



June 20, 2024

32980-23

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 B6-24
6829 Fifth Line
Part of Lot 17, Concession 6
PIN 71127-0061
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. 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 B6-24 which was approved April 2024 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following Zone Change requests are being made to satisfy Conditions 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 the existing barn on the Severed Parcel to have a maximum height of 8.7m instead of 6.7m as required in Table 4B, Row D of the Zoning By-law.**



Application B6-24 severed a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #6829 5th Line (PIN 71127-0061). The Severed Parcel has a frontage of 40±m, widens at the rear, for an area of 2.2±ha where the existing dwelling and accessory buildings will remain. The Severed Parcel was configured to include 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 Severed Parcel contains the dwelling, along with an existing barn, garage, driveshed, pool, and small buildings that are intended to stay with the severance. The total area of the accessory buildings is approximately 492±m² or 2.2% of the proposed severance, meeting the maximum requirement of 5.0% for accessory buildings in the Table 4B, Row C of Zoning By-law. The setbacks of these buildings to the proposed property lines are easily met (minimum is 0.6m) and the Zoning requirements are met for the Severed Parcel.

The height of the existing barn is 8.7m, 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 requirements.

The Retained Parcel is agricultural land with an area of approximately 37.1±ha that will continue to be used as part of a large-scale agricultural farming operation by the current owner. There is a proposed field entrance to maintain access to this parcel and the remaining zoning requirements are met.

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 & 9 of the approved Severance Application B6-24.

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 Alfonse Mulder