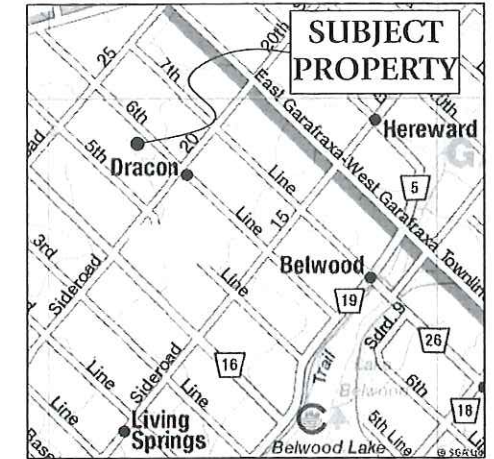


ZONE CHANGE SKETCH
PART OF LOTS 22 & 23, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 40 80 160 240 meters
 VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION, & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. PROPERTY OWNERS: JOEL HUBER, ALEXIS HUBER, DEVON HUBER, AND LAUREL HUBER.

THIS SKETCH WAS PREPARED ON
 THE 27th DAY OF APRIL 2022

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

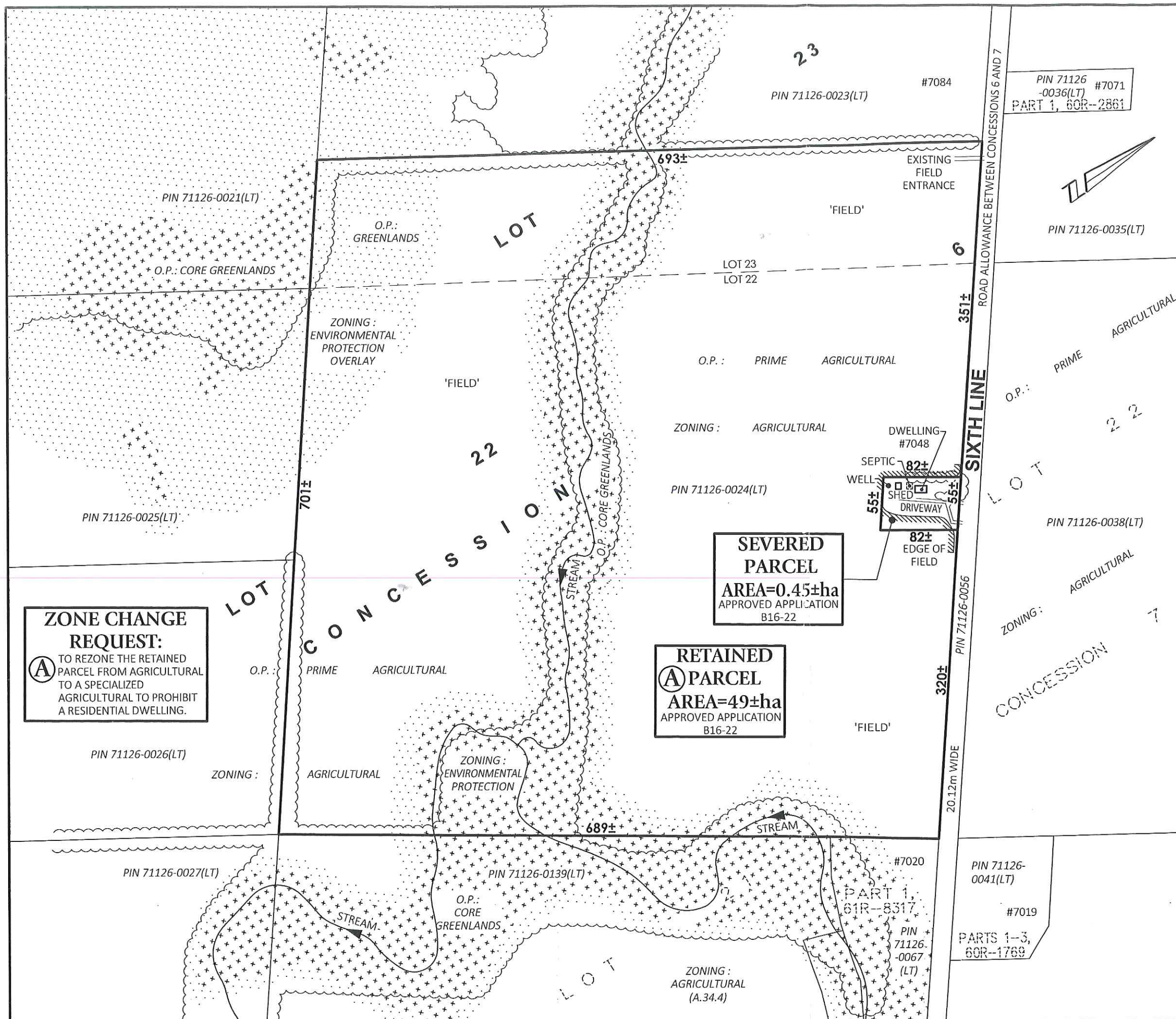
Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 29388-21
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Apr 26, 2022-3:37:04 PM
 G:\WEST GARAFRAXA\Con6\Acad\ZONE LOT 22 23 (HUBER) UTM.dwg



ZONE CHANGE REQUEST:
 A TO REZONE THE RETAINED PARCEL FROM AGRICULTURAL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING.

SEVERED PARCEL
 AREA=0.45±ha
 APPROVED APPLICATION B16-22

RETAINED PARCEL
 A PARCEL
 AREA=49±ha
 APPROVED APPLICATION B16-22

PIN 71126 #7071
 -0036(LT)
 PART 1, 60R--2861

PIN 71126-0041(LT)
 #7019
 PARTS 1-3,
 60R-1769

PIN 71126-0067 (LT)
 #7020
 PART 1,
 61R-8317

PIN 71126-0026(LT)

PIN 71126-0027(LT)

PIN 71126-0021(LT)

PIN 71126-0025(LT)

PIN 71126-0023(LT)
 #7084

PIN 71126-0024(LT)

PIN 71126-0035(LT)

PIN 71126-0038(LT)

20.12m WIDE
 PIN 71126-0056

ZONING:
 ENVIRONMENTAL
 PROTECTION
 OVERLAY

ZONING:
 ENVIRONMENTAL
 PROTECTION

ZONING:
 AGRICULTURAL
 (A.34.4)

O.P.: PRIME AGRICULTURAL
 ZONING: AGRICULTURAL

O.P.: PRIME AGRICULTURAL
 ZONING: AGRICULTURAL

O.P.: PRIME AGRICULTURAL

O.P.: CORE GREENLANDS

O.P.: CORE GREENLANDS

O.P.: GREENLANDS

O.P.: CORE GREENLANDS

EXISTING FIELD ENTRANCE

DWELLING #7048
 SEPTIC 82±
 WELL 55±
 SHED 82±
 DRIVEWAY 55±
 82± EDGE OF FIELD

693±

689±

701±

351±

320±

LOT 23
 LOT 22

LOT 22

LOT 22

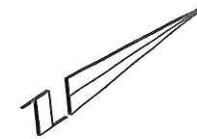
LOT 22

23

22

22

7



ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7

SIXTH LINE

CONCESSION 6

CONCESSION 7

CONCESSION 5

CONCESSION 4

CONCESSION 3

CONCESSION 2

CONCESSION 1

CONCESSION 0