

R-2010/22



May 19, 2022
29388-21

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 – B16-22
7048 Sixth Line
Part of Lots 22 & 23, Concession 6
PIN 71126-0024
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 deeds, 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 B16-22 which was approved April 2022 subject to conditions.

The following zone change request is being made to satisfy Conditions 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.

The subject property is known as #7048 Sixth Line (PIN 71126-0024). Approved Application B16-22 severed a surplus farm dwelling from the rest of the agricultural parcel. The severed parcel has a width of 55±m at the front, depth of 82±m, for an area of 0.45±ha where the existing dwelling and shed will remain. The parcel was configured around the existing buildings, septic, well, driveway, cut grass and natural features. The driveway will continue to function and provide safe sight lines. The zoning requirements are met for the severed parcel.

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

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The retained parcel is vacant and has an area of 49±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 Conditions 7 and 9 of the approved Severance Application B16-22.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

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

cc Don Huber