



March 24, 2023

31116-22

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 – B126-22
8252 Sideroad 30
Part of Lot 31, Concession 3
PIN 71173-0099
Geographic Township of Eramosa
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, Source Water Protection Form, MDS Farm Data Sheet, and a cheque of \$5,568.00 (\$3,168.00 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 B126-22 which was approved November 2022 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 Condition 7 & 9 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 permit a reduced lot frontage of the Severed Parcel to be 14.0m instead of 30m as required in Section 6.1.3.2.b) of the Zoning By-law.**
- C) To permit a reduced rear yard setback from the Barn on the Severed Parcel to be 2.0m instead of 18m as required in Section 6.1.3.2.e) of the Zoning By-law.**

Application B126-22 severed a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #8252 Sideroad 30 (PIN 71173-0099). The Severed Parcel has a width of 14.0m at the front, widens to 89±m at the rear, depth of 241±m, for an area of 1.0±ha where the existing dwelling, horse barn and storage shed will remain. The parcel will incorporate the existing driveway, hydro line, dwelling, accessory buildings, fenced area and cut grass. The westerly and easterly limits follow an existing fence and the field. The existing dwelling is set farther back into the property and to prevent the loss of any agricultural land, the parcel will have a long (110m) and narrow (14.0m) strip leading to the “yard” of the house.

The frontage of the Severed Parcel will be 14.0m instead of the minimum 30m required in the Zoning By-law. With the dwelling set back from the road, the intention was to keep the area to a minimum, include the driveway and hydro line and to exclude farmland. The existing driveway will continue to provide safe access to the dwelling.

There is an existing barn and storage shed for wood to the rear of the Severed Parcel that are both intended to stay with the severance. The barn can house up to 5 horses, however only 2 horses are living there now. The barn and fenced areas for the horses are included within the “liveable” area and keeping these with the severance will not remove any agricultural field from the retained parcel. The barn is not for the farming operation on the Retained Parcel but is used by the existing tenants for their personal horses. The existing tenants are likely candidates to purchase the severed parcel and they would like to continue with their horses.

The minimum required Rear Yard Setback for livestock buildings in the Zoning By-law is 18m. The actual setback will be 2.0m and zoning relief is being requested. The setback of 18m cannot be met as that would include a large area of agricultural field that is to remain with the “farm” parcel, and it would also increase the area of the Severed Parcel which is not desirable or necessary for this application. The distance of 2.0m will allow space for any maintenance or repairs to the rear of the barn and will follow the edge of field. Beyond the rear yard is agricultural fields and we consider the reduced setback minor as it will not have a negative impact on neighbouring parcels.

The accessory buildings have a combined maximum floor area of 2.6% of the total lot area; whereas the maximum required is 5% and therefore, the zoning is met for the size of accessory structures.

The Retained Parcel has an area of approximately 18.4±ha and will continue to be used as part of a large-scale agricultural farming operation. The parcel is vacant and will continue to be used for agricultural purposes. The Zoning requirements are met for this parcel. A field entrance is proposed to the east of the Severed Parcel along Sideroad 30.

The request to prohibit a dwelling on the retained (farm) parcel is a requirement for “surplus residence severances” as laid out in Section 10.3.4 of the Wellington County Official Plan. This is required by Condition 7 & 9 of the approved Severance Application B126-22.



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". The signature is written in a cursive, flowing style.

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

cc Mark Banks