



LAND SURVEYORS and ENGINEERS

November 26, 2021

28935-20

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 – B30-21
7137 7th Line
Part of Lot 24, Concession 8
PIN 71126-0068
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 in the amount of \$5,389.00 to the Township of Centre Wellington.

Proposal

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B30-21 which was approved July 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 96.8m, depth of 160m, for an area of 1.44±ha where the existing dwelling and accessory buildings will remain. The parcel will incorporate the existing driveway and tree rows along the boundary, and include the house, septic, well, pond and accessory buildings. The rear property line is angled to limit the area of the severed parcel and does not include any agricultural field. The remains of the old barn foundation will be removed. The existing driveway is included within the frontage and will be able to continue to function and provide safe sight lines. The Zoning requirements are met for the Severed Parcel.

The retained parcel is vacant and has an area of 19.6±ha that will continue to be used for agricultural purposes. 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 5 of the approved Severance Application B30-21.

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 Nathan Martin, SV Law