



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0

www.wellington-north.com

519.848.3620

1.866.848.3620 FAX 519.848.3228

Plan to
Simply Explore.

www.simplyexplore.ca

Committee of Adjustment

Monday, July 10, 2017

2:00 p.m.

Plume Room, Mount Forest Sports Complex

A G E N D A

AGENDA ITEM	PAGE NO.
<u>CALLING TO ORDER</u>	
- Chairman Lennox	
<u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u>	
<u>MINUTES OF PREVIOUS MEETING(S)</u>	
Committee of Adjustment, May 23rd, 2017 (A05-17)	001
<u>APPLICATION A06-17</u>	
<u>OWNERS/APPLICANT</u>	
- 2551405 Ontario Ltd.	
<u>LOCATION OF THE SUBJECT LAND</u>	
The location of the subject property is described as Mount Forest James Ellis Survey, Part Lot 8, Part Park Lot 9, S Queen Street, RP 61R20624, Parts 2 to 4 with a civic address of 466 Queen Street West, Mount Forest. The subject land is approximately 0.22 ha (0.54 ac). The location of the property is shown on the map attached.	005

AGENDA ITEM	PAGE NO.
<p><u>APPLICATION A07-17</u></p> <p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Philip Bauman <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The location of the subject property is described as Lot 7, Concession 6 North with a civic address of 7449 Sideroad 3 East. The subject land is approximately 40.46 ha (100 ac). The location of the property is shown on the map attached.</p>	012
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the application is to provide relief from the Minimum Distance Separation II (MDS II) setback requirements. The applicant is proposing a barn expansion and cannot meet the minimum distance required to the nearest neighbours dwelling. Other variances may be considered where deemed appropriate.</p> <p><u>SECRETARY TREASURER</u></p> <p>Notices were mailed to property owners within 60 m of the subject property as well as the applicable agencies and posted on the subject property on June 28th, 2017.</p> <p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Manager of Planning and Environment</p> <ul style="list-style-type: none">- See attached comments prepared by Curtis Marshall, MCIP, RPP, Senior Planner	013
<p><u>CORRESPONDENCE FOR COMMITTEE'S REVIEW</u></p> <p>Michael Oberle, Environmental Planning Technician</p> <ul style="list-style-type: none">- See attached comments	016
<p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.</p>	

AGENDA ITEM	PAGE NO.
<p><u>CHAIRMAN OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p>Are there any persons present who wish to make oral and/or written submissions in support of the proposed minor variance?</p> <p>Are there any persons present who wish to make oral and/or written submissions against this application?</p> <p><u>COMMENTS/QUESTIONS FROM THE COMMITTEE</u></p> <p><u>ADJOURNMENT</u></p>	

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2017 – 7:00 P.M.
A05/17**

The Committee of Adjustment met in the Plume Room at the Mount Forest & District Sports Complex.

Members Present: Chairman: Andy Lennox
Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Also Present:

Secretary-Treasurer, Clerk:	Karren Wallace
CAO/Deputy Clerk:	Michael Givens
Executive Assistant:	Cathy Conrad
Treasurer:	Kimberly Henderson
Interim Director of Public Works:	Derek McCaughan
Economic Development Officer:	Dale Small
Fire Chief:	Dave Guilbault
Chief Building Official:	Darren Jones
Senior Planner:	Linda Redmond

THE CHAIRMAN CALLED THE MEETING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

No pecuniary interest reported.

MINUTES OF PREVIOUS MEETING(S)

RESOLUTION NUMBER CoA 2017-09

Moved by: Member Burke

Seconded by: Member McCabe

THAT the Committee of Adjustment meeting minutes of April 24, 2017 – A04/17 be adopted as presented.

CARRIED

APPLICATION A04/17

Owners/Applicant: Kenneth Smith

The location of the subject property is described as Part Lot 5, Concession 9, Registered Plan 61R-8761, geographic township of West Luther and has a civic address of 8220 Line 8. The subject land is approximately 6.27 ha (15.5 acres).

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2017 – 7:00 P.M.
A05/17**

The purpose and effect of the application is to provide relief from the maximum floor area requirements for accessory structures. The applicant is requesting permission to construct a 464 m² (5000 ft²) agricultural shed. Other variances may be considered where deemed necessary.

NOTICE OF THIS MEETING was mailed to property owners within 60 m of the subject property as well as the applicable agencies and posted on the subject property on May 11, 2017 pursuant to the provisions of the Planning Act.

PRESENTATION

Linda Redmond reviewed comments provided by Elizabeth Martelluzzi, Junior Planner, dated May 15, 2017.

Planning Comments: The variances requested would provide relief from the maximum floor area and height requirements for an accessory structure on an agricultural lot. The applicant is proposing to construct a new accessory building with a floor area of 464 m² (5000 sq ft) and a height of 6.7 m (22 ft)

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 subject lands are described as Lot 5, Concession 9, Registered Plan 61R-8761, with a civic address of 8220 Line 8. The subject land is approximately 6.27 ha (15.5 acres).

PROPOSAL

The purpose of this application is to provide relief from the maximum floor area and height requirement for a proposed accessory structure. The maximum floor area of accessory structures on a lot of this size shall not exceed 222.9 m² (2399 sq ft). The applicant is requesting permission to construct a 464.5 m² (5000 sq ft) accessory building with a height of 6.7m (22ft.) for agricultural purposes.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS AND GREENLANDS. 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
COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2017 – 7:00 P.M.
A05/17**

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural (A). The applicants are proposing to construct a new riding arena with the following required variance:

1. A total ground floor area of 464m² (5000 sq ft), whereas section 6.1.4 b) of the By-law permits a total maximum ground floor area of 222 m² (2399 sq ft) for a lot this size.
2. A total height of 6.7 meters (22 feet), whereas section 6.1.3 of the By-law permits a maximum height of 4.5 meters (14.8 feet)

The applicant has indicated that the building will be used for agricultural storage with a workshop and that the current building will be removed. In terms of impact, the building is located towards the rear of the property and is not in close proximity to a neighbour's dwelling or the road. The variances requested are minor and appropriate for the use of the lot. The variances meet the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE/COMMENTS RECEIVED

None

REQUEST FOR NOTICE OF DECISION

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

CHAIRMAN OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

- Persons present who wish to make oral and/or written submissions in support of the proposed minor variance.

The applicant was present to answer questions regarding the application.

- Persons present to make oral and/or written submissions against the proposed minor variance.

No persons were present to make oral and/or written submissions against the proposed minor variance.

COMMENTS/QUESTIONS FROM THE COMMITTEE

None

**TOWNSHIP OF WELLINGTON NORTH
COMMITTEE OF ADJUSTMENT
TUESDAY, MAY 23, 2017 – 7:00 P.M.
A05/17**

The Committee of Adjustment of the Corporation of the Township of Wellington North considered all written and oral submissions received on this application, the effect of which has assisted the Committee to make an informed decision on this planning matter.

RESOLUTION NUMBER CoA 2017-10

Moved by: Member Burke

Seconded by: Member McCabe

THAT the minor variance applied for in Application A05/17 to provide the following relief :

1. **THAT a total ground floor area of 464m² (5000 sq ft) be permitted, whereas section 6.1.4 b) of the By-law permits a total maximum ground floor area of 222 m² (2399 sq ft) for a lot this size.**
2. **THAT a total height of 6.7 meters (22 feet) be permitted, whereas section 6.1.3 of the By-law permits a maximum height of 4.5 meters (14.8 feet)**

be authorized with the following condition(s):

- **That the existing shed be demolished as set out in the application.**

CARRIED

ADJOURNMENT

RESOLUTION NUMBER CoA 2017-11

Moved by: Member Burke

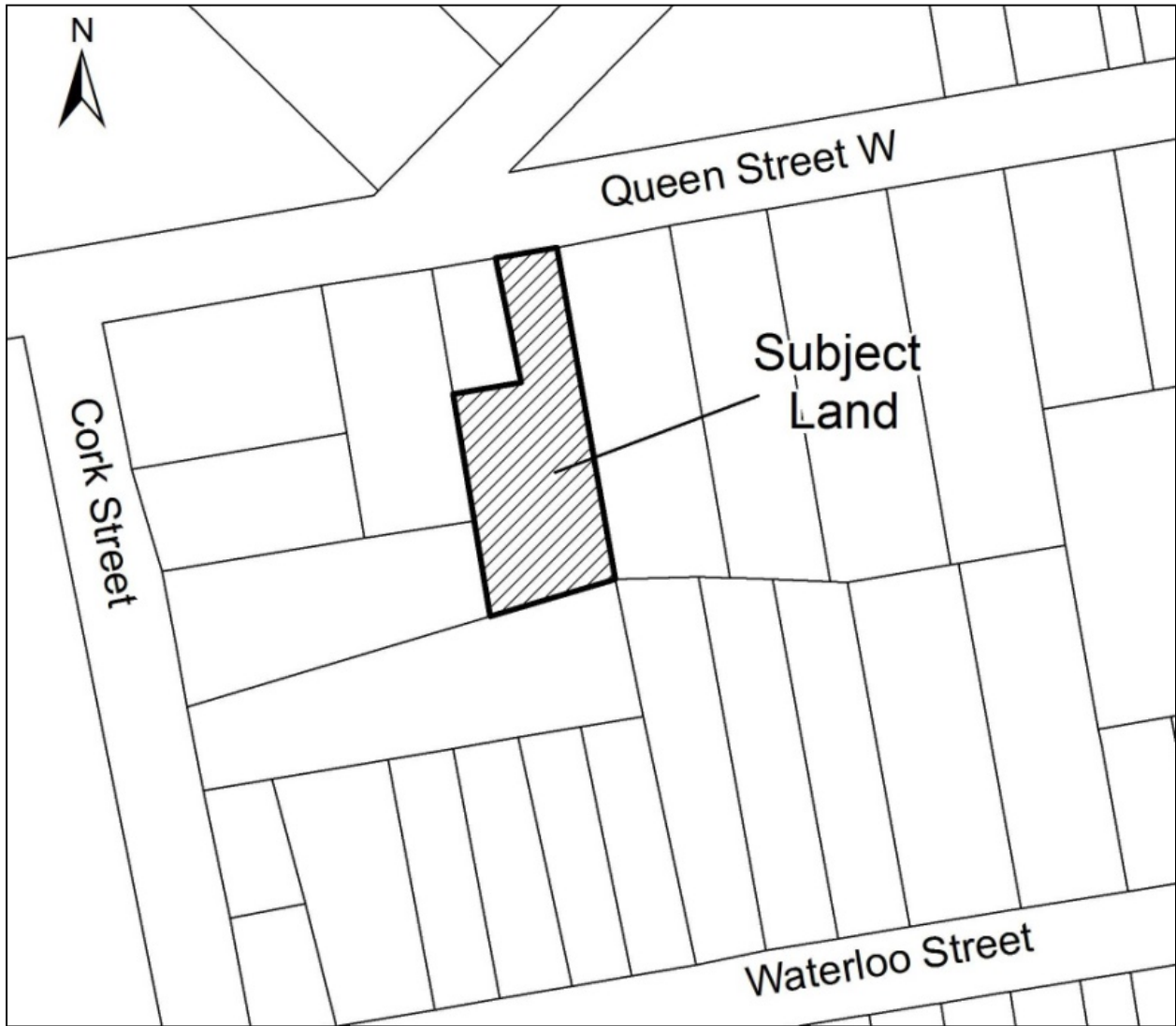
Seconded by: Member McCabe

THAT the Committee of Adjustment meeting of May 23, 2017 be adjourned at 7:22 p.m.

CARRIED

Secretary Treasurer

Chairman



A06-17 - 2551405 Ontario Ltd.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
 GARY A. COUSINS, M.C.I.P., DIRECTOR
 TEL: (519) 837-2600
 FAX: (519) 823-1694
 1-800-663-0750

ADMINISTRATION CENTRE
 74 WOOLWICH STREET
 GUELPH, ONTARIO
 N1H 3T9

July 4, 2017

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 A6/17**
466 Queen St., Mount Forest
2551405 Ontario Ltd.

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

Planning Comments: The variances requested would provide relief from the required minimum side yard setbacks, drainage ditch setback, and the buffer area requirements to adjacent properties. The applicant is proposing to construct a 6-unit residential building.

We are recommending that the application be **deferred** to allow for the Site Plan Application to be circulated and to provide commenting agencies and departments an opportunity to review the application. The proposed site design and building layout may need to be revised based on technical comments received which could impact the requested relief. Furthermore, we would like to obtain additional information on the requested buffering relief from the applicant before providing a recommendation to the Committee of Adjustment.

SUBJECT PROPERTY AND LOCATION

The subject lands are described as Mount Forest James Ellis Survey, Part Lot 8, Part Park Lot 9, S Queen Street, RP 61R20624, Parts 2 to 4 with a civic address of 466 Queen Street, Mount Forest. The subject land is approximately 0.22 ha (0.54 ac). The location of the property is shown on the map below.



Figure 1: Location Map

PROPOSAL

The variances requested would provide relief from the required minimum side yard setbacks, drainage ditch setback, and the buffer area requirements to adjacent properties. The applicant is proposing to construct a 6-unit residential building.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL. 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 High Density Residential with a site specific exception (R3-54). The applicant is proposing to construct a 6-unit residential building. It appears that the applicants have applied the apartment zoning standards (Section 13.2.3), however the proposed building does not meet the definition of an "Apartment" as the building does not have a common entrance and common indoor hallway/corridor. No information has been provided regarding the requested relief to the buffering requirements.

The applicant has recently submitted a Site Plan Application to the Township for review. The application was received by the County today (July 4, 2017). We are recommending that the application be deferred until the application can be circulated and reviewed to confirm applicable zoning standards, that sufficient variances have been requested by the applicant, and the details of the proposed buffering.

Pg 3.... A6/17

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

Yours truly,

A handwritten signature in blue ink, appearing to read "C Marshall". The signature is written in a cursive, flowing style.

Curtis Marshall, MCIP, RPP
Senior Planner



Sent via electronic mail only to Darren Jones

June 29, 2017

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, Building/Zoning Dept

Dear Mr. Jones:

RE: Application for Minor Variance A6/17
Part Lot 8, Part Lot 9, S Queen Street
RP 61R20624, Part 2 to 4, 466 Queen Street
Geographic Town of Mount Forest
Township of Wellington North (2551405 Ontario Ltd.)

Saugeen Valley Conservation Authority (SVCA) staff have reviewed this proposal in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. This proposal proposes to allow a multiple unit residential development on the subject property to allow up to six dwelling units on the property.

This proposal is generally acceptable to SVCA staff. The SVCA does recommend a condition of approval, or similar control, to address drainage via an approved engineer's report. We offer the following comments.

Local Drainage

A portion of the subject lands is within an area that is subject to high groundwater and potentially significant drainage ponding associated with the urban drainage feature flowing through the southern portion of the lot. The SVCA recommends that drainage be investigated to ensure that proposed and existing developments are addressed by this proposal.

If planning approvals do not address drainage for the proposed the SVCA provides this recommendation to the Township's Chief Building Official associated with future building approvals.

Wellington County Official Plan

Section 10.1.3 Matters for Consideration of the Wellington County Official Plan states in part:

b) that all lots can be adequately serviced with water, sewage disposal, stormwater



management or drainage,

f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed.

As the proposed development will likely alter the drainage and runoff characteristics of the property, both in stormwater quantity and quality, as compared to the pre-developed state, and while there appears to be a urban drainage feature flowing through the subject property, the Wellington County Official Plan states that this drainage must be accounted for.

Township of Wellington North Zoning By-Law 66-01

According to the Township of Wellington North Zoning By-Law 66-01 no portion of the property is zoned Natural Environment (NE). The urban drainage feature is not considered to be a watercourse by the SVCA. The Municipality may determine 6.20.2 (c) *Natural Environment and Municipal Drain Setbacks* apply to this property.

Threatened or Endangered Species

It has come to the attention of the SVCA that habitat of threatened or endangered wildlife species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

SVCA Regulation

Please be advised that the property is not subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27. The urban drainage feature is not considered to be a watercourse by the SVCA and the SVCA has no record of the urban drainage feature being a Municipal Drain.

Conclusion

SVCA staff are not aware of the feasibility of addressing drainage at this site for this proposal as there has been limited preconsultation with the SVCA associated with drainage. To address drainage the SVCA recommends that the decision include a requirement to satisfy the drainage requirements of the SVCA and Township via the submission of an engineer's report. In any case SVCA staff advises that a portion of the subject lands may need to be avoided by future development due to existing drainage conditions.

All of the plan review functions listed in the agreement have been assessed with respect to these proposed amendments. Authority staff are of the opinion that this proposal appears to conform to the relevant

Township of Wellington North
June 29, 2017
A6/17
Page 3 of 3

011

policies of the Wellington Official Plan and Provincial Policies referred to in the agreement given the above comments and recommendations.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

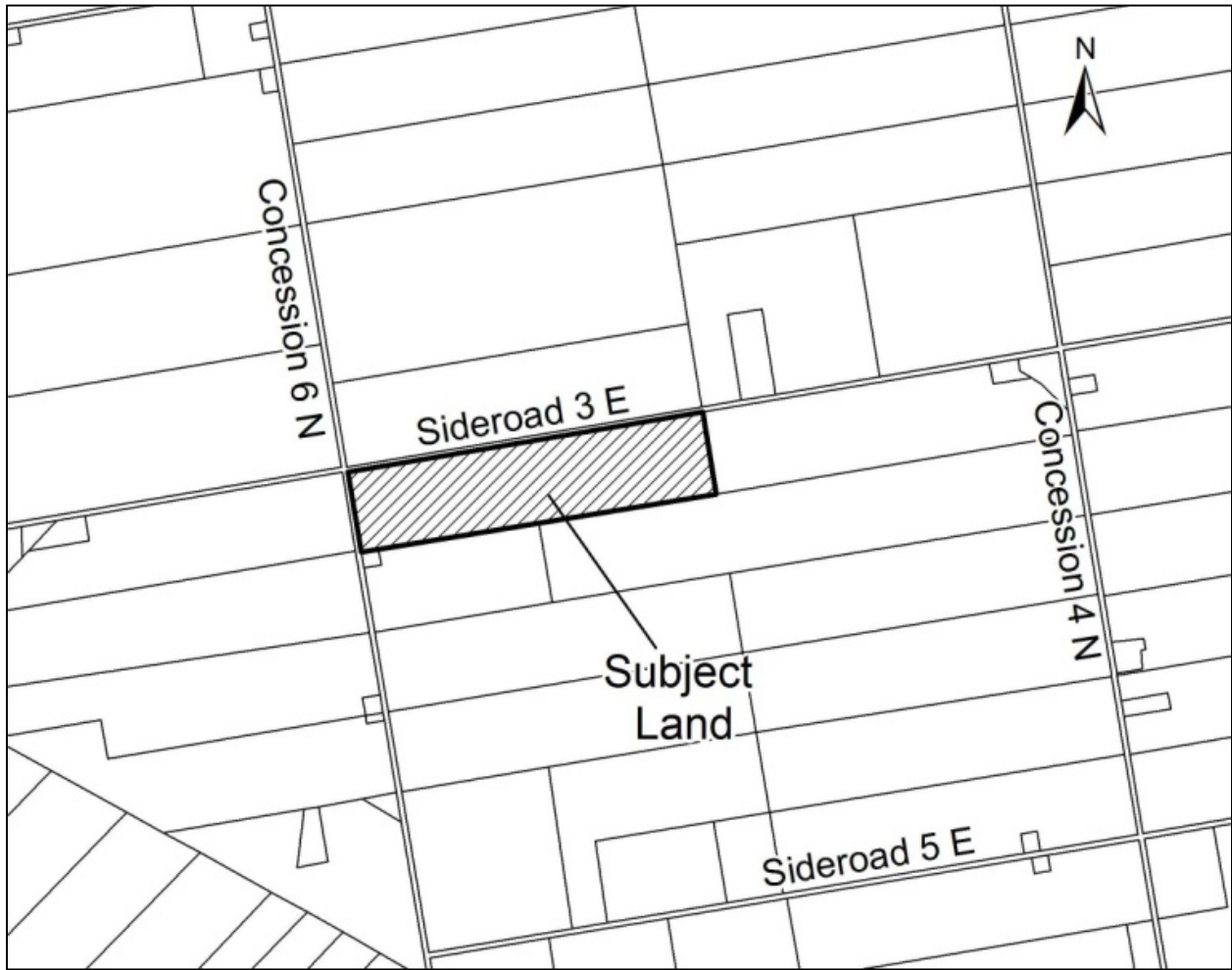
Yours Sincerely,



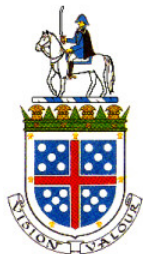
Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

cc: Steve McCabe, Authority Member, SVCA, via email
S2551405 Ontario Ltd., 9 Nighthawk Ln. Elmira, ON N3B 3E7



A07-17 - Philip Bauman



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
 GARY A. COUSINS, M.C.I.P., DIRECTOR
 TEL: (519) 837-2600
 FAX: (519) 823-1694
 1-800-663-0750

ADMINISTRATION CENTRE
 74 WOOLWICH STREET
 GUELPH, ONTARIO
 N1H 3T9

July 4, 2017

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 A7/17**
Lot 7, Concession 6, Geographic Township of Arthur
7449 Sideroad 3 East
Philip Bauman

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

Planning Comments: The variances requested would permit the construction of an addition to the existing barn for beef cattle. The location of the proposed barn addition does not meet the minimum distance separation (MDS II) from the nearest neighbours dwelling.

We have no concerns with the relief requested for the barn addition. The location of the proposed addition provides operational efficiency and the location of the existing home, barn and barn yard also limits where an addition can be added to the 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 property is described as Lot 7, Concession 6 North, with a civic address of 7449 Sideroad 3 East. The subject property has an area of approximately 40.46 ha (100 ac) and is occupied by a farming operation including a residence, barn and sheds.

PROPOSAL

The purpose of this application is to provide relief from the minimum distance separation (MDS II) setback requirement from the nearest neighbours dwelling for a proposed barn addition. The owner is proposing to construct an addition to the exiting barn to house beef cattle.

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, CORE GREENLANDS, GREENLANDS, and is identified as being partially within the Mineral Aggregate Resource Overlay (Gravel). The farm building cluster is well removed from the CORE GREENLANDS AND 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 addition does not meet the minimum distance separation (MDS II) from the nearest neighbours dwelling.

According to the calculations submitted with the application all other MDS requirements can be met.

The following relief is required:

	Required	Proposed	Difference
Barn addition MDS II setbacks to Type A Uses (Sections: 6.17.2 & 8.8)	124 m (406 ft.)	75 m (245 ft.)	49 m (161 ft.)

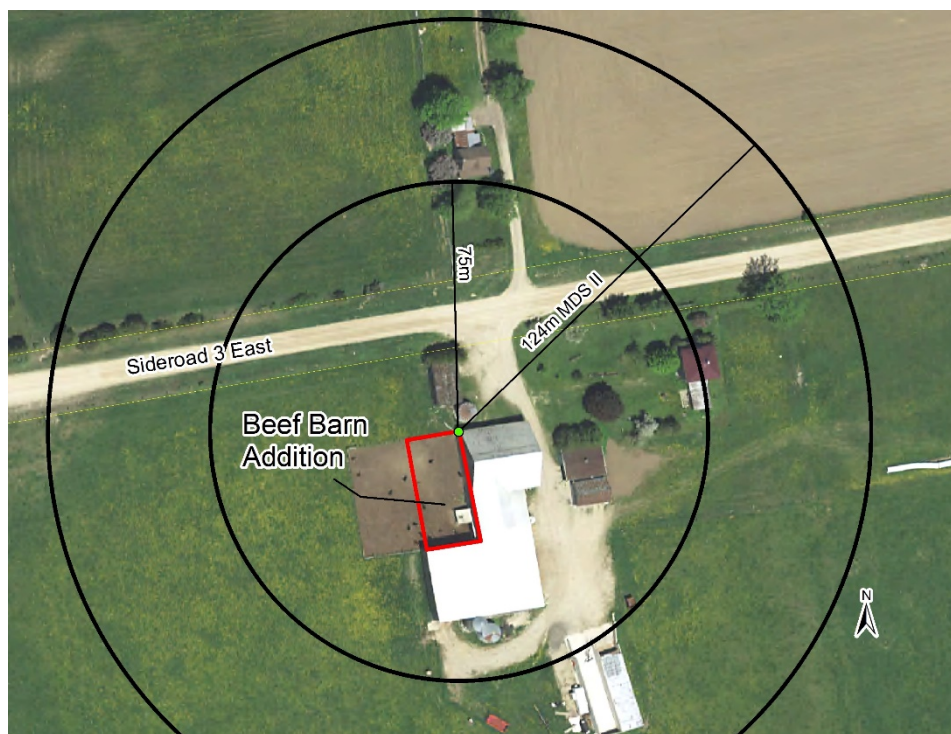


Figure 1: MDS Arcs

Pg 3.... A7/17

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

Yours truly,

A handwritten signature in blue ink that reads "C Marshall". The signature is written in a cursive style with a large, stylized initial "C".

Curtis Marshall, MCIP, RPP
Senior Planner



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 (township@wellington-north.com)

June 30, 2017

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

ATTENTION: Darren Jones, Chief Building Official

Dear Mr. Jones,

RE: Proposed Minor Variance A7/17
7449 Sideroad 3 East
Roll No.: 234900000815800
Lot 7, Concession 6
Geographic Township of Arthur
Township of Wellington North

(Philip Bauman)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this proposal in accordance with the SVCA's mandate, and the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. The purpose and effect of the application is to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements to facilitate a barn expansion. The proposed minor variance is acceptable to SVCA staff, and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff, portions of the property are designated Core Greenlands in the Wellington County Official Plan, these areas are also zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law No. 66-01. SVCA staff is of the opinion that the Core Greenlands designation and the NE zone for the property generally coincide with the hazardous lands mapping originally plotted by SVCA staff. In the opinion of SVCA staff, the proposed barn addition as shown on the plans attached to the application, is not proposed within the Core Greenlands designation or the NE zone.

Natural Heritage

The natural heritage features and areas affecting the property are the fish habitat associated with Bell's (Bethel) Creek, significant woodlands, and potentially habitat of endangered or threatened species.



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 A7/17 (Philip Bauman)
June 30, 2017
Page 2 of 3

Fish Habitat

Bell's (Bethel) Creek which flows through the western portion of the property, and a tributary of Bell's (Bethel) Creek that flows through the eastern portion of the property are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. In the opinion of SVCA staff, the proposed barn addition will not be in the adjacent lands to fish habitat, therefore the completion of an Environmental Impact Study (EIS) to address the adjacent lands to fish habitat is not warranted for this proposal.

Significant Woodlands

The woodlands on the property have been included in the Core Greenlands designation. In the opinion of SVCA staff, the proposed barn addition is not within the adjacent lands to the woodlands, therefore the completion of an EIS to address significant woodlands on the property is not warranted for this proposal.

Significant Habitat of Endangered or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on, or within lands adjacent to the property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the owner to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

SVCA Regulation

Large portions of the property are within the SVCA's Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O. Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- 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 increasing the number of dwelling units in the building or structure,*

Township of Wellington North
Proposed Minor Variance A7/17 (Philip Bauman)
June 30, 2017
Page 3 of 3

- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA's Approximate Screening Area, associated with our Regulation 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.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the Approximate Screening Area associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

According to the plans submitted as part of the proposed minor variance application, the proposed barn addition is not within the SVCA's Approximate Screening Area. A Permit from the SVCA is not required for the proposed barn addition.

Conclusion

The proposed minor variance is acceptable to SVCA staff. We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Philip Bauman, owner (via regular mail: 7449 Sideroad 3 East, Mount Forest, Ontario N0G 2L0)
Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Authority Member, SVCA (via email)