



Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Zoning By-law Amendment Application

Date submitted: _____

The Amendment:

Type of amendment:

Site specific:

Other (specify):

- A) To rezone the Retained Parcel to a Specialized Agricultural to prohibit livestock from being housed in the existing agricultural buildings.
B) To permit the existing barn to have a maximum height of 9m.

The rest of the Retained Parcel will remain zoned Agricultural and Natural Environment where potential livestock can be housed in a new building, provided MDSII is met.

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

Severance Application B17-23 was approved subject to conditions which created a rural residential parcel. The conditions of the severance included zoning compliance and MDS compliance. The existing barn on the Retained Parcel can not meet the MDS setback and the rezoning is required. This application is to satisfy conditions 5, 8 and 11. Please see the covering letter for more details on the zoning request.

General Information:

1. Applicant Information:

Registered Owner's Name(s): Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson

Address: 112 Carter Road, RR#2

City: Guelph, ON,

Postal Code: N1H 6H9

Email Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.
Address: 2106 Gordon Street
City: Guelph, ON
Postal Code: N1L 1G6
Email Address: Jeff.Buisman@vanharten.com
Telephone Number: 519-821-2763 x225
Fax: _____

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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: January 1991

4. What does the amendment cover?

The "entire" property:
A "portion" of the property: **Retained Parcel**

(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: 86 Farnham Road, Puslinch

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, Natural Environment and EP Overlay**

What uses are permitted? **Agricultural use, accessory apartment, animal clinic, bed and breakfast, dwelling, group home etc. See Section 11.2 for full list of Permitted Uses.**

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

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?

<p>Agricultural</p>

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

<p>Decades</p>

13. What is the "proposed" use(s) of the subject land?

<p>Agricultural</p>

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

Building Details		Existing		Proposed	
Type of Building(s) or structures	Barn & Accessory Buildings			None	
Date of construction	Many years ago				
Building height	9m (barn) m	Please see sketch for more details			
Number of floors					
* Total floor area	1656m ² (all accessory buildings) m ²		ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²		ft ²	m ²	ft ²
Distance from building structure to the:					
Front lot line	42m (closest) m		ft	N/A m	ft
Side lot line	23m (closest) m		ft	m	ft
Other side lot line	m		ft	m	ft
Rear lot line	m		ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage	0.5%		N/A	
*Number of parking spaces				
*Number 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:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

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

Corner Lot - Farnham Road and Carter Road with entrance from Farnham Road

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.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing		Proposed	
Municipal water		<input type="checkbox"/>		<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water		
Private well	X	N/A
Other water supply		
Water sewers		
Municipal sewers		
Communal sewers		
Private septic	X	
Other sewage disposal		

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:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

Planning Application	Yes	No	*File Number	Approval Authority	Subject Lands	Purpose	*Status
Official Plan Amendment							
Zoning By-Law Amendment							
Minor Variance							
Plan of Subdivision							
Consent (Severance)	X		B17-23	County of Wellington	Part Lot 5, Plan 181, WOBL	Rural Residential Severance	Approved subject to conditions
Site Plan Control							

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 the Planning Report / Covering Letter, Draft Zoning By-law, Sourcewater Application, MDS Farm Data Sheets and Sketch attached with more details.

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 a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject 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 existing 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;
- 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); and
- 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 shall be completed)

I (we) Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

Signature of Owner(s)

Dec 14/23
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 _____ day of

_____, 20_____



Signature of Owner or authorized solicitor or agent

Dec 22, 2023
Date



Signature of Commissioner

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

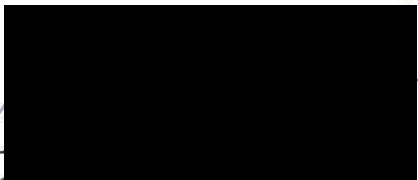
Dec 22, 2023
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: Certain days as specified: By appointment only:



Signature

Dec 14/23
Date

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.