

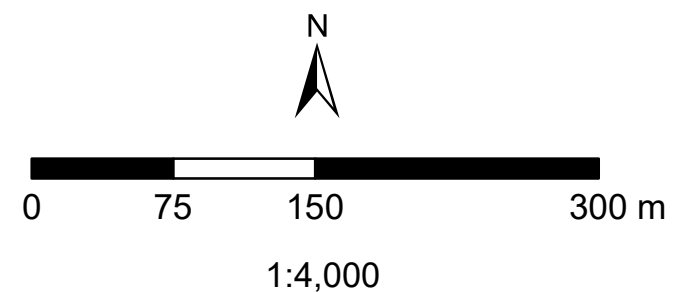
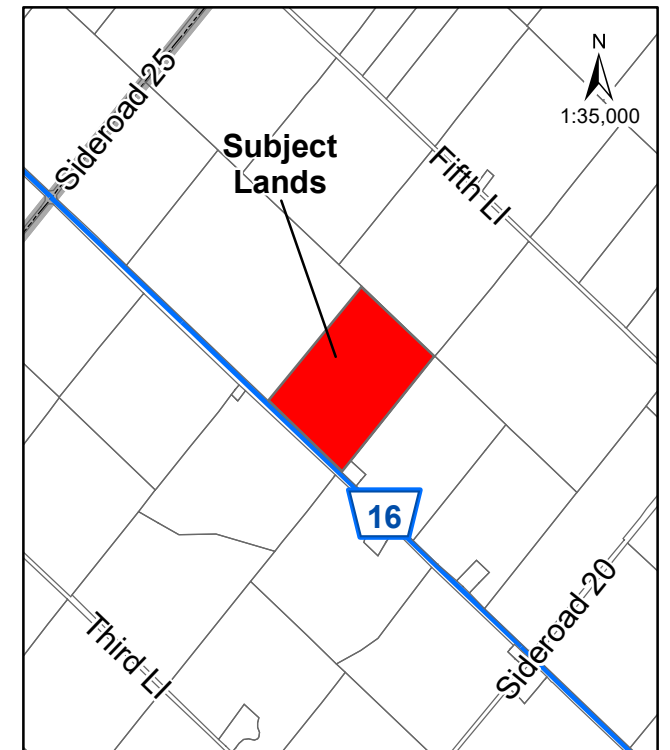
COUNTY OF WELLINGTON LAND DIVISION

B76-21

Applicant:
Josepha, Lidwina & Johannes Teselink

Township of Centre Wellington

7075 Wellington Rd 16
(West Garafraxa)



Date: October 2021

Produced by: County of Wellington Planning & Development Department

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Ministry of Natural Resources,
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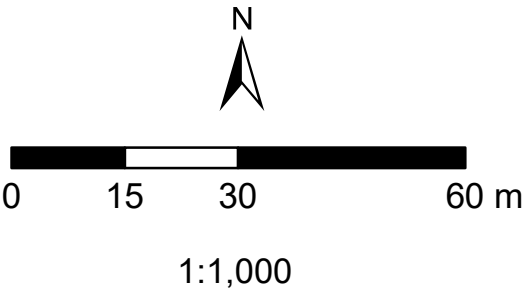
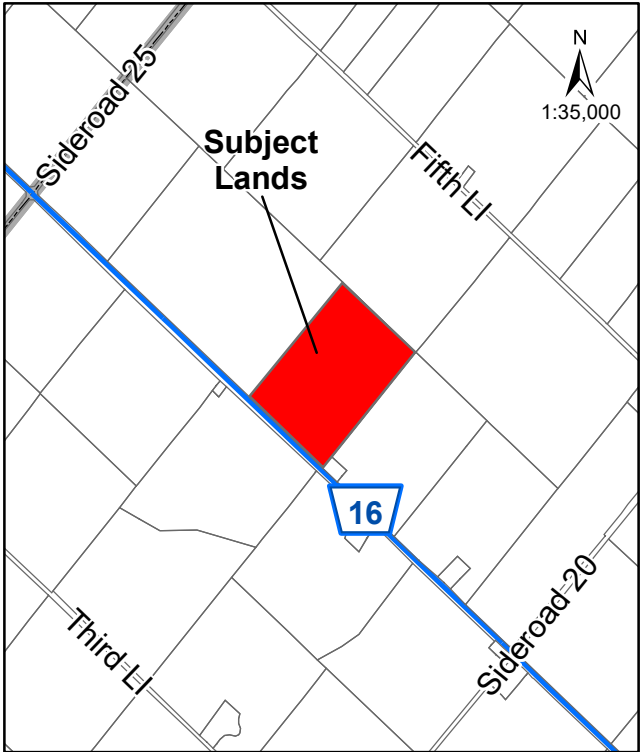
COUNTY OF WELLINGTON
LAND DIVISION

B76-21

Applicant:
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Township of Centre Wellington

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Grand River Conservation Authority.
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REPORT SUMMARY

**OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.**

Date of Consideration: 11/18/2021

EXPEDITED

File Number: B76-21

Applicant: Josepha, Lidwina & Johannes Teselink

Subject Lands: Township of Centre Wellington (West Garafraxa) - Part Lot 23, Concession 5

Proposal is a request for consent to convey fee simple for a proposed surplus farm dwelling rural residential lot 0.8 ha, 11m frontage with existing dwelling and shed; retained being 30 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy, no MDS concerns; and generally conforms to Official Plan - Prime Agricultural, Surplus Farm Dwelling policies; staff have been provided with a farm information form which demonstrates that this application would constitute a farm consolidation; condition to apply
County Roads Department	no objection; no entrance condition required
Township of Centre Wellington	planning staff opinion - in support of application; zoning required for lot frontage of severed and to restrict residential uses on retained; conditions to apply.
Grand River CA	severed parcel is setback from features and existing agricultural uses will continue on the retained lands. GRCA staff do not anticipate any negative impacts to the natural hazard or natural heritage features as a result of the proposed consent application; no objections
Miscellaneous	Jeff Buisman, agent cover letter

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B76-1.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner receive zoning compliance and classification from the Township of Centre Wellington and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Township of Centre Wellington and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the Owner receive zoning compliance and classification from the Township of Centre Wellington on the severed parcel to recognize the reduced lot frontage; and that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** for the proposed severed parcel, confirmation that the existing septic system is functioning properly and that it has been pumped if necessary to the satisfaction of the Chief Building Official; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** confirmation that all buildings except the existing dwelling and shed, as noted on the severance sketch, have been removed to the satisfaction of the Chief Building Official. Note: the current aerial photo (2020) appears to show several additional buildings that have not been noted on the sketch, unless these have since been removed. This is to be confirmed; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

October 28, 2021

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B76-21

APPLICANT

Josepha, Lidwina & Johannes Teselink
7539 Highway No. 6
RR#1
Arthur N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (West Garafraxa)
Part Lot 23
Concession 5

Proposed severance is 0.8 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling, shed and pond.

Retained parcel is 30 hectares with 449m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, NOVEMBER 18, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9
Phone - (519) 837-2600 x2170 Fax - (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO: Van Harten Surveying Inc. - c/o Jeff Buisman



Application	B76/21
Location	Part Lot 23, Concession 5 TOWNSHIP OF CENTRE WELLINGTON (WEST GRAFRAXA)
Applicant/Owner	Josepha, Lidwina & Johannes Teselink

PLANNING OPINION: This application would sever a 0.8 ha (1.97 ac) rural residential parcel with existing dwelling, shed and a pond. A vacant 30 ha (74.13 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

PLACES TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The result of recent changes to the Growth Plan means the natural heritage system policies and the agricultural system mapping will not apply until fully incorporated into the County's Official Plan. All planning decisions are required to conform with the Growth Plan.

The proposed lot is located minimum 30m outside of any Key Natural Heritage Feature and Key Hydrological Features.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for: c) a residence surplus to a farming operation...". There are no concerns regarding MDS.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The identified environmental feature is a Flood Plain regulated by Grand River Conservation Authority.

According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- "a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.


LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Environmental Protection (EP). The severed lot meets the minimum lot area of 0.4ha, but does not meet the minimum lot frontage of 30m. The retained lot meets the minimum lot area and frontage requirements of the Agricultural (A) Zone.

As part of the surplus farm severance policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses. This zoning amendment application can also recognize the reduce lot frontage for the proposed severed parcel.



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

SITE VISIT INFORMATION: The subject property was visited and photographed on October 20th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.



Jessica Rahim
Senior Planner
October 20th, 2021

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

File: B76-21 (SEVEN-2021)

APPLICANT

Josepha, Lidwina & Johannes Teselink
7539 Highway No. 6
RR#1
Arthur NOG 1A0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (West Garafraxa)
Part Lot 23
Concession 5

Surplus Farm Dwelling Application

Proposed severance is 0.8 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling, shed and pond.

Retained parcel is 30 hectares with 449m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326-000-029-12300

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? County OP applies YES () NO ()

What sections does it conform to or contravene? (Please specify) _____

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [] NO (X)

(Please Specify): A - Reduced Lot Area regulations require min. lot frontage of 130m

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [] NO (X)

(Please Specify): A - requires exception to restrict residential uses

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES (X) NO () NA () or Minor Variance YES () NO () NA ()

Is proposal on an opened maintained year-round public road? YES (X) NO []

If answer is NO, is municipality willing to enter into an agreement regarding the use of the seasonal road, or opening up the road?

Please specify _____

Is the Proposed Lot(s) serviced now by Municipal Water? YES () NO (X)

Is the Retained Lot serviced now by Municipal Water? YES () NO (X)

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES () NO (X)

Is the Retained Lot serviced now by Municipal Sewers? YES () NO (X)

Is there a Capital Works Project underway to service these lots in the near future? YES () NO ()

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Private/Municipal Drain - "Henderson Drainage Works"

RECEIVED

OCT 20 2021

SECRETARY/TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

FILE NO: B76/21 – 7075 Wellington Road 16, West Garafraxa
Pamela Lidwina and Johannes Telelink

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☒ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☒ Zoning Compliance (retained parcel to restrict residential and severed parcel to recognize reduced lot frontage)
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

The following conditions are requested, in addition to the above prior to final consent:

- For the proposed severed parcel, confirmation that the existing septic system is functioning properly and that it has been pumped if necessary to the satisfaction of the Chief Building Official
- Confirmation that all buildings except the existing dwelling and shed, as noted on the severance sketch, have been removed to the satisfaction of the Chief Building Official. Note: the current aerial photo (2020) appears to show several additional buildings that have not been noted on the sketch, unless these have since been removed. This is to be confirmed.

LDC-conditions

MUNICIPALITY COMMENTING FORM

File: B76-21

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES ☐ NO ☐

Please see attached sheet of conditions.

Is there any further information that may assist the Planning and Land Division Committee?

[A letter may be attached if there is insufficient space to explain]

N/A

Is the Municipality in support of this application?

YES ☒

NO ☐ *Planning staff opinion only.*

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Please see attached sheet of conditions

Does the Municipality request a Notice of the Decision?

YES ☒ NO ☐

SIGNATURE

M. J. G.

TITLE

Senior Planner

ADDRESS

1 MacDonald Square, Eloora, ON N0B 1S0.

DATE

Oct. 20/21



**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: October 19, 2021 **YOUR FILE:** B76-21

RE: **Application for Consent B76-21**
7075 Wellington Road 16, Township of Centre Wellington
Josepha, Lidwina & Johannes Teselink

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above-noted consent application.

RECEIVED

OCT 20 2021

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the retained parcel contains a watercourse, floodplain and the regulated allowance adjacent to these features.

The lands to be severed do not contain any features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

The retained parcel contains natural hazard and natural heritage features that are identified by the Provincial Policy Statement (PPS, 2020). A portion of the retained parcel is also identified as Core Greenlands in the County of Wellington Official Plan.

The severed parcel is setback from the features noted above and the existing agricultural uses will continue on the retained lands. As such, GRCA staff do not anticipate any negative impacts to the natural hazard or natural heritage features as a result of the proposed consent application.

Due to the presence of the above-noted features, a portion of the retained parcel is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

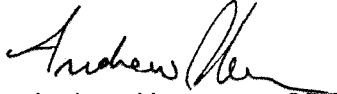
3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl (1)

c.c. Josepha, Lidwina & Johannes Teselink (via email only)
 Jeff Buisman, Van Harten Surveying Inc. (via email only)
 Township of Centre Wellington (via email only)

*** *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



Grand River
Conservation Authority
Date: Oct 19, 2021
Author: ah

B76-21 - 7075 Wellington Road
16

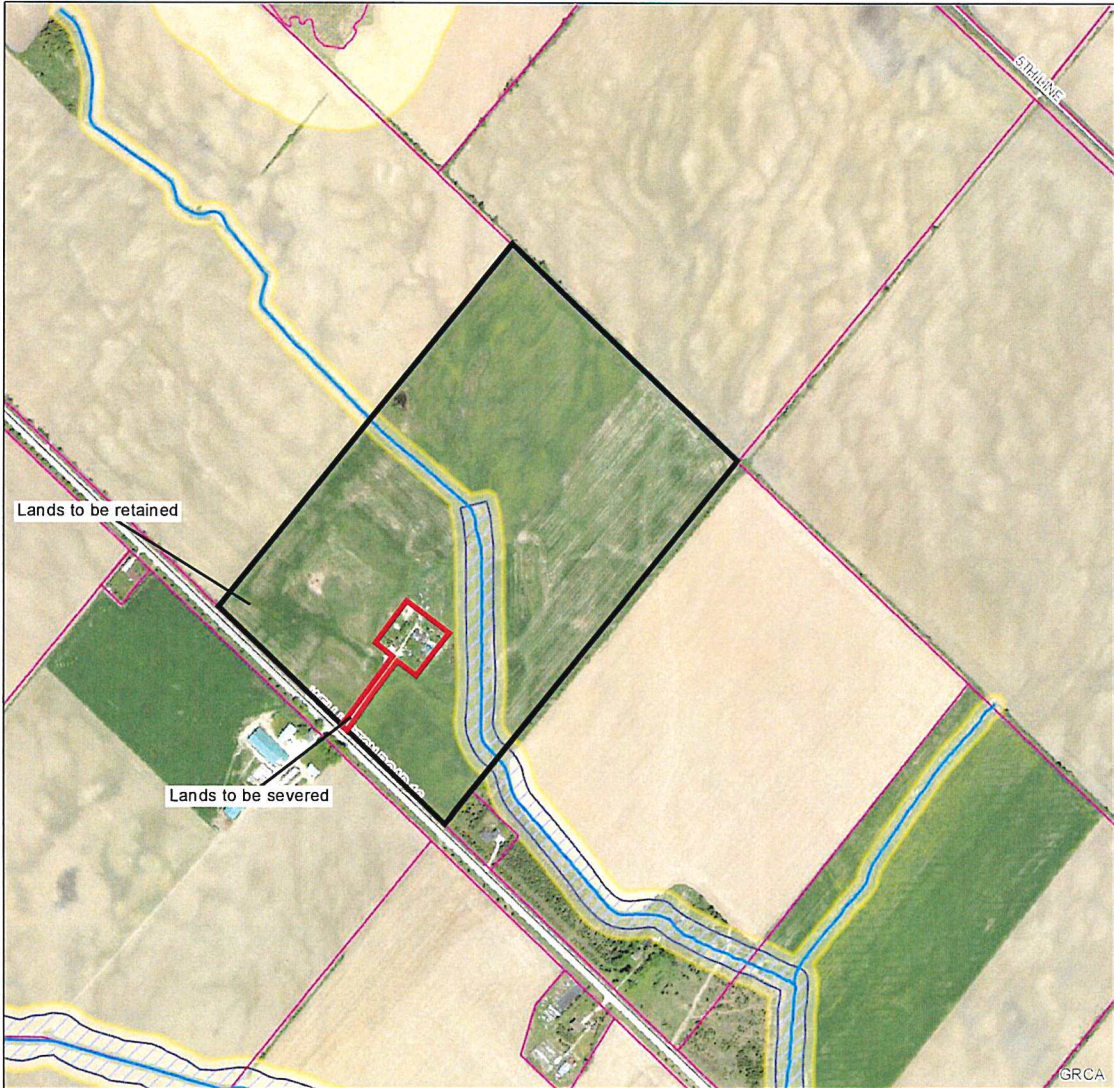
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Welland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Special Policy Area
- Slope Valley (GRCA)
 - Sleep
 - Oversteep
 - Sleep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 50 100 200 300 Metres
NAD 1983 UTM Zone 17N Scale: 6,174



Map Centre (UTM NAD83 z17): 547,179.97 4,851,079.20

This map is not to be used for navigation | 2015 Ortho (ON)

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

September 10, 2021

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: September 01, 2021

FILE NO. B76-21

APPLICANT
Josepha, Lidwina & Johannes Teselink
7539 Highway No. 6
RR#1
Arthur NOG 1A0

LOCATION OF SUBJECT LANDS
Township of Centre Wellington (West Garafraxa)
Part Lot 23
Concession 5

RECEIVED
OCT 01 2021
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Surplus Farm Dwelling Application

Proposed severance is 0.8 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling, shed and pond.

Retained parcel is 30 hectares with 449m frontage, existing and proposed agricultural use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

October 20, 2021

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Centre Wellington County Planning Conservation Authority - GRCA
County Engineering
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application

* No entrance condition
required or objection

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
ANGELA PECK
ENGINEERING TECHNOLOGIST
Date: 09/17/2021

September 1, 2021

30204-21

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Surplus Farm Residence Severance Application and Sketch
7075 Wellington Road No. 16
Part of Lot 23, Concession 5
PIN 71126-0006
Geographic Township of West Garafraxa
Township of Centre Wellington

Please find enclosed an application for a Surplus Farm Residence Severance on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, required deeds, PIN report and map, addresses of neighbouring properties, Farm Information Form, a cheque to the GRCA for \$430.00, and a cheque to Wellington County for \$4,630.00.

Proposal:

The proposal is to sever a surplus farm dwelling from the rest of the agricultural parcel. The subject property is known as #7075 Wellington County Road 16 (PIN 71126-0006). The proposed severed parcel has a width of 11±m at the front, widens to 78±m at the rear, for an area of 0.8±ha where the existing dwelling and shed will remain.

The severed parcel was configured around the existing driveway, hydro line, dwelling, septic, accessory building and cut grass. The existing dwelling is set back far into the property and to prevent the loss of any agricultural land, the parcel will have a long (125m) and narrow (11m) strip leading to the "yard" of the house. The parcel will incorporate the existing driveway and hydro line in the narrow strip as well as include the house, septic, well and shed in the larger area.

The retained parcel has an area of approximately 30±ha and is used as part of a large-scale agricultural farming operation known as Hans & Ludie Tesselink Farms. The parcel is vacant, will continue to be farmed. The existing entrance apron will be widened within the road allowance to allow for a field entrance to the right of the existing entrance to the farm house.

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

The frontage of the severed parcel will be 11±m instead of the minimum 30m as required in the Zoning By-law. The dwelling is set far back from the road so the reason for the narrow frontage is to keep the severance area to a minimum area, to follow the existing driveway and hydro line to the dwelling and to exclude farmland. The driveway is included within the 11m frontage and will be able to continue to function and provide safe sight lines. The pending Zone Change Application to prohibit a residential dwelling on the retained (farm) parcel will include a request to allow for the reduced frontage for the severed parcel.

This type of severance meets the key requirements of Section 10.3.4 of the Wellington County Official Plan for surplus farm residence severances. The key requirements for a "Surplus Residence Severance" which have been met and are described below:

First, there must be a Bona Fide Farmer for the farmland. Hans Teselink owns this farm as part of their large-scale farming operation known as Hans & Ludie Tesselink Farms and will continue to farm this property. The Farm Information Form shows that Hans & Ludie Tesselink Farms has a number of additional farm properties in the area.

Second, the retained agricultural lands are to be rezoned to prohibit a residential use. A zone change application will be submitted after the severance is approved. The zone change will also address the zoning deficiencies on the severed parcel.

Third, the severed surplus parcel is to be no larger than the area of residence and not disrupt the farming operation. The proposed parcel has an area of 0.8±ha and has been configured around the existing dwelling, driveway, hydro line, accessory building, septic, cut grass and natural features. The proposed lot lines run along the existing edge of field, trees and cut grass. The proposed lot configuration is logical to accommodate the existing buildings and takes into consideration environmental and topographic features.

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 Hans Teselink
cc Vince Starratt, SVLaw

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.