

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
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File No. RZ008-24

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: 20/12/2024
dd mm yyyy

Date Application Deemed Complete: 13/01/2025
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 and recognize the height and lot coverage of the existing accessory buildings on the Severed Parcel that are to remain. A surplus farm residence severance was recently approved and this is required to satisfy Conditions 7 & 10 of the Severance Application B54-24. Please see our covering letter for more details.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Donald Joseph Huber
 Address: 7120 Sixth Line, Belwood, ON, N0B 1J0
 E-mail address: donhuber@everus.ca
 Tel. No. Home: 519-994-6941 Work: _____ Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
 Address: 2106 Gordon Street, Guelph, ON, N1L 1G6
 Tel. No. Home: 519-821-2763 ext. 225 Work: _____ Fax: Jeff.Buisman@vanharten.com

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

Mortgage as in INST No. WC264425 with The Bank of Nova Scotia

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: January 1989

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: 7120 6th Line
 Concession: 6 Lot: 24 Registered Plan No.: _____

Severed

Area: 2.17 ha _____ ha Depth: 179 m _____ m Frontage: 136 m _____ m
 _____ ac _____ ft _____ ft

Retained

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

Area: 39.6 ha _____ ha Depth: 690 m _____ m Frontage: 393 m _____ 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

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 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 and Conditions of the Severance.

❖ 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

❖ 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 to prohibit a residential dwelling and address the accessory buildings on the Severed Parcel.

❖ 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?

Severed Parcel - Rural Residential

Retained Parcel - Agricultural

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	_____	_____	_____	_____
❖ Date of construction	Severed Parcel contains buildings. See Sketch for details.		No Buildings Proposed _____ ft	
❖ Building height	_____	_____	_____	_____
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.
❖ 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	_____	_____	_____	_____
# 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?

6th Line

❖ 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:

	Existing on Severed Parcel								
	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal	
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"/>	

Not required for Retained 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	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Minor Variance	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Plan of Subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		B54-24 - County of Wellington - Part of Lot 24, Con 6, West Garafraxa - Approved Subject to Conditions - Surplus Severance		
Site Plan Control	<input type="checkbox"/> Yes <input 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 the covering letter attached with more details on the proposal.

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:

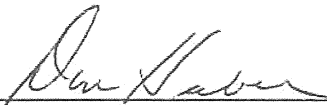
- owner's/applicant's name;
- legal description of the property;
- ❖ boundaries and dimension of the subject property and its current land use;
- dimensions of area of amendment (if not, the entire property);
- ❖ the size and use of all abutting land;
- all existing and proposed parking and loading areas, 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) Donald Joseph Huber of the Town of Fergus County/Region of Wellington do hereby authorize Jeff Buisman, Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

Nov 20/2024
Date

❖ **Affidavit**


I (we) Jeff Buisman, 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 18 day of December, 2024


Signature of Owner or Authorized Solicitor or Authorized Agent

DEC 18, 2024
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.


Signature of Commissioner

DEC 18, 2024
Date

Application fee of \$ _____ received by the municipality:	Application deemed complete:
_____ Signature of Municipal Employee	_____ Signature of Municipal Employee
_____ Date	_____ Date