

Application for Amendment to the Zoning By-law



Township Centre Wellington

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

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

File No. R208122

The Amendment

Date Application Deemed Complete:

1. Type of Amendment

04 / 04 / 2022
dd mm yyyy

09 / 05 / 2022
dd mm yyyy

- Site specific
- Other (please specify):

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

The subject property, known as 5982 Eighth Line East (PIN 71430-0006) is an agricultural parcel with an area of approximately 40ha, which contains an existing dwelling, barns, various accessory buildings and agricultural field. The intention is to re-zone a small portion of the property (0.82ha) to permit a small-scale school with a ground floor area of about 250m² (which is considered a Community Service Facility). The school is for a Mennonite community who rely solely on horse drawn vehicles as their means of transportation. The zoning amendment is also addressing the reduced Minimum Distance Separation (MDSI) to one barn in the area. Please see the covering letter for more details and the full request.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Nancy MARTIN & Joseph M. MARTIN c/o Clarence Martin
 Address: 5977 Line 86, West Montrose, ON, N0B 2V0
 E-mail address: no email
 Tel. No. Home: 519-669-5633 Work: _____ Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
 Address: 423 Woolwich Street, Guelph, ON, N1H 3X3
 Tel. No. Home: jeff.buisman@vanharten.com 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. WC407283 with the Royal Bank of Canada located at 36 York Mills Road, 4th Floor, Toronto, ON, M2P 0A4

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: April 1986

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: 5982 Eighth Line East, Ariss
 Concession: 5, EGR Lot: 12 & 13 Registered Plan No. _____
Retained Parcel
 Area: 39±ha ha ac Depth: 615±m m ft Frontage: 599±m m ft

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

Rezoned Parcel
 Area: 0.82±ha ha ac Depth: 101±m m ft Frontage: 90±m m 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 to permit a small scale school (Mennonite community). Section 10.3.6 "Community Service Facilities" permits severances for small-scale schools and it states that "land leases are preferable to new lots". Therefore, this school is proposed with a land lease and a severance is not being requested.

❖ 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 a 0.82ha parcel to a Site Specific Agricultural to permit a School on the property and to allow reduced MDS setbacks.**

❖ What is the reason why the rezoning is requested? **A 0.82ha parcel is proposed to construct a new school, playground and parking area. A school is not permitted under the Agricultural uses in Section 6.1.1, and a special provision to allow this is required. 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
Rezoned Parcel - School

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	Dwelling & Various Accessory Buildings on Retained Parcel		School House	
❖ 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)	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
			250±m²	
❖ 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	_____ m	_____ ft	_____ m	_____ ft
% lot coverage	_____	_____	3% coverage of the 0.82ha parcel	_____
# 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?

Eighth Line East

❖ 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:

	Severed Parcel	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
Existing for Retained Parcel									
a) Existing	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed for school parcel									

❖ 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):

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 Yes No _____

❖ Zoning By-law Amendment Yes No _____

Minor Variance Yes No _____

❖ Plan of Subdivision Yes No _____

❖ Consent (Severance) Yes No _____

Site Plan Control Yes 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.

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.

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) Joseph M. MARTIN & Nancy MARTIN 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 Joseph M Martin X Nancy J Martin
Signature of Owner(s)

X February 22 2022
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 31 day of March, 2022.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

March 31, 2022
Date

[Signature]
Signature of Commissioner

March 31, 2022
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2024

Application fee of \$ <u>3061</u> received by the municipality:	Application deemed complete:
<u>Chantalle Pellizzari</u> Signature of Municipal Employee	<u>Chantalle Pellizzari</u> Signature of Municipal Employee
<u>APRIL 4 2022</u> Date	<u>May 9/2022</u> Date