



March 18, 2026

34626-25

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 B47-25
"Hackney Horse Farm"
7010 3rd Line
Part of Lot 21, Concession 3
PIN 71125-0025
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, and PIN Report and Map. Payment of the application fee of **\$11,034.00** (\$8,634.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington will be paid by the property owner.

Proposal:

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B47-25 which was approved February 2026 by the Land Division Committee subject to conditions. The application severed the parcel for agricultural purposes.

The following Zone Change request is being made to satisfy Condition 7 of the approved severance application:

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

Application B47-25 was for an agricultural farm split severance where a viable smaller agricultural business will remain on Severed Parcel and the Retained Parcel will remain for agricultural purposes, but where a dwelling is prohibited as a condition of the severance.



The Severed Parcel is known as #7010 Third Line where the owners currently operate a Blacksmith and Ferrier Services called "Hackney Horse Service." The Severed Parcel has a frontage of 239±m, depth of 324±m, for a lot area of 7.18±ha where the existing dwelling and various agricultural accessory buildings will remain. The zoning for this parcel will remain Agricultural – under the Reduced Lot Area Regulations in Section 6.1.3 of the By-law. The parcel meets the regulations, including the accessory building requirements outlined in Section 4.2 of the by-law. The existing entrance will remain for continued access to the dwelling and buildings.

The Retained Parcel is currently vacant, agricultural land with some pocks of trees / bush. The parcel is a corner lot with frontage along Third Line and Sideroad 20, for a lot area of 24.5±ha. The existing field entrance will remain off Sideroad 20 for continued access. The parcel is zoned Agricultural with areas of zoned Environmental Protection and Environmental Protection Overlay – which will remain as such.

When severance application B47-25 was originally submitted, it was submitted under a surplus farm severance and this type of severance, always requires that the retained parcel be re-zoned to prohibit a dwelling. The application was deferred and revised to an agricultural farm severance and approved under this format. However, the condition to rezone the retained parcel to prohibit a dwelling was kept as a condition of approval, at the request of the Land Division Committee. Therefore, the enclosed zoning amendment application is addressing this requirement. The Agricultural zoning regulations outlined in Section 6.1.2 are met, as the parcel is vacant and no buildings are proposed and a dwelling will be prohibited to ensure the parcel is strictly used for agricultural purposes.

The request to prohibit a dwelling on the Retained (farm) Parcel is logical and straightforward as the request aligns with the Zoning By-law of Agricultural and Official Plan designation of Prime Agricultural. The land will continue to be used for agricultural purposes, and this application is addressing Condition 7 of the approved Severance Application B47-25.

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". The signature is written in a cursive, flowing style.

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

cc Leeann Swallow & Dennis Alderman
cc Janine Swallow
cc Richard Wright