



LAND SURVEYORS and ENGINEERS

R208/22
Rec'd Nov 30/22

November 29, 2022

31141-22

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 – B74-22
“Windy Acres Wagon & Sleigh Rides”
7158 Third Line
Part of Lot 25, Concession 3
PIN 71125-0016
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 deeds, PIN Report and Map and a cheque of \$5,461.00 (\$3,061.00 fee plus a \$2,400.00 deposit) to the Township of Centre Wellington for the application fee.

Proposal

This Zoning By-law Amendment Application is being made to meet the requirements for Severance Application B74-22 which was approved July 2022 subject to conditions.

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.**
- B) To permit a reduced rear yard setback from the Barn on the Severed Parcel to be 5.0m instead of 18m as required in Section 6.1.3.2.e) of the Zoning By-law.**

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The subject property is known as #7158 Third Line (PIN 71125-0016). Approved Application B74-22 severed a surplus farm dwelling from the rest of the agricultural parcel. The property owners will continue to operate a Horse business known as Windy Acres Wagon and Sleigh Rides on the Severed Parcel.

The property owners – Christine and Paul McDougall have used the field beside their house for their horse business for many years. They use the front field for sleigh rides in the winter and horse pasture and riding lessons in the summer. The field to the southwest of the house is not workable land and has not been rented for agricultural purposes with the remainder of the retained parcel. It will continue to remain with the severance for the horse business and therefore, no additional agricultural land is lost with this severance.

The Severed Parcel has a frontage of 300±m, depth of 198 to 201±m, for an area of 6.0±ha where the existing dwelling, shop, barn and front field will remain for the existing business. The parcel was configured to include the hydro line, buildings, vegetable garden and septic. The zoning requirements are met for the severed parcel except for the rear yard setback from the barn. The request is for a reduced setback to be 5.0m instead of 18m as required in the Zoning By-law. The reduced rear yard allows the severed parcel to exclude additional farm field that will remain with the retained parcel, follows the edge of field and allows for enough room for any possible maintenance on the barn.

The Retained Parcel is vacant and has an area of 33±ha that will continue to be used for agricultural purposes. The Retained Parcel is a corner lot with frontage along Third Line and Sideroad 25. A field entrance is proposed along Sideroad 25 to provide access to the farm. The remaining 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 7 of the approved Severance Application B74-22.

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 Christine McDougall
cc Vince Starratt, SV Law