



LAND SURVEYORS and ENGINEERS

July 23, 2021

29193-20

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 – B7-21
7716 Wellington Road No. 22
Part of Lot 10, Concession 8
PIN 71371-0076
Geographic Township of Nichol
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, Source Water Protection Form, 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 B7-21 which was approved April 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 8 & 10 of the approved severance application:

- A) To rezone the Retained Parcel from Agricultural to a Site Specific Agricultural to prohibit a residential dwelling.**
- B) To rezone the Severed Parcel to permit a reduced lot frontage to be 12m instead of 30m as required in Section 6.1.3.2.b) of the Zoning By-law.**

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
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423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
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The severed parcel is flag shaped and has a width of 12m at the front, widens to 73±m in the middle of the property and narrows to 45±m at the rear. The depth is 482±m for an area of 1.5±ha where the existing dwelling and drive shed will remain. The parcel will incorporate the existing driveway and tree rows in the narrow strip as well as include the house, septic, well and drive shed in the larger area. The rear limit will be approximately 6m from the rear wall of the drive shed so that Zoning requirements can be met.

The frontage of the severed parcel will be 12m instead of the minimum 30m as required in the Zoning By-law. The reason for the deficiency was to keep the severance area to a minimum, to exclude farmland and because the dwelling is set far back from the road. The existing driveway is included within the 12m frontage and will be able to continue to function and provide safe sight lines.

The retained parcel has an area of 38±ha that will continue to be used for agricultural purposes. The parcel contains an old barn that will be removed and a horse track. A field entrance permit is required for the retained parcel and the remainder of the land will continue to be farmed. The zoning requirements are met for the retained parcel.

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 10 of the approved Severance Application B7-21.

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 Andrew Binnendyk of Polsto Farms