



LAND SURVEYORS and ENGINEERS

May 10, 2021

28848-20

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 Application – B109-20
6132 Sixth Line East
Part of Lot 8, Concession 4, East of the Grand River
PIN 71431-0019
Geographic Township of Pilkington
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 and a cheque of \$5,389.00 (\$2,989.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington.

Proposal

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B109-20 which was approved February 2021 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, 11 & 12 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 two dwellings on the Severed Parcel instead of one as required in Section 4.26 of the Zoning By-law.**

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

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The severed parcel is “mushroom”-shaped and has a width of $33\pm\text{m}$ at the front, widens to $151\pm\text{m}$ in the middle of the severance and narrows to $75\pm\text{m}$ at the rear. The depth is $297\pm\text{m}$ for an area of $2.1\pm\text{ha}$ where the existing dwelling and various accessory buildings will remain.

The severed parcel was configured around the existing dwelling, driveway, septic, accessory buildings and edge of field, cut grass and natural features. The existing dwelling is set quite far from the road and the severance will have frontage of 33m which includes the driveway and tree rows and widen out where the liveable area is.

The severed parcel contains many accessory buildings that are not of use to the retained (farm) parcel. These buildings are in excellent condition and most logical to be kept with the severed parcel, especially given their placement on the property.

The barn was being used to house beef cattle; however, as part of the severance, the owner is removing the cattle in order to keep the barn. A sworn affidavit will be signed between the owner and the Township to confirm that the barn will be prohibited from housing livestock (Condition 9). The owner will also be removing and decommissioning the manure storage and silo as part of this condition.

The severed parcel also contains a mobile home, and this is being removed as a condition of the severance (Condition 10).

The subject property was previously zoned Agricultural A.4.2(T) which permitted a garden suite; however, this zoning expired August 12, 2012 and the zoning reverted to Agricultural. The granny suite still exists on the parcel and the intention is to keep it with the severed parcel. After review with the Township, we are requesting that a second dwelling be permitted on the parcel whereas only one is required in Section 4.26 of the Zoning By-law. The second dwelling is existing, is smaller than the principal dwelling and offers a slight intensification and additional living area on the property. This is required to satisfy Condition 11 of the severance application.

Upon further review of the accessory buildings that will remain on the severed parcel, the buildings will have a combined area of $940\pm\text{m}^2$, and a lot coverage of 4.5% which meets zoning. The maximum lot coverage zoning requirement is 5% as shown in Table 4B, Row C of the Zoning By-law. The remaining zoning requirements are met for the severed parcel.

The retained parcel has an area of approximately $38.4\pm\text{ha}$ and will continue to be used for agricultural purposes and part of another large farm operation. The request to prohibit a dwelling on the retained (farm) parcel is a requirement for “surplus residence severances” as outlined in Section 10.3.4 of the Wellington County Official Plan. The remaining zoning requirements are met for the retained parcel.

The following zone change requests are being made to satisfy Conditions 7, 11 & 12 of the approved severance application.



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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 Grant Aitchison
cc Vince Starratt, SV Law