

# 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

### The Amendment

#### 1. Type of Amendment

- ☒ Site specific  
☐ Other (please specify):

❖ Date Submitted:

\_\_\_ / \_\_\_ / \_\_\_  
dd mm yyyy

Date Application  
Deemed Complete:

\_\_\_ / \_\_\_ / \_\_\_  
dd mm yyyy

File No.

#### 2. Purpose of and reasons for the proposed amendment(s):

The purpose of the proposed zoning by-law amendment is to permit an agriculture-related use on the subject lands by permitting the establishment of a Farm Drainage Maintenance Shop. The amendment would rezone the affected area from Agriculture (A) to a site-specific Agriculture Exception (A-xx) zone to facilitate the proposed use.

### GENERAL INFORMATION

#### 3. Applicant Information

Registered Owners Name(s): Ron Leslie

Address 7712 Wellington Road 17, Fergus ON

E-mail address

Tel. No. Home Work Fax

Applicant (Agent) Name(s): Stovel and Associates Inc.

Address 651 Orangeville Road, Fergus, ON

Tel. No. Home 519-766-8042 Work Fax

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:  
Not Applicable.

Send correspondence to: ☒ Owner ☒ Agent ☐ Other

- ❖ When did the current owner acquire the subject land? Date: Unknown

#### 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 6949 Wellington Road 7, Centre Wellington

Concession 11 (Nichol) Lot 3 and 4 Registered Plan No. 61R-6031

Area 4.56 ha Depth 356.19 m Frontage 455.83 m  
11.27 ac 1168.59 ft 1495.52 ft

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

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?** **Not Applicable**

☐ 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, existing uses,

❖ How does the application conform to the Official Plan?

Small scale agriculture-related businesses that serve agriculture and are directly related to farm operations.

❖ 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.

Not Applicable.

❖ 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.

Not Applicable.

❖ 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.

Not Applicable.

**10. Zoning**

❖ What is the current zoning of the property? Agricultural, Environmental Protection

❖ What uses are permitted? An agricultural use and a single detached dwelling and others as set out in 6.1.1 Permitted Uses of the Zoning By-Law

❖ What is the nature and extend of the rezoning requested? To permit a site-specific agriculture-related use on the subject lands.

❖ What is the reason why the rezoning is requested?

To permit an agriculture related use (Agricultural Drainage Business)

❖ 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.

Not Applicable.

## EXISTING AND PROPOSED LAND USES AND BUILDINGS

❖ 11. What is the “existing” use(s) of the subject land?

Agriculture with Livestock Operation and Residence.

❖ 12. How long has the “existing” use(s) continued on the subject land?

❖ 13. What is the “proposed” use(s) of the subject land?

Farm Drainage Business (Including a Maintenance Shop)

14. Provide the following details for all buildings or structures on the subject land: See attached Site Plan

(please use a separate page if necessary)

	Existing		Proposed	
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
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?

- |  |   |                                       |
|--|---|---------------------------------------|
| <input type="checkbox"/> Provincial Highway      | <input checked="" type="checkbox"/> Continually maintained municipal road | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (please specify): | <input type="checkbox"/> Seasonally maintained municipal road             | <input type="checkbox"/> Water access |

16. What is the name of the road or street that provides access to the subject property?

Wellington Road 7

❖ 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)

Not Applicable.

❖ 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- ❖ 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):

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## 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
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.)

Planning Justification Report prepared by Stovel and Associates Inc.

Site Concept Plan prepared by Apex Building and Contracting.

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## 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:

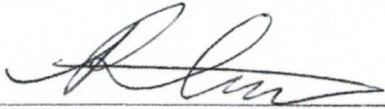
- ✓ owner's/applicant's name;
- ✓ legal description of the property;
- ❖ ✓ boundaries and dimension of the subject property and its current land use;
- ✓ dimensions of area of amendment (if not, the entire property);
- ❖ ✓ the size and use of all abutting land;
- ✓ all existing and proposed parking and 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) Ron Leslie of the Township of  
Centre Wellington County/Region of Wellington do hereby authorize  
Stovel and Associates Inc. to act as my agent in this application.



Signature of Owner(s)

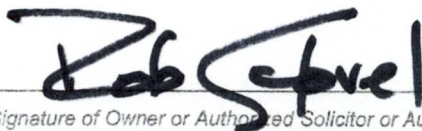
May 26 2025

Date

❖ **Affidavit**

I (we) Rob Stovel of the Twp of Centre Wellington  
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 Township of Centre Wellington  
in the County/Region of Wellington this 27 day of May, 2025



Signature of Owner or Authorized Solicitor or Authorized Agent

May 27 / 25

Date



Signature of Commissioner

May 27 / 2025

Date

**SCOTT MITCHELL STOVEL,**  
a Commissioner, etc., Province of Ontario,  
for Stovel and Associates Inc.  
Expires August 31, 2025.

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