



LAND SURVEYORS and ENGINEERS

October 27, 2022

22414-14

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 – B92-22
7197 Wellington Road 21; PIN 71431-0004
Part of Lot 5, 6, Concession 4, East of the Grand River (EGR)
Geographic Township of Pilkington
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, Source Water Protection Form, 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 B92-22 which was approved September 2022 subject to conditions.

The following zone change request is being made to satisfy Condition 8 of the approved severance application:

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

The application severed a surplus farm dwelling from the rest of the agricultural parcel. The parcel is known as #7197 Wellington Road 21 (PIN 71431-0004). The Severed Parcel has a frontage of 58±m, depth of 113 to 164±m, for an area of 0.82±ha where the existing dwelling, shed, garage and tree plantation will remain. The zoning requirements are met for this parcel.

The Retained Parcel has an area of approximately 26±ha and will continue to be used as part of a large-scale agricultural farming operation. The Retained Parcel is vacant, and the remaining zoning requirements are met for this parcel. A field entrance exists at the south end of the parcel along the Sixth Line.

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 approved severance application includes a 4m wide easement for the existing gas line to the house. The gas line runs easterly from the house, through the field to the Sixth Line.

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 8 of the approved Severance Application B92-22.

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 "J.E. Buisman", is written over the typed name.

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

cc Elizabeth Larsen