

# Application for Amendment to the Zoning By-law

under The Planning Act, R.S.O. 1990 c.P.13, as amended



## Township Centre Wellington

1 MacDonald Square  
PO Box 10, Elora, ON N0B 1S0  
Tel: (519) 846-9691  
Fax: (519) 846-2190

File No. R2004-23

### The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

28 / 03 / 2013  
dd mm yyyy

Date Application Deemed Complete:

19 / 04 / 2013  
dd mm yyyy

2. Purpose of and reasons for the proposed amendment(s):

The proposed Zoning By-law Amendment is to rezone the Retained Parcel from Agricultural to a Specialized Agricultural to prohibit a residential dwelling. The Severed Parcel will remain zoned Agricultural with Site Specific Exemptions for the reduced lot frontage of 14.0m and the rear yard setback from the barn to be 2.0m. A surplus farm residence severance was recently approved and this is required to satisfy Conditions 7 & 9 of the Severance Application B126-22. Please see our covering letter for more details.

### GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Mark Edwards BANKS  
 Address: 473 Hald-Dunn Townline, Dunnville, ON, N1A 2W3  
 E-mail address: m.mfarms@hotmail.com  
 Tel. No. Home: 905-701-2699 Work: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.  
 Address: 423 Woolwich Street, Guelph, ON, N1H 3X3  
 Tel. No. Home: \_\_\_\_\_ Work: 519-821-2763 ext. 225 Fax: 519-821-2770

Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:

Mortgage as in INST No. WC282587 with the Bank of Nova Scotia

Send correspondence to:  Owner  Agent  Other \_\_\_\_\_

When did the current owner acquire the subject land? Date: June 2010

4. What area does the amendment cover?

- the "entire" property
- a "portion" of the property  
*(this information should be illustrated on the required drawing under item 24 of this application)*

5. Provide a description of the "entire" property:

Municipal Address: 8252 Sideroad 30  
 Concession: 3 Lot: 31 Registered Plan No. \_\_\_\_\_

Retained Area	<u>18.4±ha</u>	ha	Depth	<u>604±m</u>	m	Frontage	<u>170 + 105±m</u>	m
Severed Area	<u>1.0±ha</u>	ac	Depth	<u>241±m</u>	ft	Frontage	<u>14.0m</u>	ft

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: \_\_\_\_\_ ha Depth: \_\_\_\_\_ m Frontage: \_\_\_\_\_ m  
 \_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

- Yes
- No

❖ 8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan       Places to Grow       Other (please specify):

❖ If yes, does the application conform to and not conflict with the applicable provincial plan or plans?  Yes       No

9. Official Plan

❖ What is the current Official Plan designation of the subject property?

**Prime Agricultural, Core Greenlands and Greenlands**

List land uses permitted by the current Official Plan designation

**Agricultural uses, secondary uses including home businesses and farm businesses, agriculture-related uses, single detached homes, etc... See all permitted uses outlined in Section 6.4.3 of the County Official Plan.**

❖ How does the application conform to the Official Plan?

**The subject property is designated as Prime Agricultural, Core Greenlands and Greenlands in the Official Plan and this zone change is required as part of the Guidelines set out in Section 10.3.4 for surplus farm residence severances.**

❖ If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the official plan or official plan amendment that deals with the matter.

**N/A**

❖ If the application is to remove land from an area of employment, provide details of the official plan or official plan amendment that deals with the matter.

**N/A**

❖ If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

**N/A**

10. Zoning

❖ What is the current zoning of the property? **Agricultural, Environmental Protection and Environmental Protection Overlay**

❖ What uses are permitted? **An agricultural use, building or structure, a single detached dwelling, a group home, a commercial kennel... See Section 6.1.1 for all permitted uses.**

❖ What is the nature and extend of the rezoning requested? **To rezone the retained parcel to a Site Specific Agricultural to prohibit a residential dwelling and Site Specific for Severed to address the frontage and rear yard.**

❖ What is the reason why the rezoning is requested? **A surplus farm residence severance was approved and the requested zone change is required as a condition of the severance. Please see our covering letter for more details.**

❖ If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements.

**N/A**

**EXISTING AND PROPOSED LAND USES AND BUILDINGS**

❖ 11. What is the “existing” use(s) of the subject land?

Agricultural

❖ 12. How long has the “existing” use(s) continued on the subject land?

Many years

❖ 13. What is the “proposed” use(s) of the subject land?

Retained Parcel - Agricultural  
Severed Parcel - Rural Residential

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

	Existing		Proposed	
❖ Type of building(s) or structures	<u>Dwelling, Barn &amp; Wood Storage</u> <u>Shed on Severed Parcel</u>		<u>N/A for Retained Parcel</u>	
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
Number of floors	_____	_____	_____	_____
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	<u>Barn: 205m<sup>2</sup></u> <u>Shed: 60m<sup>2</sup></u>	_____ sq. m	_____ sq. m	_____ sq. ft.
❖ Distance from building/structure to the:				
front lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
rear lot line	<u>Barn: 2.0m</u> m	_____ ft	_____ m	_____ ft
% lot coverage	_____	_____	_____	_____
# of parking spaces	_____	_____	_____	_____
# of loading spaces	_____	_____	_____	_____

**EXISTING AND PROPOSED SERVICES**

❖ 15. What is the access to the subject property?

- Provincial Highway                       Continually maintained municipal road                       Right-of-way  
 Other (please specify): \_\_\_\_\_                       Seasonally maintained municipal road                       Water access

16. What is the name of the road or street that provides access to the subject property?

Sideroad 30

❖ 17. 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. (This information should be illustrated on the required drawing under item 24 of this application)

N/A

❖ 18. Indicate the applicable water supply and sewage disposal:

	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
Severed Parcel								
a) Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Not required for Retained Parcel</b>								

❖ 19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes  No

❖ If yes, the following reports are required:

- A servicing options report; and
- A hydrogeological report

❖ 20. How is storm drainage provided?

Storm Sewers  Ditches  Swales  Other means (explain below):

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### OTHER RELATED PLANNING APPLICATIONS

21. Has the current owner (or any previous owner) made application for any of the following, either on or within 120 metres of the subject lands?

	❖ File No.	Approval Authority	Subject Lands	❖ Status	Purpose
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Minor Variance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
❖ Plan of Subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<b>Severance Application (B126-22) approved subject to conditions with the County</b>
Site Plan Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

❖ 22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes  No

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

### Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report. etc.)

**Please see covering letter.**

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## APPLICATION DRAWING

- ❖ 24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases it may be more appropriate to submit additional drawings at varying scales to better illustrate the proposal. The drawing must include the following information:
- ❖  owner's/applicant's name;
  - ❖  legal description of the property;
  - ❖  boundaries and dimension of the subject property and its current land use;
  - ❖  dimensions of area of amendment (if not, the entire property);
  - ❖  the size and use of all abutting land;
  - ❖  all existing and proposed parking and loading areas, driveways and lanes;
  - ❖  the location and nature of any easements or restrictive covenants on the property;
  - ❖  the location of any municipal drains or award drains;
  - ❖  woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
  - ❖  the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
  - ❖  the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
  - ❖  if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
  - ❖  other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits).

**The drawing should also include the scale, north arrow and date when the drawing was prepared.**

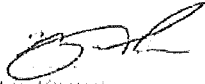
31116-22

Application for Amendment to the Zoning By-law

Authorization for Agent/Solicitor to act for Owner

Name: Mark Edwards BANKS Title: \_\_\_\_\_ Township: \_\_\_\_\_  
County/Regional: Centre Wellington City: Wellington

Jeff Buisman, OLS of Van Harten Surveying Inc. is acting as my agent in this application.

X   
Signature of Owner


X Dec 19/22  
Date

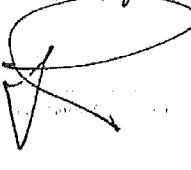
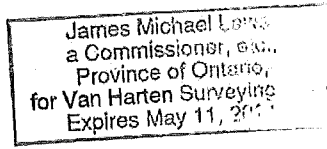
Affidavit

I, Jeff Buisman, OLS of Van Harten Surveying Inc. City: \_\_\_\_\_  
Guelph County/Regional: Wellington I solemnly declare that the

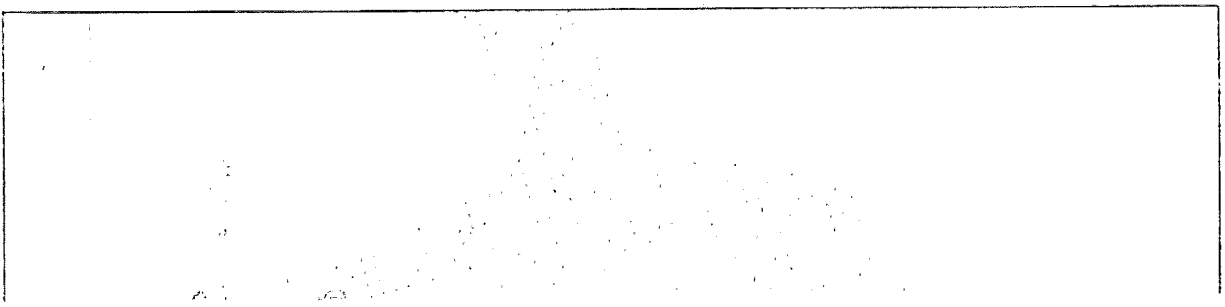
statements contained in this application are true and I also make a solemn declaration that the facts stated in this application are true and knowing that a false statement is made is an offence under the CRIMINAL CODE of the Province of Ontario.

Signature: \_\_\_\_\_ City: Guelph  
Date: 24 March 23

 March 24, 2023

  March 24, 2023

Application fee of \$ \_\_\_\_\_ Application deemed complete  
Received by the municipality: \_\_\_\_\_



**Authorization for Agent/Solicitor to act for Owner**

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

I (we) Mark Edwards BANKS of the Township of  
Centre Wellington County/Region of Wellington do hereby authorize

Jeff Buisman, OLS of Van Harten Surveying Inc. to act as my agent in this application.

X  
Signature of Owner(s)

X  
Date

❖ **Affidavit**

I (we) Jeff Buisman, OLS of Van Harten Surveying Inc. of the City of  
Guelph 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 City of Guelph  
in the County/Region of Wellington this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Owner or Authorized Solicitor or Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Commissioner

\_\_\_\_\_  
Date

<p>Application fee of \$ <u>5568</u> received by the municipality:</p> <p><u>Chantelle Pellegri</u> Signature of Municipal Employee</p> <p><u>March 28/23</u> Date</p>	<p>Application deemed complete:</p> <p><u>Chantelle Pellegri</u> Signature of Municipal Employee</p> <p><u>April 19.23</u> Date</p>
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