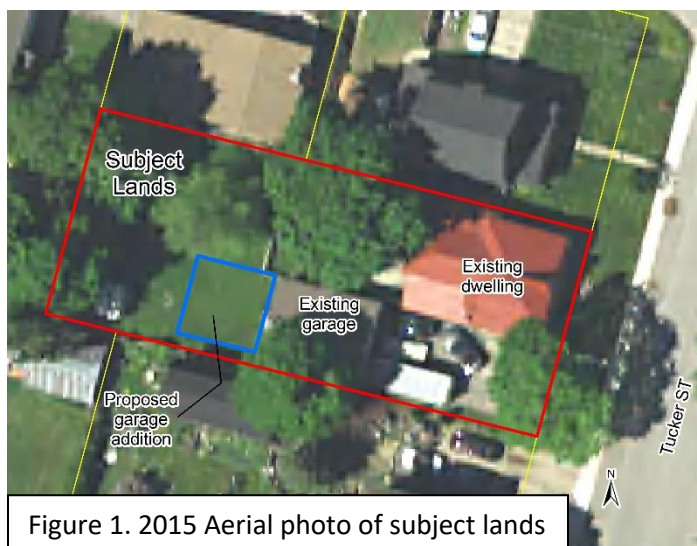


Figure 1. 2015 Aerial photo of subject lands

#### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated RESIDENTIAL 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**

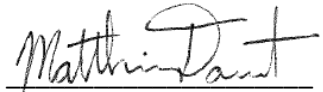
The subject property is zoned Residential (R1B). The applicants are proposing to construct an addition on an existing garage and require the following variance:

General Provisions	Permitted	Proposed	Difference
<b>Lot Coverage</b> (Section 6.1.4)	10%	12.96%	2.96%

The variance requested is minor and appropriate for the use of the lot. 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,



Matthieu Daoust, MCIP RPP  
Planner