

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
Fax: (519) 846-2190

File No. R7003-2025

The Amendment

1. Type of Amendment

- ☒ Site specific
☐ Other (please specify):

❖ Date Submitted:

28 / 03 / 2025
dd mm yyyy

Date Application
Deemed Complete:

09 / 04 / 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. A surplus farm residence severance was recently approved and the rezoning is required to satisfy Condition 6 of the Severance Application B108-24. Please see our covering letter for more details.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): WM. Sharpe Farms Limited c/o Michael Sharpe

Address 7707 Mill Road, Guelph, ON, N1H 6J1

E-mail address michael@sharpefarm.ca

Tel. No. Home 519-341-2116

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 WC726919 with The Bank of Nova Scotia

Send correspondence to: ☐ Owner

☒ Agent

☐ Other

❖ When did the current owner acquire the subject land?

Date: April 2024

4. What area does the amendment cover?

☐ the "entire" property

☒ a "portion" of the property **Retained Parcel**

(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 7735 6th Line

Concession 7

Lot 11

Registered Plan No. _____

Area _____ ha _____ ac Depth _____ m _____ ft Frontage _____ m _____ ft

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

Retained Parcel

Area 44.2 ha _____ ha _____ ac Depth 1044 m _____ m _____ ft Frontage 328 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 and small areas of 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 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, 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 the Retained to a Site Specific Agricultural to prohibit a residential dwelling.

❖ 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	Existing dwelling to remain on Severed and the silos and remains of old barn foundation to be removed on the Retained.	No Buildings Proposed
❖ Date of construction		
❖ Building height	ft	ft
Number of floors		
❖ Total floor area	sq. ft.	sq. m
Ground floor area (exclude basement)	sq. ft.	sq. m
❖ Distance from building/structure to the:		
front lot line	m	m
side lot line	m	m
side lot line	m	m
rear lot line	m	m
% lot coverage		
# of parking spaces		
# of loading spaces		

EXISTING AND PROPOSED SERVICES

❖ 15. What is the access to the subject property?

☐
☐

Provincial Highway
Other (please specify):

☐
☐

Continually maintained municipal road
Seasonally maintained municipal road

☐
☐

Right-of-way
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 to septic to be decommissioned and new septic within the Severed Parcel for the dwelling

	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 checked="" 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						B108-24 - County of Wellington - Part of Lot 11, Con 7, Nichol - 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) WM. Sharpe Farms Limited c/o Michael Sharpe of the City of Guelph 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)

Feb 13/2025
Date

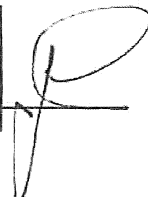
❖ Affidavit

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 13 day of February 2025


Signature of Owner or Authorized Solicitor or Authorized Agent


Feb 13/2025
Date


Signature of Commissioner


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

Feb. 13/2025
Date

Application fee of \$ _____
received by the municipality:


Signature of Municipal Employee
March 25/25
Date

Application deemed
complete:


Signature of Municipal Employee
April 9/25
Date