



August 8, 2023

32152-23

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 B19-23
6653 Second Line
Part of Lot 12, Concession 3
Part 2, 60R-2599
PIN 71131-0026
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, PIN Report and Map, Source Water Protection Form, and a cheque of \$7,753.00 (\$5,353.00 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 B19-23 which was approved May 2023 subject to conditions. The application severed a surplus farm dwelling from the rest of the agricultural parcel.

The following Zone Change request is being made to satisfy Condition 7 & 9 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 lot frontage of the Severed Parcel to be 28.0m instead of 30m as required in Section 6.1.3.2.b) of the Zoning By-law.**



Application B19-23 severed a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #6653 Second Line (PIN 71131-0026). The Severed Parcel has a frontage of 28.0m, depth of 386±m, for an area of 2.3±ha where the existing dwelling and accessory buildings will remain.

The parcel was configured around the existing driveway, hydro line, dwelling, accessory buildings, cut grass, ponds, natural features. The existing dwelling is set farther back into the property and to prevent the loss of any agricultural land, the parcel will have a long and narrow strip leading to the “yard” of the house. The wetland feature to the rear is included within the severance so that it is not fragmented and will remain with the dwelling – including the ponds. The natural feature is not of use to the farmer on the retained parcel.

The frontage of the Severed Parcel will be 28.0m instead of the minimum 30.0m required in the Zoning By-law. With the dwelling set back from the road, the intention was to keep the area to a minimum, include the driveway, hydro line, cut grass and to exclude farmland. The existing driveway will continue to provide safe access to the dwelling. The 2.0m frontage deficiency is minor and included as a zoning provision request. The remaining zoning requirements are met for the Severed Parcel.

The Retained Parcel has an area of approximately 18.1±ha and will continue to be used as part of a large-scale agricultural farming operation. The parcel is vacant and will continue to be used for agricultural purposes. A field entrance is located in the south-west corner along Second Line. The Zoning requirements are met for this 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 & 9 of the approved Severance Application B19-23.

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 Dave Waechter
cc Richard Wright