



January 29, 2024

32827-23

Jeff.Buisman@vanharten.com

Township of Centre Wellington
1 MacDonald Square, PO Box 10
Elora, Ontario
N0B 1S0

Attention: Ms. Chantalle Pellizzari

Dear Ms. Pellizzari:

**Re: Zoning By-Law Amendment & Sketch for Severance B86-23
8196 Wellington Road 19
Part of Lot 10, Concession 2
PIN 71131-0053
Geographic Township of West Garafraxa
Township of Centre Wellington**

Please find enclosed an application for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the sketch, the completed application form, the required deed, PIN Report and Map and Source Water Protection Form. The property owner will be dropping off a cheque of \$10,618.00 (\$8,218.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington for the application fee.

Proposal:

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B86-23 which was approved January 2024 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following Zone Change request is being made to satisfy Conditions 7 & 8 of the approved severance application:

- A) To rezone the Retained Parcel from Agricultural to a Site Specific Agricultural to prohibit a residential dwelling.**
- B) To rezone the Severed Parcel to a Site Specific Agricultural to permit the accessory buildings to have a combined lot coverage of 6.6% vs. 5% as required in Table 4.2, Row C of the Zoning By-law.**
- C) To permit the existing barn to have a maximum height of 10.5m instead of 6.7m as required in Table 4B, Row D of the Zoning By-law.**

Application B86-23 severed a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #8196 Wellington County Road 19 (PIN 71131-0053). The Severed Parcel has a frontage of 103±m, widens to 144±m at the rear, for an area of 1.51±ha where the existing dwelling, and accessory buildings will remain.

The Severed Parcel was configured around the existing driveway, hydro line, buildings, septic, trees and edge of field. The existing driveway will continue to provide safe access to the dwelling. The existing accessory buildings that are to stay with the severance include a driveshed/garage (171m²), old bank barn (485m²) and a shop/storage building (342m²) attached to the barn.

The barn has not been used in decades and is currently empty. The barn is kept up cosmetically (fresh paint on the exterior), but the inside contains the old pen remnants on the lower floor and an old hay loft on the second floor. The desire is to keep the barn for its aesthetic and rural appeal. There is no intention to use the barn for anything—including animals. The shop/storage building attached to the barn contains a large open area on the inside that is used for storage and shop activities. The driveshed/garage is used for equipment storage and garage.

The combined area of the existing buildings is 998m², with a lot coverage of 6.6% for the severance; however, the maximum zoning requirement is 5%. Although over the required coverage by 1.6%, we consider this minor as the buildings exist, are in great condition and are located within the “liveable” space on the property. The Township is also addressing any possible concerns regarding the existing / future use of the buildings with a Sworn Declaration signed by the property owner confirming that the barn will not house livestock and that the buildings will not be used for commercial or business purposes. This is required as a Condition of the approved severance application.

The height of the existing barn is 10.5m, whereas the maximum height requirement in the By-law is 6.7m. Since the barn is existing, we would consider the height as legal non-conforming; however, we have included a zoning request with this application to acknowledge the zoning non-compliance. The other accessory buildings are under the maximum height requirement at 4.7m for the garage and 2.0m for the shop.

The Retained Parcel is vacant and has an area of approximately 37.7±ha and will continue to be used as part of a large-scale agricultural farming operation by the intended purchaser. There are two existing field entrances for access – one along Wellington County Road 19 and one on Second Line that will continue to be used. The remaining Zoning requirements are met for this parcel.

The request to prohibit a dwelling on the Retained (farm) Parcel is a requirement for “surplus residence severance” as laid out in Section 10.3.4 of the Wellington County Official Plan. This is required by Condition 7 & 8 of the approved Severance Application B86-23



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc George Pinho