



LAND SURVEYORS and ENGINEERS

March 3, 2021

28897-20

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 Severance Application – B110-20
7146 Wellington Road No. 18 / 6654 8th Line West
Part of Lot 15, Concession 6, WGR
PIN 71432-0024
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, the required deed, PIN Report and Map and a cheque of \$5,389 (\$2,989 fee plus a \$2,400 deposit) to the Township of Centre Wellington.

Proposal

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B110-20 which was approved February 2021 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following zone change requests are being made to satisfy Conditions 5 & 7 of the approved severance application:

A) To rezone the Retained Parcel from Agricultural to a Site Specific Agricultural to prohibit a residential dwelling.

The proposed severed parcel is a corner lot with frontage along Wellington Road 18 and 8th Line West. The severed parcel has a width of 175±m, depth of 143±m for an area of 2.8±ha where the existing dwelling and accessory buildings will remain. The severed parcel was configured around the existing dwelling, septic, driveway, pool, horse barn, paddock and natural features. The zoning requirements are met for the severed parcel.

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

Collingwood, ON:
249-499-8359

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The retained parcel has an area of 13.7±ha that will continue to be used for agricultural purposes. There is an existing storage shed located on the retained parcel along 8th Line West which will remain and be used for agricultural storage purposes. There is a portion of land to the west of the severed parcel that contains a fire pit and swing-set and this land will be converted into field for additional agricultural use.

The request to prohibit a dwelling on the retained (farm) parcel is a requirement for “surplus residence severances” as laid out in Section 10.3.4 of the Wellington County Official Plan. This is required by Condition 5 and 7 of the approved Severance Application B110-20. The remaining zoning requirements are met for the retained parcel.

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

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

cc Cleon Horst

cc Mary-Lou Fletcher, Woods, Clemens, Fletcher & Cronin Professional Corporation