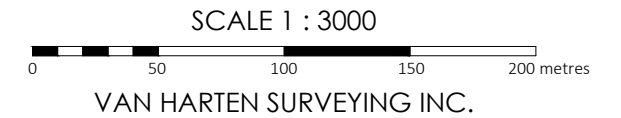
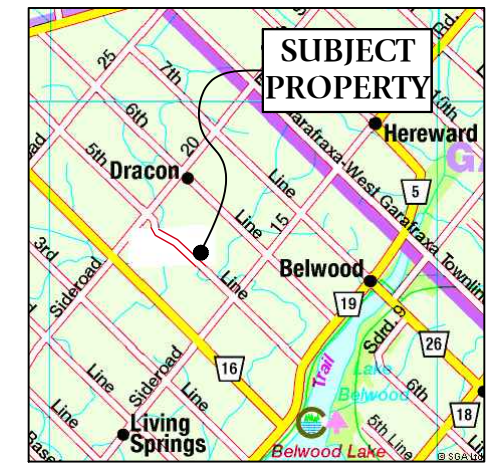


**ZONE CHANGE SKETCH**  
**PART OF LOT 17, CONCESSION 6**  
**GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**COUNTY OF WELLINGTON**



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, ENVIRONMENTAL PROTECTION & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL & CORE 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 OWNERS: KIM & ALPHONSE MULDER.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED  
 ON THE 20th DAY OF JUNE, 2024

*Jeff Buisman*  
**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



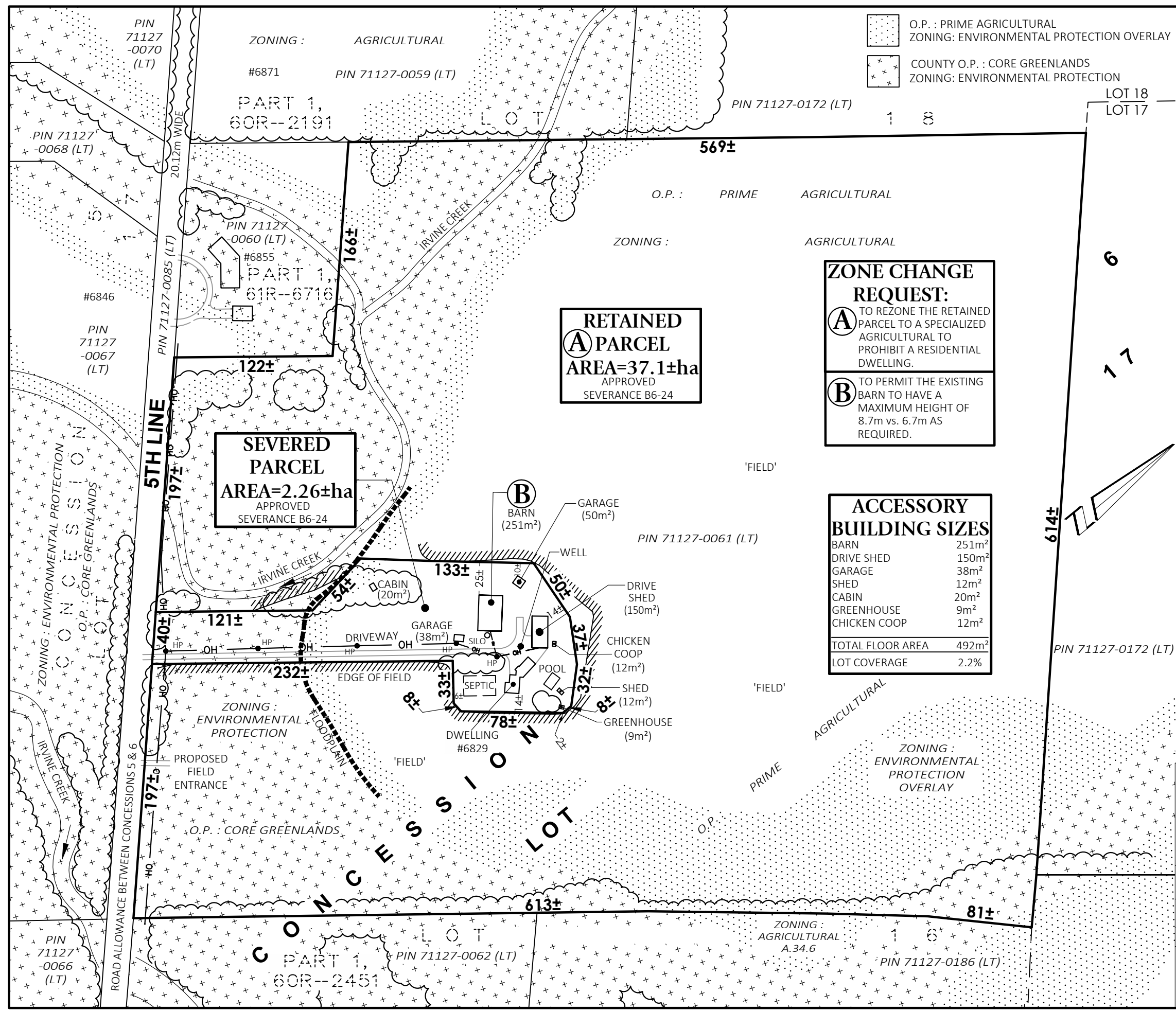
Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: AN	CHECKED BY: JB	PROJECT No. 32980-23
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Jun 20, 2024-10:50:22 AM  
 G:\WEST GARAFRAXA\Con6\Acad\ZONE LOT 17 (MULDER) UTM 2010.dwg

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**ZONE CHANGE REQUEST:**

**A** TO REZONE THE RETAINED PARCEL TO A SPECIALIZED AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING.

**B** TO PERMIT THE EXISTING BARN TO HAVE A MAXIMUM HEIGHT OF 8.7m vs. 6.7m AS REQUIRED.

**RETAINED PARCEL**  
**AREA=37.1±ha**  
 APPROVED SEVERANCE B6-24

**SEVERED PARCEL**  
**AREA=2.26±ha**  
 APPROVED SEVERANCE B6-24

**ACCESSORY BUILDING SIZES**

BARN	251m <sup>2</sup>
DRIVE SHED	150m <sup>2</sup>
GARAGE	38m <sup>2</sup>
SHED	12m <sup>2</sup>
CABIN	20m <sup>2</sup>
GREENHOUSE	9m <sup>2</sup>
CHICKEN COOP	12m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>492m<sup>2</sup></b>
<b>LOT COVERAGE</b>	<b>2.2%</b>