



May 18, 2022

30574-21

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 – B110-21
6816 Sixth Line
Part of Lot 16, Concession 6
PIN 71127-0053
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 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 B110-21 which was approved February 2022 subject to conditions.

The following zone change request is being made to satisfy Conditions 6 & 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 subject property is known as #6816 Sixth Line (PIN 71127-0053). Approved Application B110-21 severed a surplus farm dwelling from the rest of the agricultural parcel. The severed parcel has a width of 119±m at the front, widens to 138±m at the rear, depth of 180±m, for an area of 2.26±ha where the existing dwelling, accessory buildings and pond will remain. The severed parcel was configured around the existing driveway, dwelling, accessory buildings, pond, septic, well and cut grass. The southerly limit follows an existing fence, and the field is on the south side of the fence. The driveway will continue to function and provide safe sight lines.

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

www.vanharten.com



LAND SURVEYORS and ENGINEERS

We have reviewed the zoning requirements and they are met for this parcel. The accessory buildings have a combined area of $1,070\pm\text{m}^2$ which is a lot coverage of 4.7% and the zoning requirement is 5%. The side and rear yards can be met to the buildings. We also investigated the height of the coverall building which is 4.75m whereas the maximum permitted height is 6.7m. The building is measured as half the height from ground to peak/top. Therefore, the zoning requirements are met for the Severed Parcel. The accessory buildings are for personal use and storage only.

The retained parcel is vacant and has an area of $28\pm\text{ha}$ that will continue to be used for agricultural purposes. An existing field entrance will continue to provide access to the retained parcel. The 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 6 and 8 of the approved Severance Application B110-21.

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".

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

cc Robin Kingscote
cc Vince Starratt, SV Law