

**ZONE CHANGE SKETCH**  
**PART OF LOT 24, CONCESSION 6**  
 GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA  
 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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
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. T.B.R. DENOTES TO BE REMOVED.
7. PROPERTY OWNER: DON HUBER.

-  O.P. : PRIME AGRICULTURAL ZONING: ENVIRONMENTAL PROTECTION OVERLAY
-  COUNTY O.P. : CORE GREENLANDS ZONING: ENVIRONMENTAL PROTECTION

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED  
 ON THE 18th DAY OF DECEMBER, 2024

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



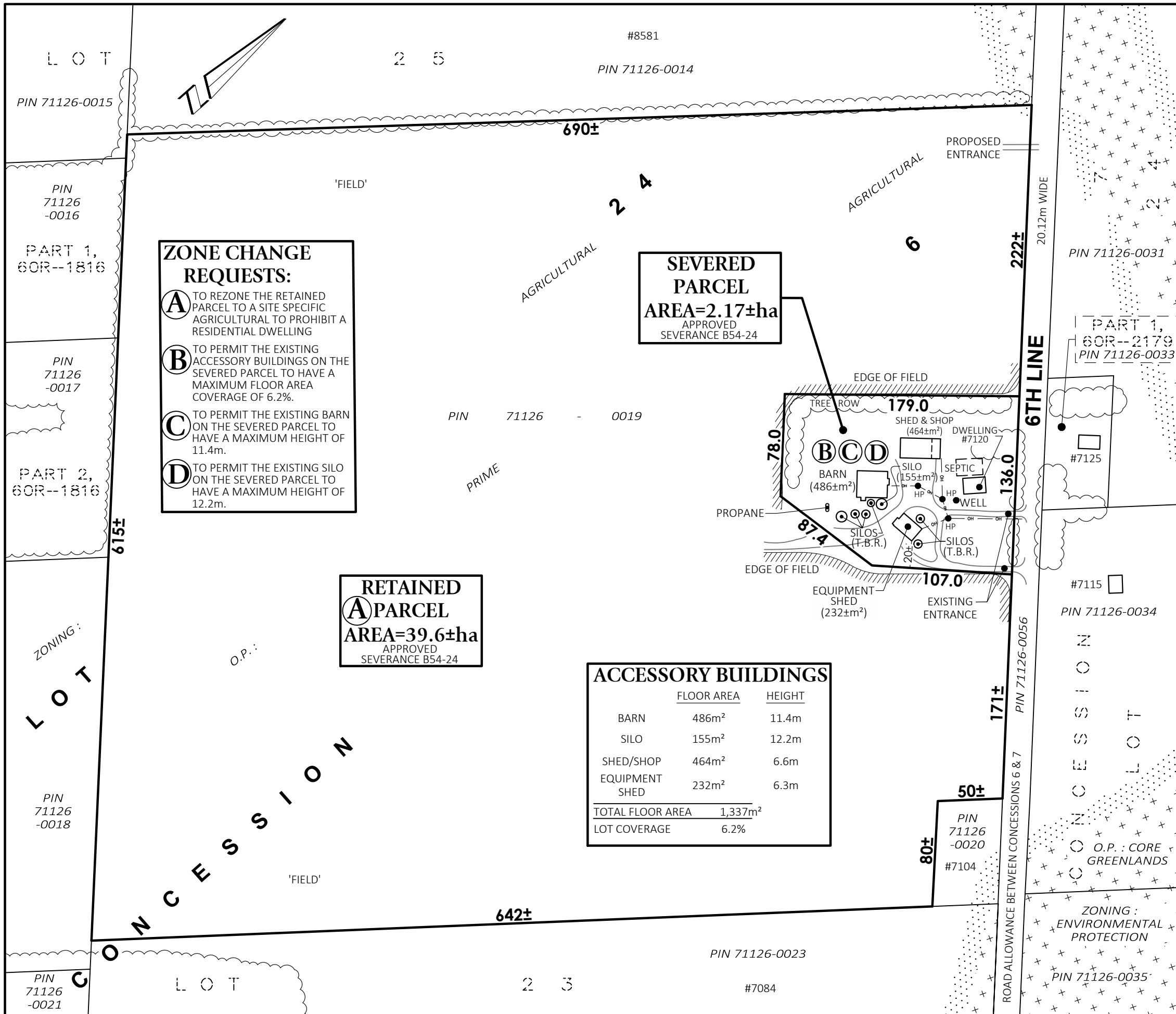
Kitchener/Waterloo Ph: 519-742-8371      Guelph Ph: 519-821-2763      Orangeville Ph: 519-940-4110

www.vanharten.com      info@vanharten.com

DRAWN BY: AN      CHECKED BY: JB      PROJECT No. 33440-24

Dec 18, 2024-11:21:35 AM  
 G:\WEST GARAFRAXA\Con6\Acad\ZONE LOT 24 (HUBER) UTM 2010.dwg

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**ZONE CHANGE REQUESTS:**

**A** TO REZONE THE RETAINED PARCEL TO A SITE SPECIFIC AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING

**B** TO PERMIT THE EXISTING ACCESSORY BUILDINGS ON THE SEVERED PARCEL TO HAVE A MAXIMUM FLOOR AREA COVERAGE OF 6.2%.

**C** TO PERMIT THE EXISTING BARN ON THE SEVERED PARCEL TO HAVE A MAXIMUM HEIGHT OF 11.4m.

**D** TO PERMIT THE EXISTING SILO ON THE SEVERED PARCEL TO HAVE A MAXIMUM HEIGHT OF 12.2m.

**SEVERED PARCEL**  
 AREA=2.17±ha  
 APPROVED SEVERANCE B54-24

**RETAINED PARCEL**  
 AREA=39.6±ha  
 APPROVED SEVERANCE B54-24

**ACCESSORY BUILDINGS**

	FLOOR AREA	HEIGHT
BARN	486m <sup>2</sup>	11.4m
SILO	155m <sup>2</sup>	12.2m
SHED/SHOP	464m <sup>2</sup>	6.6m
EQUIPMENT SHED	232m <sup>2</sup>	6.3m
<b>TOTAL FLOOR AREA</b>	<b>1,337m<sup>2</sup></b>	
<b>LOT COVERAGE</b>	<b>6.2%</b>	