



LAND SURVEYORS and ENGINEERS

July 23, 2021

29239-21

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 – B10-21
6839 Wellington Road No. 16
Part of Lot 17, Concession 5
PIN 71127-0072
Geographic Township of West Garafraxa
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 \$5,389.00 (\$2,989.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington.

Proposal

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B10-21 which was approved May 2021 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following zone change request is being made to satisfy Condition 5 of the approved severance application:

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

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 Severed Parcel has a frontage of 129±m, depth of 245±m for an area of 3.2±ha where the existing dwelling and accessory buildings will remain. The severed parcel was configured around the existing dwelling, buildings, hydro line, septic, geothermal loop, cut grass, dense bush/trees and natural features. The parcel was configured to exclude any agricultural field and also exclude the wetland area to the south-east. The zoning requirements are met for the severed parcel.

The Retained Parcel has an area of 36.4±ha that will continue to be used for agricultural purposes. The parcel is vacant and there are two existing field entrances along County Road 16.

The subject property was previously zoned Agricultural A.28.1(T) which permitted a garden suite; however, this zoning expired May 1, 2010 and the zoning has reverted back to Agricultural and the granny suite was removed.

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 of the approved Severance Application B10-21. 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 Kevin Van Driel
cc Vince Starratt, SV Law