

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P. : CORE GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION

ZONE CHANGE REQUESTS:

- A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING.
- B** TO PERMIT A REDUCED LOT FRONTAGE OF THE SEVERED PARCEL TO BE 14.0m VS. 30m REQUIRED.
- C** TO PERMIT A REDUCED REAR YEAR SETBACK FROM THE BARN ON THE SEVERED PARCEL TO BE 2.0m VS. 18m REQUIRED.

RETAINED PARCEL
AREA=18.4±ha
APPROVED APPLICATION B126-22

SEVERED PARCEL
AREA=1.0±ha
APPROVED APPLICATION B126-22

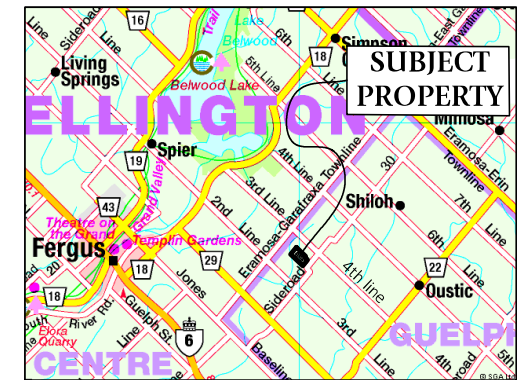
ZONE CHANGE SKETCH
PART OF LOT 31, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ERAMOSA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A) & ENVIRONMENTAL PROTECTION AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. PROPERTY OWNER: MARK BANKS.

THIS SKETCH WAS PREPARED ON
THE 13th OF MARCH 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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|--|----------------------------|---------------------------------|
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DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 31116-22

Mar 24, 2023-1:55pm
G:\ERAMOSA\Con3\Acad\ZONE LOT 31 (BANKS) UTM.dwg

