



LAND SURVEYORS and ENGINEERS

R209-18

November 1, 2018

25036-17

Jeff.Buisman@vanharten.com

Township of Centre Wellington
1 MacDonald Square, PO Box 10
Elora, ON
NOB 1S0

TOWNSHIP OF CENTRE WELLINGTON
PLANNING & DEVELOPMENT

Attention: Chantalle Pellizzari

NOV 02 2018

Dear Ms. Pellizzari:

RECEIVED

**Re: Zoning By-Law Amendment for Severance Applications – B120/17 & B121/17
Cutting Road
Part of Park Lot 4, East Side of Arthur Road
Registered Plan 181
Parts 1 & 2, 61R-20629, Block 36, Registered Plan 61M-219
Geographic Village of Elora
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, completed application form, the required deed, PIN Report and Map, Source Water Protection Form, and a cheque of \$5,225.00 to the Township of Centre Wellington for the application and deposit fee.

Proposal

The Zoning By-law Amendment application is being made to meet the requirements for Severance Applications B120/17 and B121/17 which were approved June 2018 subject to conditions. The zone change request is being made to satisfy Condition 12 of Application B120/17 and Condition 10 of Application B121/17.

The Zoning By-law Amendment is being requested for the Severed Parcel (1), Severed Parcel (2) and the Retained Parcel on the sketch. This request is being made to incorporate this parcel with the rest of the development and to permit the eventual construction of dwellings. The request is as follows:

A) To rezone the subject property from Residential R1A and Future Development to Residential R1C.58.6

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

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

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

Elmira, ON:
519-669-5070

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Residential R1C.58.6 permits the following:

- a) The minimum interior side yard shall be 1.2 m on one side, and 0.6 m on the other side. Notwithstanding the forgoing, the minimum distance between 2 abutting dwellings in the R1C zoned shall be 1.8 m.
- b) The maximum lot coverage shall be 45%

After discussion with Township Staff, it was determined that Block 36 which is labelled as "The Lands to be Added to" on the sketch will remain as Future Development.

Severance Application Summary:

The approved severances can be described as follows:

Approved Application B120/17 severed a portion of PIN 71407-0600 and merged it with the adjacent parcel to the north, Block 36, 61M-219. This is shown as Severance (1) on the sketch.

Approved Application B121/17 created a new parcel for residential purposes from PIN 71407-0600. This is shown as Severance (2) on the sketch. This parcel has a width of 11.4 m and a depth of 35.4 m for an area of 403.9 m².

The Retained Lands will be used for residential purposes. This parcel will have a width of 11.4 m and a depth of 32.2 m for an area of 367.4 m².

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

Very truly yours,
Van Harten Surveying Inc.

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

cc Shawn McGuire
cc Scott Galadja, Miller Thomson
cc Astrid Clos