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March 31, 2022  
30641-21

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 Ariss Valley School  
5982 Eighth Line East  
Part of Lot 12, 13, Concession 5EGR  
PIN 71430-0006  
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, MDS Farm Data Sheets, the required deeds, PIN Report and Map and a cheque of \$5,461.00 (\$3,061.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington for the application fee as well as a cheque of \$445.00 for the GRCA. Please note a Topographic Survey is being completed and the Site Plan will be submitted upon completion.

### **Proposal**

The subject property, known as 5982 Eighth Line East (PIN 71430-0006) is an agricultural parcel with an area of approximately 40ha, which contains an existing dwelling, barns, various accessory buildings and agricultural field. The intention is to re-zone a small portion of the property (0.82ha) to permit a small-scale school (which is considered a Community Service Facility). The school is for a Mennonite community who rely solely on horse drawn vehicles as their means of transportation. The zoning amendment is also addressing the reduced Minimum Distance Separation (MDSI) to one barn in the area.

The following zone change requests are being made:

- A) To rezone a 0.82ha area of land to a Specialized Agricultural to permit a school with a maximum ground floor area of 250m<sup>2</sup> in Section 6.1.1 of the Zoning By-law.**
- B) To permit a reduced MDSI setback from the barn at #5999 Eighth Line East to the School Parcel to be 340m instead of 461m as required.**

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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LAND SURVEYORS and ENGINEERS

The area to be rezoned (School Parcel) will have a frontage of 90m, depth of 101m, for an area of 0.82ha. The proposal is for the construction of a school with a maximum ground floor area of 250m<sup>2</sup>. The parcel will include a new septic, well, playground / field area and an area for horse and buggy parking. The school parcel was configured to be setback from the road approximately 170m and the school parcel will use the existing entrance for the property. A separate entrance for just the school is not required.

There is a floodplain / wetland area to the north of the school parcel, however the school parcel has been set up to be at least 30m from the floodplain. The elevation limit is shown on the sketch and the proposed area for rezoning is outside the 30m buffer. Preliminary feedback from GRCA staff indicated that this is acceptable.

The Subject Parcel (#5982 Eighth Line East) has an area of approximately 39ha where the existing dwelling, barns, and various accessory buildings will remain. The driveway will continue to function and provide safe sight lines. The zoning requirements are met for this parcel.

The barns in the area were evaluated for Minimum Distance Separation (MDSI). According to Guideline #37 in the MDS Guidelines, it states that normally schools are considered Type B land uses; *"however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation shall be considered Type A land uses for the purposes of both MDSI and MDSII"*.

MDSI was considered for a number of barns surrounding the subject property. Using Type A calculation all but one barn is met for the MDS calculations and a zoning provision to request the reduced MDS is included in this application. The barn at #5999 Eighth Line East requires an MDS distance of 461m and we are showing an approximate distance of 340m. We consider this to be a minor request.

The subject property is zoned Agricultural, Environmental Protection and Environmental Protection Overlay. A school is not permitted under the "Permitted Uses" for parcels zoned Agricultural in the Zoning By-law, which is why this application is being submitted.

The subject property has an Official Plan designation of Prime Agricultural, Core Greenlands and Greenlands and the proposed school would be considered a "Community Service Facility". Section 6.4.9 of the Official Plan states that community service facilities are restricted to buildings and uses for which a location in a prime agricultural area is necessary for reasons such as schools for local communities that rely on horse drawn vehicles as their means of transportation. To ensure that the prime agricultural land is only used for community service facilities where needed, a zoning by-law amendment is required to permit them.

Section 10.3.6 for Lot Creation for Community Service Facilities states that a severance may be permitted for small-scale schools, however the preferred method is through a land lease which is what this proposal is for.



Therefore, the request to rezone a 0.82ha portion of land for a community service facility (school) and allow the reduced MDS to one barn in the area is following the Official Plan policies and the intent of the Zoning By-law. This proposal will allow for a location for the Ariss Valley School and provide for further education to the Mennonite community in the area.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Nancy Martin & Joseph Martin c/o Clarence Martin