



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Committee of Adjustment

Monday, December 2nd, 2013 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>Chairman</p> <ol style="list-style-type: none">1. Officially open the public meeting.2. Declaration of Pecuniary Interest and General Nature Thereof.3. Minutes, A3/13 and A6/13 (attached)	1
<p><u>APPLICATION A7/13</u></p>	
<p>Owners/Applicant: Harold and Bertha Martin</p>	
<p>THE LOCATION OF THE SUBJECT PROPERTY is described as South Part Lot 7, Concession 11, with a civic address of 9372 Concession 11 (Mt. Forest). The subject land is approximately 8.9 ha (22.21 acre) in size and is zoned Agricultural. The parcel is shown on the location map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the maximum permitted lot coverage for accessory structures in an agricultural zone. The applicants are proposing to construct a second shed with a floor area of 2,880 ft². The applicant will be utilizing the shed for storage of machinery and the housing of a horse. Additional relief for minimum setback requirements may also be considered.</p>	9
<ol style="list-style-type: none">4. Secretary Treasurer – notice mailed to surrounding property owners and required agencies on November 20th, 2013 as well as posted on the property.	
<ol style="list-style-type: none">5. Application for a Minor Variance	10
<ol style="list-style-type: none">6. Township Planner – Linda Redmond will review the County comments (attached).	16

AGENDA ITEM	PAGE NO.
<p>7. Correspondence/Comments received:</p> <p style="padding-left: 40px;">Jennifer Prenger, Environmental Planning Technician Saugeen Valley Conservation Authority</p> <ul style="list-style-type: none">- Application is acceptable <p>8. 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>Those wishing to be notified of decision please leave name and address with secretary-treasurer.</p> <p>Committee:</p> <ul style="list-style-type: none">- Comments and questions <p>9. Adjournment</p>	<p>18</p>

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Two

APPLICATION A3/13

Councillor Burke left the Council Chambers for this portion of the meeting as she had previously declared pecuniary interest as Mr. Bowden is relative.

Owners/Applicant: James Bowden and Donna Bowden

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 16 & 17, Plan Town of Mount Forest. The property is Municipal known as 155 - 165 Fergus Street S and 187 King Street East.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from the minimum lot area, lot frontage, rear yard setback, side yard setback, parking area setback and parking access width within the Mixed Use Zone (MU1). The applicant is proposing to construct 2 four unit townhouse buildings on the subject lands. The townhouse buildings will be located to the rear of the existing dwellings and access to the units will be via King Street. The variances will facilitate this development and satisfy conditions of severance application. Other variances dealing with the proposed development may be considered as required.

4. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on October 24, 2013 as well as posted on the property.
5. Mayor Tout reviewed comments dated November 13, 2013 provided by Linda Redmond, Township Planner.

The variances requested would satisfy the conditions of provisional approval for consent application B77/13 and facilitate the development of the lands for an eight unit townhouse development. We have no concerns with the relief requested conditional on the variances applying to the development of the lands for the proposed townhouse project as site plan approved. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law and is minor, desirable and appropriate for the development of the subject property.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Three

The subject lands originally existed as three separate properties. Consent applications B75-77/13 reconfigured and reassembled the lands and the new lot configuration was shown on the aerial map attached to the comments. The properties located at 155 & 165 Fergus Street were also severed into two lots (original configuration) as part of this overall proposal and require variances for frontage, area and side yard. This variance application is the final step in this development process and would facilitate the completion of the project.

Under the Wellington County Official Plan the subject property is designated RESIDENTIAL TRANSITION AREA within the Mount Forest URBAN CENTRE. 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.

Under the Wellington North Zoning By-law the subject lands are zoned Mixed Use 1 (MU1). There is a proposal on the subject lands to develop an eight unit bungalow townhouse development. The following variances are required to facilitate this development:

1. Minimum interior side yard setback of 4.57 m (15 ft.) whereas 6 m (19.7 ft) is required.
2. Minimum rear yard setback of 6.88 m (22.6 ft), whereas 7.58 m (24.9 ft) is required.
3. Lot area of 2368 sq.m. (0.5 ac.), whereas 2252.7 sq.m. (0.6 ac.) is required.
4. Frontage on King Street of 17.9 m (58.9 ft.), whereas 20 m (66 ft.) is required.
5. Setback from King Street for parking of 3.9 m (13 ft.), whereas 7.5 m (24.9 ft.) is required.
6. Access drive width of 3.65 m (12 ft.), whereas 6 m (20 ft.) is required.

The following variances are required for the dwelling located at 155 Fergus Street:

1. Minimum frontage of 14.4 m (47.2 ft.), whereas 15 m (49.2 ft.) is required.
2. Minimum lot area of 425.8 sq.m. (4583.5 sq.ft.), whereas 465 sq.m (5005.4 sq.ft.) is required.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Four

The following variances are required for the dwelling located at 165 Fergus Street:

1. Minimum lot area of 446 sq.m. (4806 sq.ft.), whereas 465 sq.m (5005.4 sq.ft.) is required.
2. Minimum side yard setback of 0.79 m (2.59 ft.), whereas 1.8 m (5.9 ft.) is required.
3. Minimum rear yard setback of 7.11 m (23.3 ft.), whereas 7.6 m (24.9 ft.) is required.

6. Correspondence/Comments received:

- Jennifer Prenger, Environmental Planning Technician, SVCA
- This application for minor variance is acceptable to the SVCA.

7. Questions/Comments

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

The applicants and their agent, Vas Farkavec, were present to answer questions regarding this application.

Persons present who wish to make oral and/or written submissions against this application.

None

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

None

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Five

Moved by: Lennox

Seconded by: Goetz

THAT the minor variance applied for in Application A3/13 be authorized.

Resolution No. 2

Carried

Councillor Burke returned to the Council Chambers following the passing of the resolution.

APPLICATION A6/13

Applicant: KC Properties (GP) Ltd.

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 23, Concession 8. The property is Municipal known as 8773 Concession 9.

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief to add a minor, accessory use within an Unserviced Residential Exception Zone (R1A-20). The applicant is proposing to provide a parking compound for the exclusive use of the residents to park their recreational and seasonal vehicles on site. The variance is required to provide clarification of this accessory use. Other variances dealing with the proposed development may be considered as required.

8. The Secretary Treasurer confirmed that notice was mailed to surrounding property owners and required agencies on November 4, 2013 as well as posted on the property.
9. Mayor Tout reviewed comments dated November 13, 2013 provided by Linda Redmond, Township Planner.

The variance requested would provide relief to add a minor, accessory use within an Unserviced Residential Exception Zone (R1A-20). The applicant is proposing to construct a 1,500 m² (16,145 ft²) parking compound/area which will be enclosed by a chain link fence, to be used by the residents of Conestoga Estates for storage of recreational vehicles.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Six

The Committee should be satisfied that the application would maintain 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. Approval of this variance should be conditional that the proposed use of the parking compound will be for personal storage and parking of the residents of this development only and not for commercial purposes.

Under the Wellington County Official Plan the subject property is within a special Policy area PA6-6 (Mobile Home Parks). 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.

Under the Wellington North Zoning By-law the subject lands are zoned Unserviced Residential Exception zone (R1A-20). The applicant is proposing to construct a 1,500 m² (16,145 ft²) parking compound on the property. Under the provision for the Unserviced Residential Exception zone (R1A-20) a parking compound is not clearly defined as a permitted use. This variance would allow for the parking compound to be established as a minor “accessory” use, providing the residents only of Conestoga Estates an area which is secure to store their recreational and off- season vehicles. As such, the following relief is required:

1. To allow an accessory parking compound with an area of 1,500 m² (16,145 ft²) enclosed by a chain link fence, whereas the by-law does clearly define this an accessory parking compound as a permitted use. And that this parking area is to be used by the residents of Conestoga Estates only.

Section 5.3 of the by-law defines “accessory” as “a use, building or structure which is incidental, subordinate, and exclusively devoted to the main use, building or structure located on the same lot and in the same zone as such use, building or structure and which is not used or intended for use as human habitation unless permitted by the provisions of certain zones of this By-law. The intent of an accessory structure is one which is clearly secondary and devoted to the main permitted use and should not used for gain or profit or for human habitation.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Seven

10. Correspondence/Comments received:

- None

11. Questions/Comments

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

Terry Cudney, Property Manager, KC Properties (GP) Ltd., was present to explain that this variance is requested so that tenants have a place to park their trailers. Although parking trailers on lots is not allowed under the park rules the tenants are currently being allowed to do so until there is a place to put them. This compound will be for tenant use only.

Persons present who wish to make oral and/or written submissions against this application.

None

Those wishing to be notified of the decision were asked leave their name and address with the secretary-treasurer.

Committee – Comments and Questions

Councillor Lennox confirmed that this compound will be located in the north east corner of the park and asked if it is for seasonal use.

Mr. Cudney confirmed the location of the compound. It was originally going to be lots but the site plan was changed last year. Most people stay in the park year round. The compound will be for trailers only – camper trailers, utility trailers, and snowmobile and ATV trailers. Vehicles must be on a trailer to be allowed to park in the compound.

Mayor Tout asked if the trailers in the compound are owned by tenants of the park.

TOWNSHIP OF WELLINGTON NORTH

COMMITTEE OF ADJUSTMENT

A3/13 and A6/13

Page Eight

Mr. Cudney confirmed that trailers must be owned by tenants. The tenants will have to pay to park their trailers. This is a convenience for tenants as trailers are not allowed on the lots in the park.

Moved by: Burke
Seconded by: Lennox

THAT the minor variance applied for in Application A6/13 be authorized.

Resolution No. 3

Carried

12. Adjournment (7.20 p.m.)

Moved by: Lennox
Seconded by: Burke

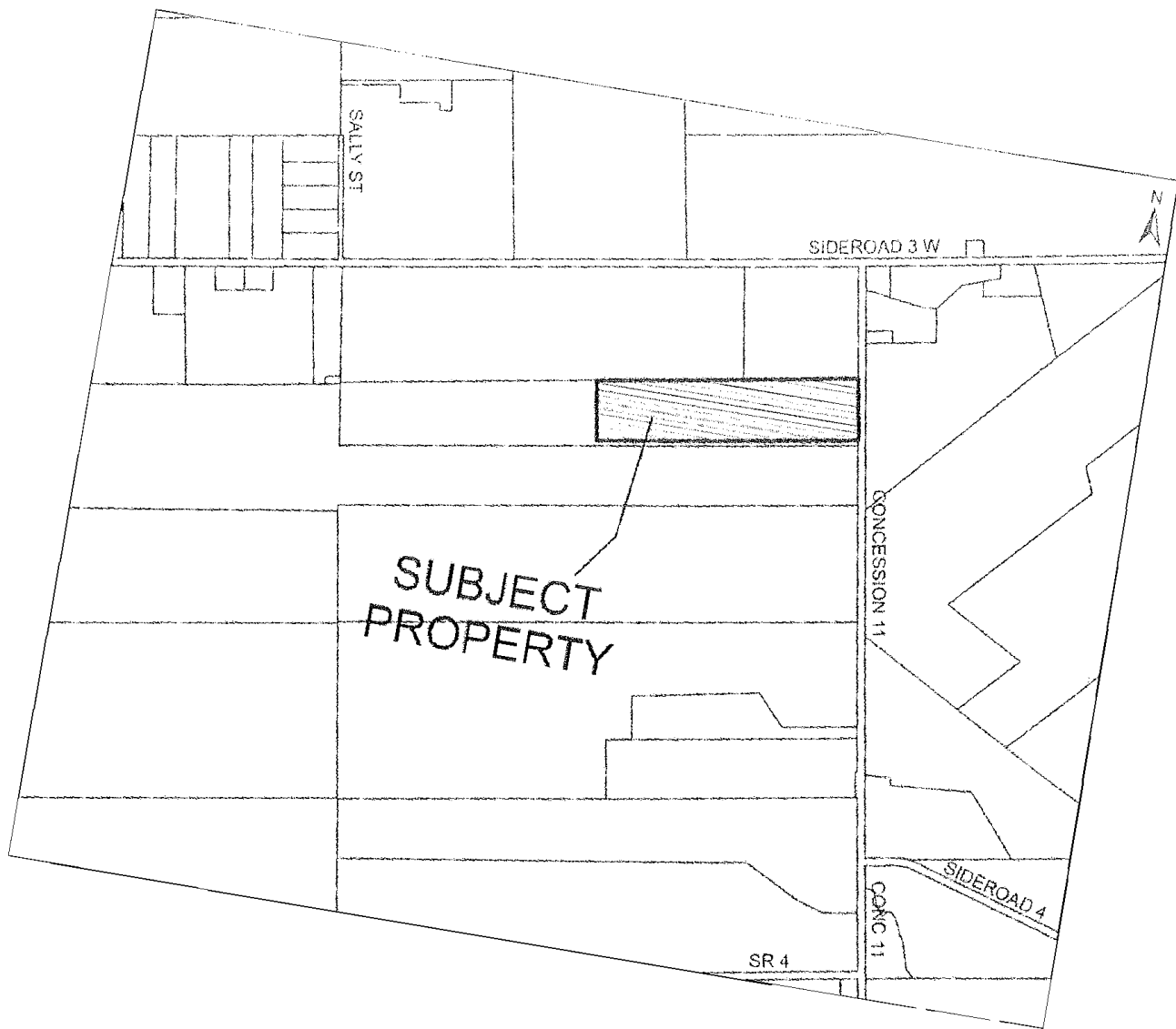
That the Committee of Adjustment meeting of November 18, 2013 be adjourned.

Resolution No. 4

Carried

Secretary Treasurer

Chairman



SUBJECT
PROPERTY

SALLY ST

SIDEROAD 3 W

CONCESSION 11

SIDEROAD 4

SR 4

CONC 11





TOWNSHIP OF WELLINGTON NORTH

APPLICATION FOR A MINOR VARIANCE

Date Received: November 7, 2013

File Number: A 7 113 Roll # 23-49-000-009-14410-0000

Date Application Filed: November 7/13 Application Fee Received: \$750.00

A. GENERAL INFORMATION

1.* APPLICANT INFORMATION

a)* Registered Owner's Name(s): HAROLD MARTIN
Address: 9372 Con. 11, RR#5 Mt Forest ON N0G 2L0
Phone: Home (519) 323 2541 Work (519) 323 9991 Fax N/A
Email: N/A

Please note: AUTHORIZATION IS REQUIRED IF THE APPLICANT IS NOT THE OWNER (See Section G)

b)* Applicant (Agent) Name(s):
Address:
Phone: Home () Work () Fax ()
Email:

c)* Name, Address, Phone No. of all persons having any mortgage charge or encumbrance on the property:

d) Send Correspondence To: Owner [] Agent [] Other []

2.* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY

Measurements are in: Metric [] Imperial [] units
Municipal Address: 9372 Con. 11 RR#5 Mt. Forest ON N0G 2L0
Concession: Con. 11 Lot: Southpart Lot. 7 Registered Plan No.: RP61R11113
Area: 22.21 Depth: Frontage (Width): Width of Road Allowance (if known):

3a).* WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

- i) Provincial Highway [] ii) Seasonally maintained municipal road [] iii) Continually maintained municipal road [] iv) Other public road [] v) Right-of-way [] vi) Water access []

3b).* IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

4.* WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?

Official Plan Designation: Prime Agricultural

Zoning: Agricultural

B. EXSTING AND PROPOSED SERVICES

5.* INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Water	Private or Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing*	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[]	[<input checked="" type="checkbox"/>]	[]
b) Proposed	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[]	[<input checked="" type="checkbox"/>]	[]

6. IS STORM DRAINAGE PROVIDED BY: Sewers [] Ditches [] Swales [] Other means []

7. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Con. 11

C. REASON FOR APPLICATION

8.* WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?
(Please specifically indicate on sketch)

To build 32' x 80' shed where as a 40' x 72' shed already exist

9.* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?
(Please specifically indicate on sketch)

A place to keep my horse, and company horses, firewood storage, a tractor, a few machines

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS & THEIR LOCATIONS

10.* WHAT IS THE "EXISTING" USE OF:

a) THE SUBJECT PROPERTY? Agricultural

b) THE ABUTTING PROPERTIES? Agricultural and Gravel pit

11.* PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND: Measurements are in Metric [] Imperial [] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>Storage</u>	<u>storage</u>	b) Main Building Height	<u>18.3'</u>	<u>21.3'</u>
c) % Lot Coverage	_____	_____	d) # of Parking Spaces	_____	_____
e) # of Loading Space(s)	_____	_____	f) Number of Floors	_____	_____
g) Total Floor Area (exclude basement)	<u>2880</u>	<u>5440</u>	h) Ground Floor Area	_____	_____

12.* WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY (*Specify distances from front, rear and side lot lines*)

Measurements are in: Metric [] Imperial [] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Front Yard	_____	_____	b) Side Yards	_____	_____
c) Rear Yard	_____	_____			

13.* DATE OF ACQUISITION OF SUBJECT PROPERTY: Feb, 2012

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY: 1990

14. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?

Agricultural forever

15.* HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT OF THE SUBJECT PROPERTY

YES [] NO []

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

F. OTHER RELATED PLANNING APPLICATIONS

16.* HAS THE APPLICANT/ OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

Official Plan Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes []	No [<input checked="" type="checkbox"/>]
Consent [Severance]	Yes []	No [<input checked="" type="checkbox"/>]

17.* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____

Purpose of Application: _____

Status of Application: _____

G. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (H) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) _____ of the _____ of _____,

County/Region of _____ do hereby authorize _____ to act as my agent in this application.

Signature of Owner(s)

Date

H.* AFFIDAVIT: *(This affidavit must be signed in the presence of a Commissioner)*

I (we) HAROLD MARTIN of the Township of Wellington North County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North in the County of

Wellington this 7th day of November, 2013

Harold Martin
Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 7 2013
Date

[Signature]
Signature of Commissioner

Nov. 7/2013
Date

APPLICATION AND FEE OF \$750.00 RECEIVED BY THE MUNICIPALITY:

[Signature]
Signature of Municipal Employee

Nov 7/13
Date

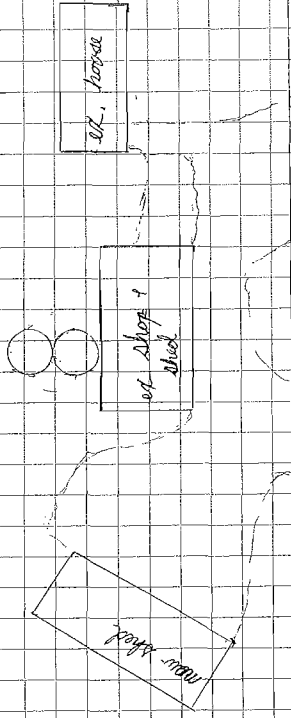
**MICHAEL J. GIVENS
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS**



prospective line

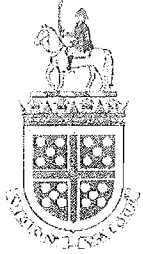
very distant
4' setback off

proposed
setback
200m
off



proposed line

← lane way to Township pt



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

November 28, 2013

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 A07/13**
South Part lot 2, Concession 11
9372 Concession 11,
Harold Martin

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

Planning Opinion:

The variance requested would provide relief for a total lot coverage for accessory and hobby barn structures to be 505.3m² (5440 ft²), whereas the by-law permits a maximum lot coverage of 288m² (3100 ft²) for accessory structures and 213.8m² (2300 ft²) for a hobby barn, on a 8.9ha (22.21 ac) Agricultural parcel. The applicant is proposing to construct a second 237.8m² (2,560 ft²) shed, which will be used as a combined storage shed and horse barn. Given the multiple uses proposed for this structure we would request that the hobby barn portion of the structure be located in the northern half of the building so as to meet the required 22.8 m setback for a hobby barn from any lot line and to avoid further relief from the by-law.

We are satisfied that this application would maintain 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. Approval of this variance should be conditional that the proposed use of the new shed will be for personal storage and the housing of a horse only and not for commercial purposes.

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

Wellington North Zoning By-law: The subject lands are approximately 8.9 ha (22.21 ac) and are zoned Agricultural (A). The applicants are proposing to construct a second 237.8m² (2,560ft²) shed on the property, which will be used to house machinery and a horse. Section 6.4.1 ii) permits a maximum total lot coverage of 288m² (3100 ft²) for accessory structures on a lot this size. Additionally section 8.3.1 permits a 213.8m² (2300 ft²) hobby barn on a lot this size.

The total combined lot coverage of the proposed shed and the existing shed/hobby barn would be 505.3m² (5,440 ft²).

Further, the applicant is proposing to construct the new 237.8 m² (2,560 ft²) shed approximately 13 m away from the property line. The by-law requires a hobby barn to have a setback of 22.8m from a property line. Staff would recommend that the hobby barn portion of the structure be located in the northern half of the structure. This would avoid the need for relief from the by-law on this matter. As such, the following relief would be required:

- 1) That a total combined lot coverage for accessory buildings and hobby barn be 505.3 m² (5,440 ft²), whereas the by-law allows a total accessory building lot coverage of 288m² (3100 ft²).

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

Yours truly,



Jameson Pickard, BURPL.
Junior Planner



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P.O. Box 150
Formosa ON
Canada N0G 1W0

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www.svca.on.ca

SENT ELECTRONICALLY (djones@wellington-north.com)

November 28, 2013

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

ATTENTION: Darren Jones, Building/Zoning Department

Dear Mr. Jones,

RE: Application for Minor Variance A7/13
South Part Lot 7, Concession 11
Municipally known as 9372 Concession 11, Mount Forest
Geographic Township of Arthur
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed this application for minor variance in accordance with the SVCA's mandate and policies. The proposal is to provide relief from the maximum permitted lot coverage for accessory structures in an agricultural zone to facilitate the construction of a second, 2880 square foot shed. A recent site inspection by Authority staff has not been conducted. This application for minor variance is acceptable to the SVCA.

Site Description

The subject property is primarily open agricultural fields with a single detached dwelling and accessory buildings located centrally along the southerly lot line. There is a pond located in the southwesterly corner of the property.

Natural Heritage

The significant Natural Heritage feature affecting the subject property is the Area of Natural and Scientific Interest (ANSI) just southwest of the property. Provided the proposed shed is not located near this area, the SVCA is of the opinion that no Significant Natural Heritage will be impacted by this proposal.

SVCA Regulation

Please be advised that the property is not subject to 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, 1990, Chap. C. 27, as amended. As such, a permit from the SVCA will not be required for the proposed shed.



A MEMBER OF



Township of Wellington North Zoning By-Law No. 66-01, as amended

According to the SVCA's interpretation of the Township of Wellington North Zoning By-law No. 66-01, the subject property is not zoned Natural Environment (NE).

Conclusion

This application has been reviewed in accordance with the SVCA's mandate and policies. The SVCA is of the opinion that this application for minor variance appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies. This application for minor variance is acceptable to the SVCA. We trust this information is helpful. Should any questions arise, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Prenger". The signature is written in a cursive, flowing style.

Jennifer Prenger
Environmental Planning Technician

JP/
cc: Terry Fisk, SVCA Director (via email)