

Application for Amendment to the Zoning By-law

under The Planning Act, R.S.O. 1990 c.P.13, as amended



Township of Puslinch
7404 Wellington Road 34
R.R. #3 Guelph, ON N1H 6H9
Tel: (519) 763-1226
Fax: (519) 763-5846

File No. D14/LEL

The Amendment

❖ Date Submitted:

12/09/2014
dd mm yyyy

❖ 1. Type of Amendment

- Site specific
 Other (please specify):

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

1. To restrict residential use and only permit the existing agricultural related business (grain elevators and related activities) on the severed lands.
2. To exempt the retained and additional lands owned by LEL Farms from the requirements of MDS II in order to allow future livestock expansion.

General Information

3. Applicant Information

- ❖ Registered Owners Name(s): Elaine Weber of L E L Farms Limited
Address 4646 Sideroad 20 North, R. R. #6, Guelph, N1H 6J3
E-mail address elainemweber@hotmail.com
Tel. No. Home 519-763-7353 Work _____ Fax _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address 423 Woolwich Street, Guelph, ON, N1H 3X3
Email: Jeff.Buisman@Van Harten.com Work: 519-821-2763 x225

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
NA

Send correspondence to: Owner Agent Other _____

- ❖ When did the current owner acquire the subject land? Date: January 2004

❖ 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 4665 Wellington Road 32 and 6649 Forestell Road
Concession 4 Lot Part lot 6&7 Registered Plan No. _____
Area 122.1± ha Depth 1,014± m Frontage 775± m
ac ft 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

Township of Puslinch

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

(please use a separate page if necessary) Existing single family dwelling and agricultural buildings: 6 turkey barns, 2 drive sheds, 3 grain elevators, generator building.

	Existing		Proposed NONE	
❖ 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?

- 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?

Forestell Road and Wellington Road 32

❖ 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)

❖ 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):

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.	Date Filed	Approval Authority	Subject Lands	Purpose	❖ Status
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			B133/13 and B134/13, November 2013, County of Wellington, <u>Part Lot 7, Concession 4, approved subject to conditions</u>		
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.)

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) Elaine Weber of LEL Farms of the Township of Puslinch County/Region of Wellington do hereby authorize Jeff Buisman to act as my agent in this application.

Elaine Weber
Signature of Owner(s)

August 21, 2014
Date

❖ **Affidavit**

I (we) Jeff Buisman 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 10th day of Sept, 2014

Jeff Buisman
Signature of Owner or Authorized Solicitor or Authorized Agent

Sept. 10, 2014
Date

James Michael Laws
Signature of Commissioner

SEPT 10, 2014
Date

**James Michael Laws, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.**

<p>Application fee of \$ <u>2000</u> received by the municipality:</p> <p><u>Kelly Prity</u> Signature of Municipal Employee</p> <p><u>Sept 12, 2014</u> Date</p>	<p>Application deemed complete:</p> <p><u>Kelly Prity</u> Signature of Municipal Employee</p> <p><u>Sept 12, 2014</u> Date</p>
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RECEIVED

SEP 12 2014



Van Harten
SURVEYING & ENGINEERING

Township of Puslinch

September 10, 2014

Jeff.Buisman@vanharten.com

21653-13

Township of Puslinch
7404 Wellington Road 34
R.R. #3 Guelph, ON
N1H 6H9

CLERK'S DEPARTMENT	
TO	K.P.
Copy	
Please Handle	<input checked="" type="checkbox"/>
For Your Information	
Council Agenda	
File	

Attention: Karen Landry, CAO

Dear Ms. Landry,

Re: **Zone Change Application for LEL Farms**
6679 Forestell Road
4665 Wellington Road No. 32
Part of Lot 6 & 7, Concession 4
PIN 71210-0087
Township of Puslinch

Please find enclosed an application for a zone change on the above-mentioned properties. Included with this submission are copies of the zone change sketch and 10 copies of the completed application form. A cheque to the Township of Puslinch for \$2000 for the required fees will be submitted by the client.

A severance has been approved by the County of Wellington Land Division Committee to separate the grain elevator activities from the turkey farm (Application B134/13). The Committee also approved crossing easements for the two parcels (Application B133/13). Application B134/13 is subject to zoning compliance which is the primary purpose of the zone change application being submitted.

The zone change request is to allow the current agricultural and agricultural-related activities to continue and expand. The first request is to prohibit residential uses on the proposed grain elevator property (Application B134/13) and to limit the agricultural activity on this property to those associated with the grain bins. This includes existing and future grain bins, dryer, weigh scale, trucking and other activities associated with the grain bins. The prohibition of a residence will have the benefit of eliminating any potential MDS 1 conflicts of a residence on this property with the abutting farms.

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519) 821-2763 – Fax: (519)-821-2770

www.vanharten.com

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

The second request is exempt the retained turkey farm and the abutting turkey farm of the applicant from MDS II requirements and therefore allow those farms to expand, if necessary. This exemption would only apply to the MDS II setbacks to the severed parcel.

This proposal aligns with the Wellington County Official Plan and the Provincial Policy Statement (PPS) to preserve and enhance Agricultural activity in Primary Agricultural areas such as this one.

Please call me if you have any questions.

Very truly yours,
Van Harten Surveying Inc.



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

JEB:lb

c.c. Elaine Weber of LEL Farms
c.c. Hayes Murphy, McElderry Morris

