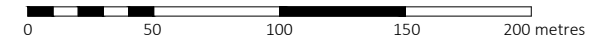
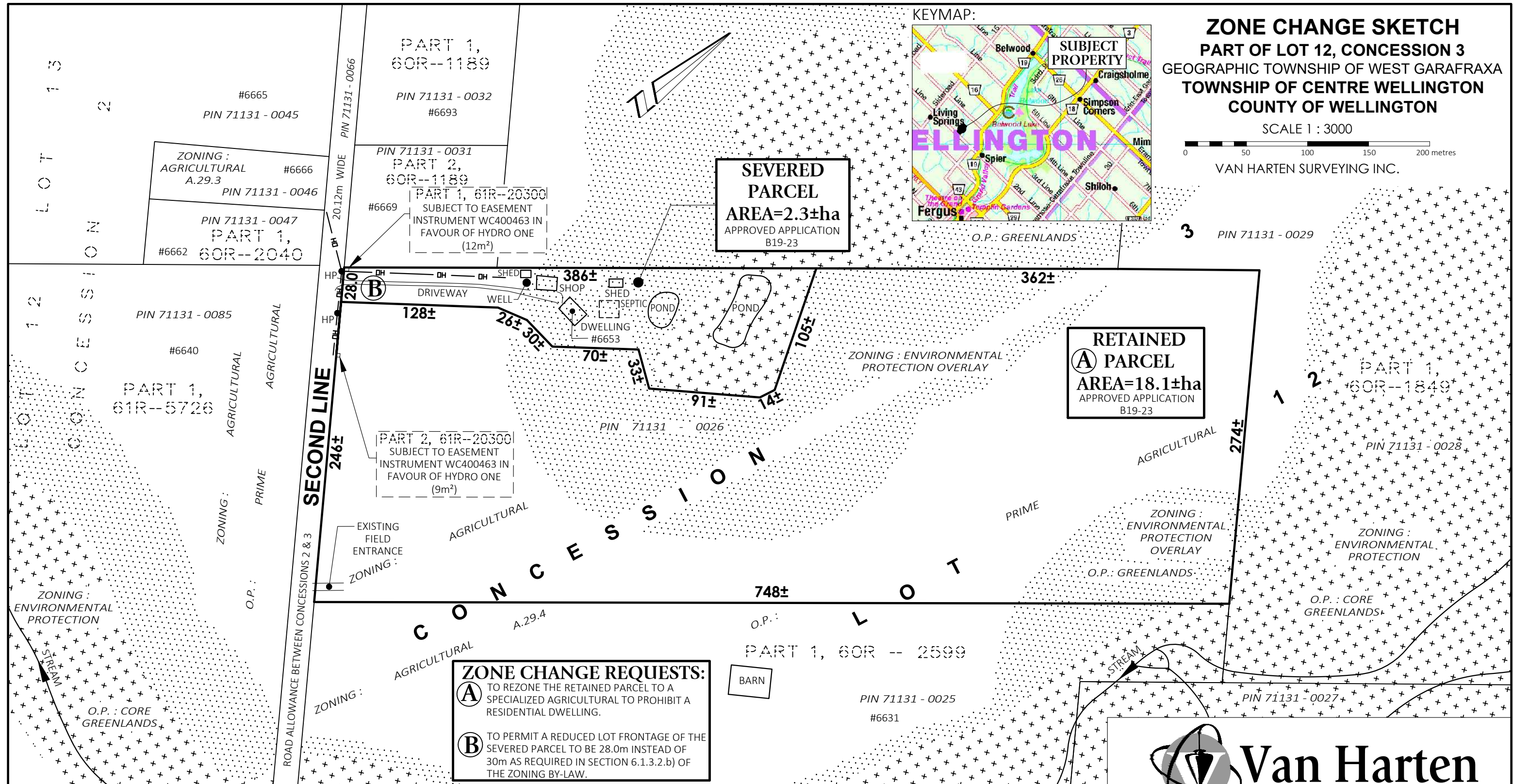
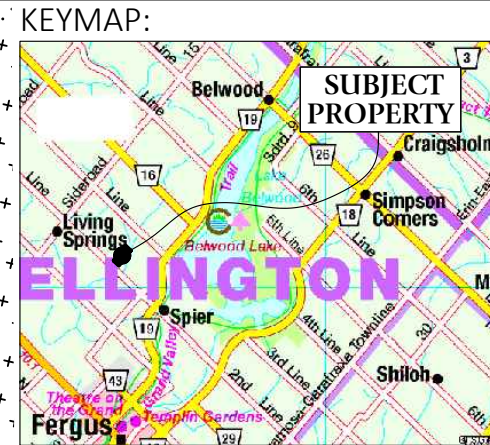


ZONE CHANGE SKETCH
PART OF LOT 12, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.



SEVERED PARCEL
AREA=2.3±ha
 APPROVED APPLICATION B19-23

RETAINED PARCEL
AREA=18.1±ha
 APPROVED APPLICATION B19-23

ZONE CHANGE REQUESTS:

(A) TO REZONE THE RETAINED PARCEL TO A SPECIALIZED 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.

- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION, AND NATURAL PROTECTION OVERLAY.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - PROPERTY OWNERS: DAVID & BARBARA WAECHTER.

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

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 1st DAY OF AUGUST, 2023

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: JEB	PROJECT No. 32152-23
Aug 1, 2023-4:56:41 PM G:\WEST GARAFRAXA\Con3\acad\ZONE LOT 12 (WAECHTER) UTM 2010.dwg		
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