

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF THE COMMITTEE OF ADJUSTMENT - JUNE 8, 2020 @ 7:00 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/83881325097>

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: 838 8132 5097

International numbers available: <https://us02web.zoom.us/j/83881325097>

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

MINUTES OF PREVIOUS MEETING(S)

4

- Committee of Adjustment, February 24, 2020 (A02/20, A03/20)

Recommendation:

THAT the Committee of Adjustment meeting minutes of February 24, 2020 – A02/20 & A03/20 be adopted as presented.

APPLICATION

A05/20 – Gerrit Rien & Janneke Dekker

THE LOCATION OF THE SUBJECT PROPERTY is described as DIVS 1 to 2 Lot 15 WOSR, geographic Township of Arthur, with a civic address of 9356 Highway 6. The subject land is approximately 40 ha (98.8 ac). The location of the property is shown on the map attached.

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THE PURPOSE AND EFFECT of the application is to provide relief from the minimum side yard setback for a proposed bunker silo feed storage. The proposed variances will permit a reduced side yard setback of 4.5 m (15 ft) whereas the by-law requires 18.3 m (60 ft) for accessory building to an agricultural use. 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 May 26, 2020.

PRESENTATIONS

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

- Planning Report dated May 26, 2020

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CORRESPONDENCE FOR COMMITTEE'S REVIEW

Noah & Verna Martin

- Letter dated June 4, 2020 (Objection)

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REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

Recommendation:

THAT the minor variance applied for in Application A05/20, for the property described as DIVS 1 to 2 Lot 15 WOSR, geographic Township of Arthur, with a civic address of 9356 Highway 6, to provide the following relief;

1. **THAT a reduced Interior Side Yard Setback of 4.6m (15 ft) be permitted, for a proposed bunker silo feed storage accessory building, whereas the By-Law requires 8.3m (60 ft).**

OPTION 1: Be authorized

OPTION 2: Be denied

APPLICATION

A06/20 – Bryce Switzer

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 24, Registered Plan 60R2314, Part 1 and is Municipally known as 310 John Street, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.06 ha (0.15 ac) in size. The location of the property is shown on the map attached. 14

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum rear yard setback for a proposed single detached dwelling. The proposed variances will permit a reduced rear yard setback of 5.9 m whereas the by-law requires 7.6 m. 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 May 26, 2020.

PRESENTATIONS

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

- Planning Report dated May 21, 2020 15

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Emily Vandermeulen, Risk Assessment Inspector, Wellington Source Water Protection

- Email dated May 29, 2020 (No Objection) 17
- Well Head Protection Area Map 18

Michael Oberle, Saugeen Conservation, Environmental Planning Technical

- Letter dated June 1, 2020 (No Objection)

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REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM THE COMMITTEE

DECISION

Recommendation:

THAT the minor variance applied for in Application A06/20, for the property described Part Lot 24, Registered Plan 60R2314, Part 1 and is Municipally known as 310 John Street, Mount Forest, Geographic Town of Mount Forest, to provide the following relief;

1. **THAT a reduced Rear Yard Setback of 5.9m (19.35 ft) be permitted, for a proposed single detached dwelling, whereas the By-Law requires 7.6m (24.9 ft).**

OPTION 1: Be authorized

OPTION 2: Be denied

ADJOURNMENT

Recommendation:

THAT the committee of adjustment meeting of June 8, 2020 be adjourned.

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

Members Present:

Acting Chair:

**Dan Yake
Sherry Burke
Lisa Hern**

Members Absent:

Chair:

**Andrew Lennox
Steve McCabe**

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Director of Operations:	Matthew Aston
Economic Development Officer:	Dale Small
Senior Planner:	Michelle Innocente

CALLING TO ORDER – Acting Mayor Yake

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed

MINUTES OF PREVIOUS MEETING(S)

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

RESOLUTION: CoA 2020-010

Moved: McCabe

Seconded: Hern

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

CARRIED

APPLICATION

A02/20 – Circuit Holdings (Mark Brubacher)

THE LOCATION OF THE SUBJECT PROPERTY is described as Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur Street, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the maximum number of attached units in a row for a proposed street townhouse development and to permit more than one main building on a lot. The applicants are proposing to construct two 5 Unit street townhouse developments (10 units total) on the subject lands, whereas the by-law requires a maximum of 4 attached units in a row. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on February 11th, 2020.

PRESENTATIONS

Michelle Innocente, Senior Planner, reviewed comments prepared by Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 19th, 2020

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

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

Staff have no concerns with the requested variance to accommodate the 10 unit townhouse development. The application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur Street, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 ac) in size.

PROPOSAL

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

Provincial Policy Statement (PPS)

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

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

WELLINGTON COUNTY OFFICIAL PLAN

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

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

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

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

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

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

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

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

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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Emily Vandermeulen, Risk Management Official, Wellington Source Water Protection

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

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated February 18, 2020 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

The Applicant was not present.

Dorothy Cook, 330 Queen St. W., Mount Forest, expressed concern regarding the storm sewer. Her backyard is a low spot and she is concerned there will be more water coming into her backyard. It was explained that the Township will have an easement for the storm sewer. The site plan will address drainage issues.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

RESOLUTION: CoA 2020-011

Moved: McCabe

Seconded: Hern

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

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

be authorized.

CARRIED

APPLICATION

A03/20 – Dingwall Investments Inc.

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

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%. Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on February 13th, 2020.

PRESENTATIONS

Michelle Innocente, Senior Planner, reviewed comments prepared by Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 19th, 2020

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed

variances will permit a reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%.

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

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot 25, Registered Plan 61M-218 and is Municipally known as 121-123 Sarah Road, Mount Forest, Geographic Town of Mount Forest. The property is approximately 0.055 ha (0.14 ac) in size

PROPOSAL

The purpose of this application is to provide relief from the minimum rear yard setback and maximum lot coverage for an existing semi-detached dwelling. The proposed variances will permit a reduced rear yard setback of 7.4 m and an increased lot coverage of 47.5%, where the zoning by-law requires a minimum rear yard setback of 7.6 m and a maximum lot coverage of 45%.

WELLINGTON COUNTY OFFICIAL PLAN

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

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

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

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

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

CORRESPONDENCE FOR COMMITTEE'S REVIEW

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

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

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated February 18, 2020 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

The Applicant was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

There were no comments or questions from the Committee.

DECISION

RESOLUTION: CoA 2020-012

Moved: McCabe

Seconded: Hern

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

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

be authorized

CARRIED

ADJOURNMENT

RESOLUTION: CoA 2020-013

Moved: Hern

Seconded: McCabe

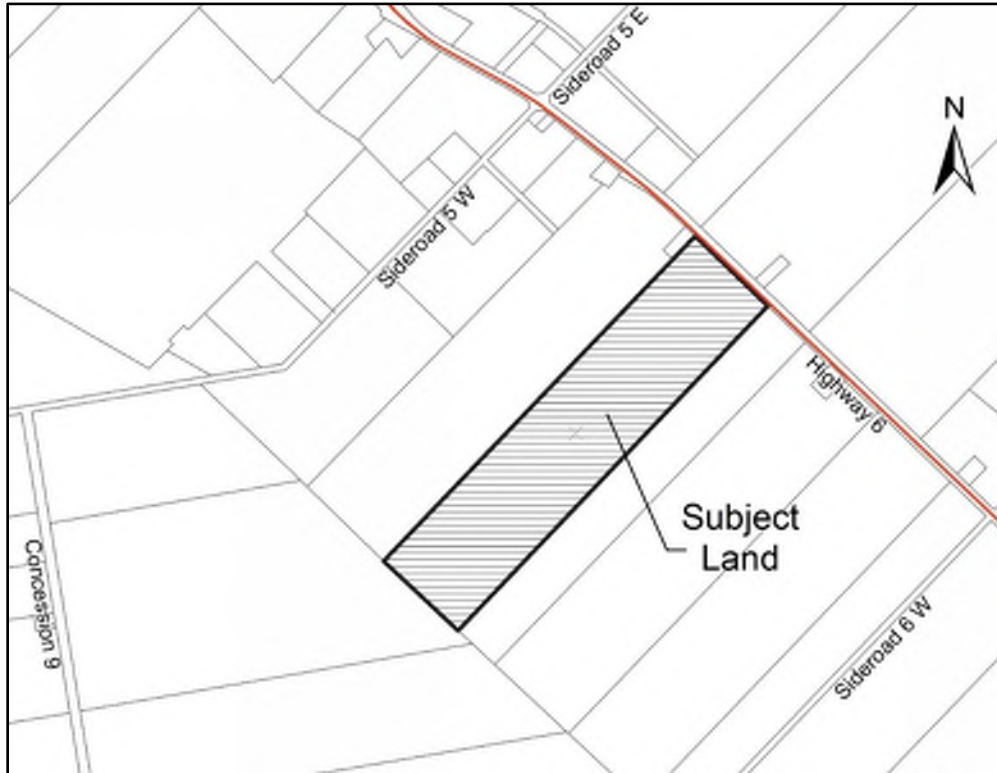
THAT the Committee of Adjustment meeting of February 24, 2020 be adjourned. 8:03 pm.

CARRIED

Secretary Treasurer

Acting Chair

GERRIT RIEN & JANNEKE DEKKER





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

May 26, 2020

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

Dear Mr. Jones,

Re: **Minor Variance Application A05/20**
DIVS 1 to 2 Lot 15 WOSR
9356 Highway 6, Kenilworth
Dekker – Bunker Silo Setback

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested is to provide relief from the minimum side yard setback for a proposed bunker silo feed storage area. The proposed variance will permit a reduced side yard setback of 4.5 m (15 ft) whereas the Zoning By-law requires a minimum setback of 18.3m (60 ft) for accessory buildings to an agricultural use.

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

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as DIVS 1 to 2 Lots 15 WOSR (Arthur Township) and is Municipally known as 9356 Highway 6. The property is approximately 40 ha (98.8 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this application is to provide relief from the minimum side yard setback for a proposed bunker silo feed storage. The proposed variances will

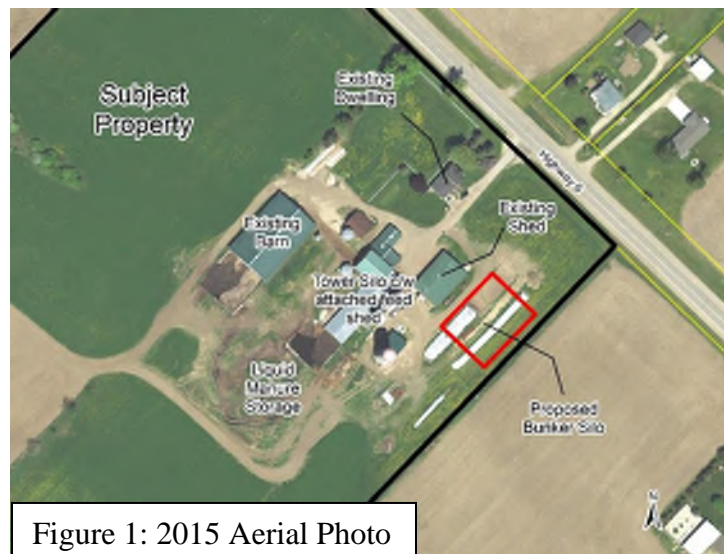


Figure 1: 2015 Aerial Photo

permit a reduced side yard setback of 4.5 m (15 ft) whereas the by-law requires 18.3 m (60 ft) for accessory building to an agricultural use.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The farm building cluster is well removed from the Greenlands area. 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

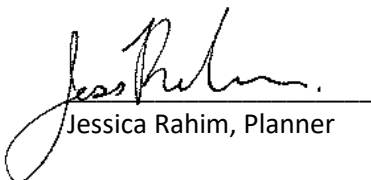
The subject property is zoned Agricultural (A), Agricultural Exception (A-1) and Natural Environment (NE). The proposed bunker silos are to be located within the A-1 zone portion of the property. The A-1 zone permits all uses permitted within the A zone except that new livestock facilities shall not be permitted. The applicants are proposing to construct three bunker silos to store their feed for the existing livestock barns on the property. The bunker silos are considered an accessory use to the farm and are therefore permitted within the A-1 zone. The proposed bunker silo location is within the existing farm building cluster on the subject property, and the feed is currently stored outside in a pile at this location with no required setback. The 4.6m (15 ft) setback allows for sufficient space to maintain the side of the bunker silo and there does not appear to be any impacts on neighbouring properties.

The variance requested would provide relief from Section 8.2.4 d) of Zoning By-law 66-01 to allow for a reduced side yard setback of 4.6 m (15 ft) to permit a bunker silo within the farm building cluster.

Accessory Bunker Silo	Permitted	Proposed	Difference
Interior Side Yard Setback (Section 8.2.4. d)	18.3m (60.0 ft)	4.6 m (15 ft)	13.7 m (45 ft)

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

Yours truly,



Jessica Rahim, Planner

Noah & Verna Martin
7044 Sideroad 790
RR # 5 Mount Forest ON
N5G 2L0

519 323-0372

Concerning the minor variance at 9356
Highway 6

I am opposed

15 feet is only a quarter of the
required 60 feet. It leaves very little
room to get inbetween for covering
feed etc.

On this property we already have a barn
that does not meet minimum distance required
to the closest neighbour residence.

Also there is a manure pit that does not
meet minimum distance requirements to
three neighbouring residences. These issues
should be addressed before granting another
minimum distance variance.

All three minimum distance issues are not
nessessary. They are all crowded in one
corner of the property closest to these 3
residences. There is lots of room otherwise
This shows a lack of respect and consideration
for the neighbours

Noah Martin
Verna Martin

RECEIVED

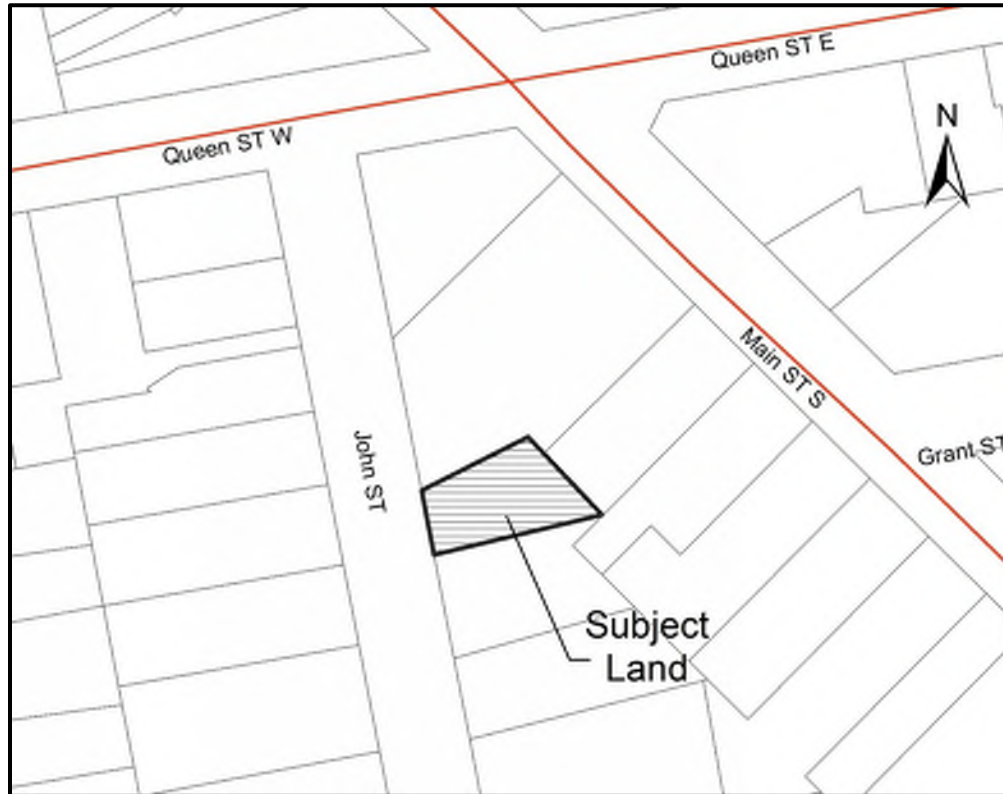
JUN 04 2020

Owners of 9372 Hwy 6

TWP. OF WELLINGTON NORTH

Hilroy

BRYCE SWITZER





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

May 21, 2020

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

Re: **Minor Variance Application MV-A06-20**
310 John Street, Mount Forest
Bryce Switzer

We have reviewed the application for minor variance and provided the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

Planning Opinion: The variance requested would provide relief from the required rear yard setback. The applicants are proposing to construct a detached 1-storey residential dwelling with defiant rear yard setback.

Planning Staff have no concerns with the reduction of a rear yard to 5.9m (19.35') for a new house as this setback does still provide adequate distance from the neighboring dwelling, which is also buffered by a tree line.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor.

Subject Property and Location

The property is described as Part Lot 24, RP 60R2314 PART 1, municipally known as 310 John St, Mount Forest. The subject property has an area of approximately 0.06 ha (0.15 ac) and is currently a vacant lot (Figure 1).

Proposal

The variance requested would provide relief from the rear yard setback requirements. The applicants are proposing to construct a detached 1-storey dwelling with a rear yard setback of 5.9m (19.35'), whereas Section 12.1.1.6 of the By-law 66-01, as amended, requires a minimum rear yard setback of 7.6m (24.9').

Wellington County Official Plan

The subject property is designated Central Business District. 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 property is zoned Residential (R2), which permits single detached residential dwellings. The applicant is proposing to construct a new single detached dwelling and requires the following variance:



Figure 1: 2015 aerial photo showing the proposed new dwelling.

Table 1	Zoning By-law (66-01)		
	Permitted	Requested	Difference
Single Detached Dwelling Rear Yard Setback 12.2.1.6	7.6 m (24.9')	5.9 m (19.35')	1.7 m (5.58')

Planning Staff have no concerns with the reduction of a rear yard setback to 5.9m (19.35') for a proposed detached dwelling as this distance does provide adequate separation from the neighbors dwelling.

I trust that these comments will be of assistance to the Committee.

Sincerely,

Matthieu Daoust
Junior Planner

Linda Redmond
Manager of Planning & Environment

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: May 29, 2020 7:58 AM
To: Tammy Pringle
Cc: Source Water
Subject: NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE - A06/20 Switzer
Attachments: WHPA_Map_John_310.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

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

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.





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

SENT ELECTRONICALLY: tpringle@wellington-north.com

June 1, 2020

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Minor Variance A06-20
310 John Street
Roll No.: 234900000316950
Part Lot 24, part 1 Plan 60R2314
Geographic Town of Mount Forest
Township of Wellington North

(Bryce L. Switzer)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose and effect of the application is to provide relief from the minimum rear yard setback for a proposed single detached dwelling.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard environmental features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2014. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development of the property.



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

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June 1, 2020
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Please inform this office of any decision made by the Township of Wellington North with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

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