

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. R207123

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

09 / 08 / 2013
dd mm yyyy

Date Application Deemed Complete:
17 / 08 / 2013
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. The Severed Parcel will remain zoned Agricultural with Site Specific Exemptions for the reduced lot frontage of 28.0m instead of 30.0m as required in the Zoning By-law. A surplus farm residence severance was recently approved and this is required to satisfy Conditions 7 & 9 of the Severance Application B19-23. Please see our covering letter for more details.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Barbara Ann WAECHTER & David Michael WAECHTER
 Address: 6653 Second Line, RR#3, Fergus, ON, N1M 2W4
 E-mail address: N/A
 Tel. No. Home: 519-787-1102 Work: _____ Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
 Address: 2106 Gordon Street, Guelph, ON, N1L 1G6
 Tel. No. Home: _____ 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:

None

Send correspondence to: Owner Agent Other _____

When did the current owner acquire the subject land? Date: April 1998

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	<u>6653 Second Line</u>							
Concession	<u>3</u>	Lot	<u>12</u>	Registered Plan No.	<u>Part 2, 60R-2599 and Subject to Easement over Parts 1 & 2, 61R-20300 as in INST WC400463 for Hydro One.</u>			
Retained Area	<u>18.1±ha</u>	ha	Depth	<u>748±m</u>	m	Frontage	<u>246 / 274±m</u>	m
Severed Area	<u>2.3±ha</u>	ac		<u>386±m</u>	ft		<u>28.0m</u>	ft

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

Area	_____	ha	Depth	_____	m	Frontage	_____	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, 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 as part of the Guidelines set out in Section 10.3.4 for surplus farm residence severances.

❖ 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 parcel to a Site Specific Agricultural to prohibit a residential dwelling and Site Specific for Severed to address the frontage.**

❖ 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?

Retained Parcel - Agricultural
Severed Parcel - Rural Residential

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

	Existing		Proposed	
	<u>Dwelling, Shop and Sheds on Severed Parcel</u>		<u>N/A for Retained Parcel</u>	
❖ Type of building(s) or structures				
❖ Date of construction				
❖ Building height		m		ft
Number of floors				
❖ Total floor area	<u>Shop: 168m²</u>	sq. m		sq. ft.
Ground floor area (exclude basement)	<u>Shed: 9m²</u> <u>Shed: 9m²</u>	sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line		m		ft
side lot line		m		ft
side lot line		m		ft
rear lot line		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?

Second 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:

	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
Severed Parcel								
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 checked="" type="checkbox"/> No			
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
❖ Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			Severance Application (B19-23) approved subject to conditions with the County
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" 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 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) Barbara Ann WAECHTER & David Michael WAECHTER 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.

Barbara Waechter
X David Waechter X
Signature of Owner(s)

X June 13 - 2023
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 8 day of August, 2023

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

Aug 8, 2023
Date

[Signature]
Signature of Commissioner

Aug 8, 2023
Date

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

<p>Application fee of \$ <u>10,153 (total)</u> received by the municipality:</p> <p><u>[Signature]</u> Signature of Municipal Employee <u>August 9 / 23</u> Date</p>	<p>Application deemed complete:</p> <p><u>[Signature]</u> Signature of Municipal Employee <u>Aug 17/23</u> Date</p>
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