



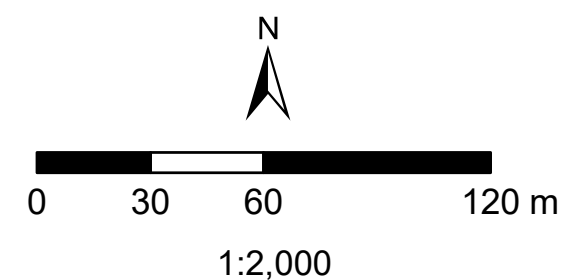
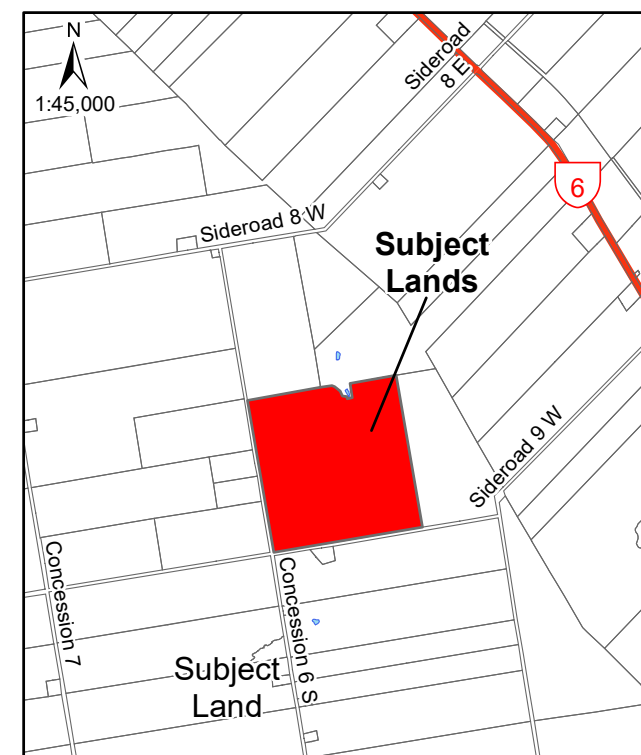
COUNTY OF WELLINGTON LAND DIVISION

B31-23

Applicant:
Holtz Grain Limited

Township of Wellington North

7552 Sideroad 9 W
(Arthur Township)



Date: May 2023

Produced by: County of Wellington Planning & Development Department 2023

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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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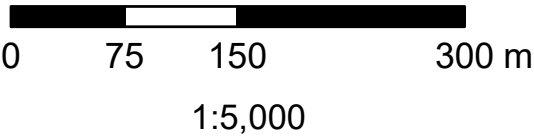
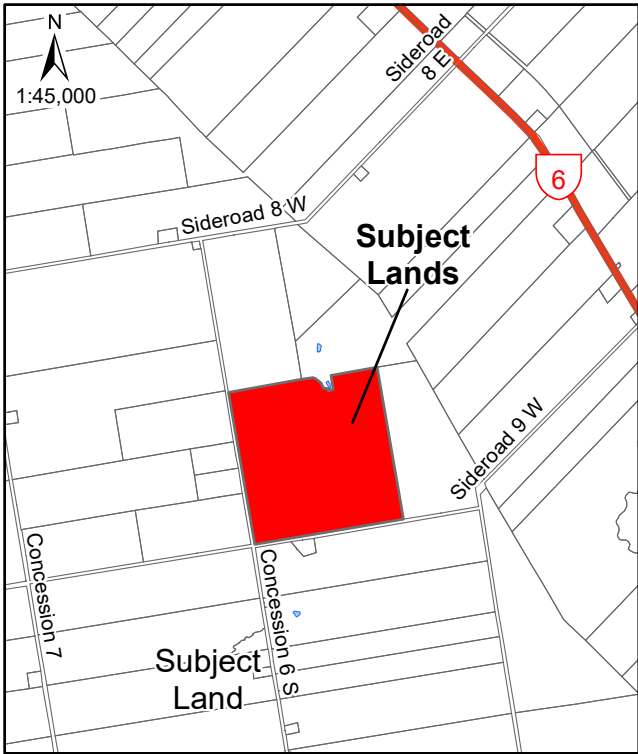
COUNTY OF WELLINGTON
LAND DIVISION

B31-23

Applicant:
Holtz Grain Limited

Township of Wellington North

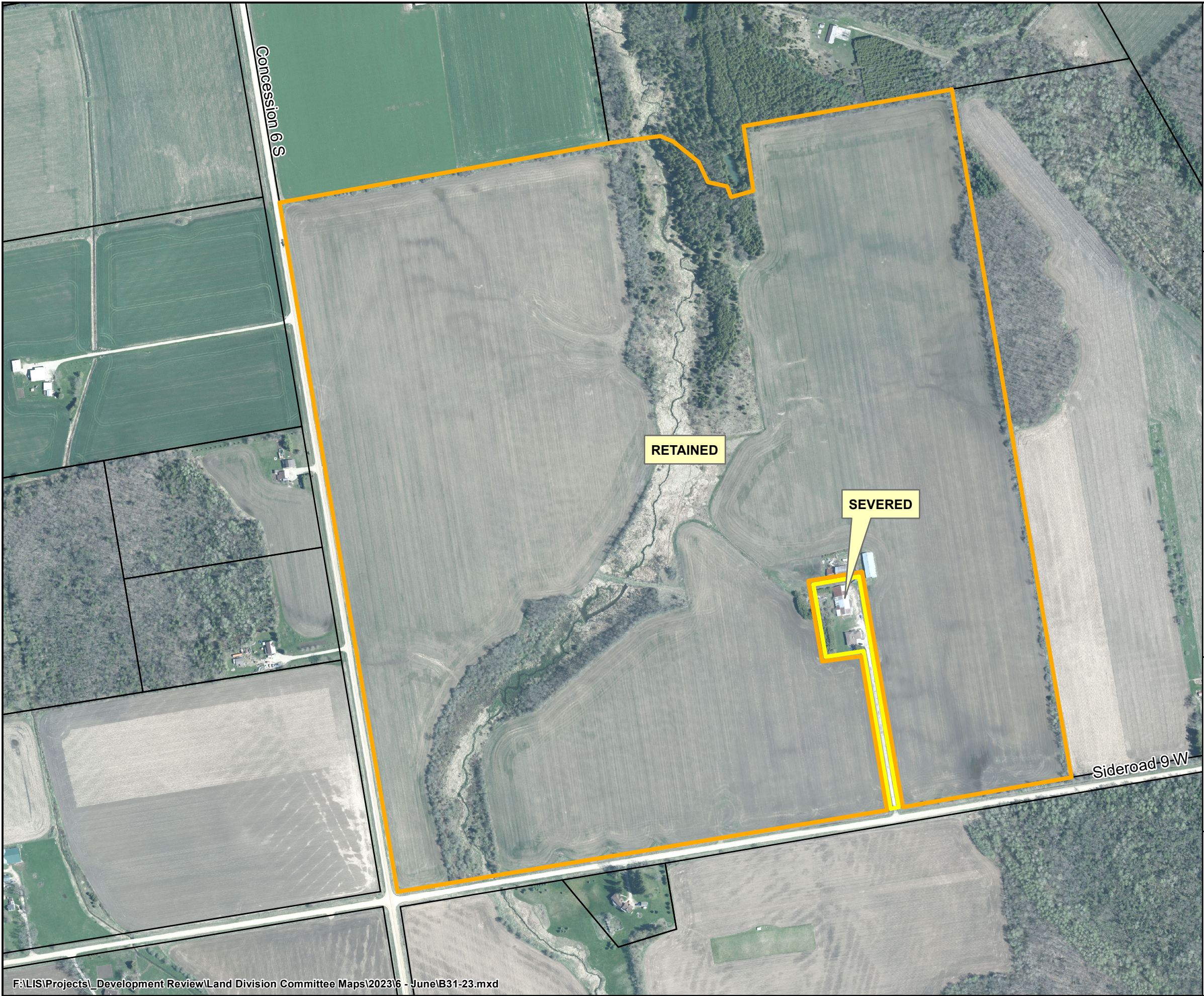
7552 Sideroad 9 W
(Arthur Township)

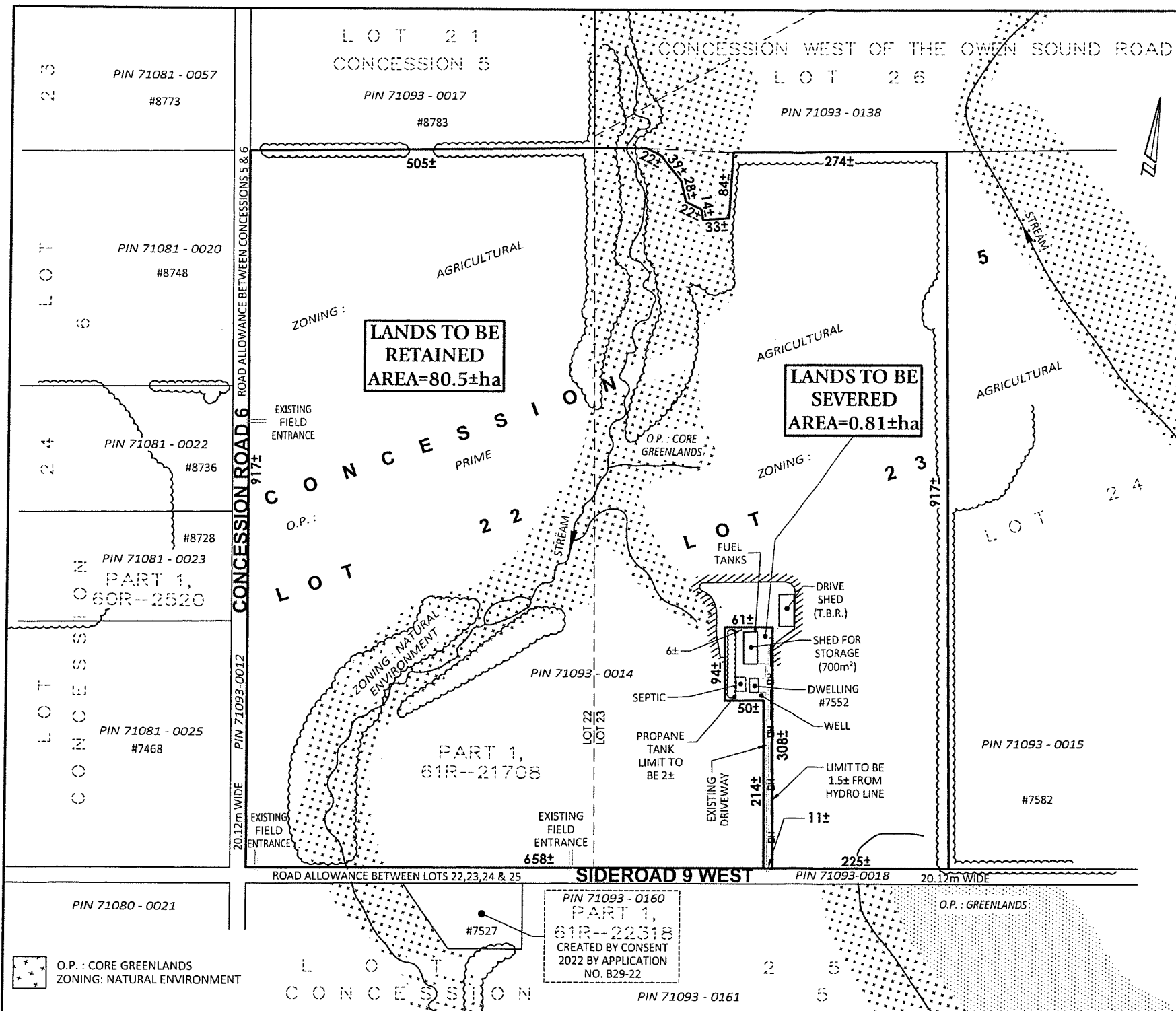


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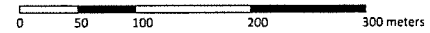
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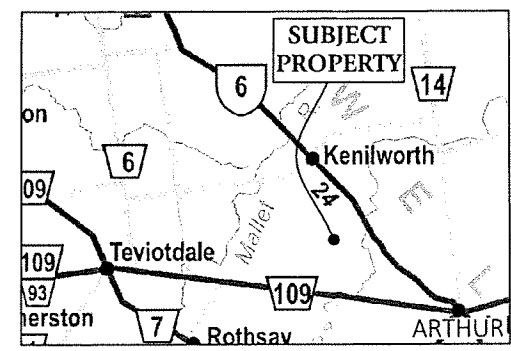


SEVERANCE SKETCH
PART OF LOTS 22 & 23,
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF ARTHUR
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON
SCALE 1 : 5000



VAN HARTEN SURVEYING INC.

KEYMAP:



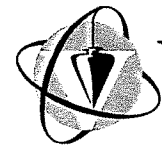
NOTES:

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 AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND 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. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 27th DAY OF MARCH, 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 32048-22
Mar 27, 2023-9:47:30 AM G:\ARTHUR\CONS\ACAD\SEV LOT 22 23 (HOLTZ) UTM.dwg		
© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT		

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: 06/08/2023 EXPEDITED
File Number: B31-23
Applicant: Holtz Grain Limited - c/o Chad & Kathryn Holtz
Subject Lands: Township of Wellington North (Arthur Twp) - Part Lots 22 & 23, Concession 5
Proposal is a request for consent to convey fee simple for a proposed surplus farm dwelling rural residential lot 0.81 ha 11m frontage; retained agricultural parcel is 80.5 ha, existing drive shed to be removed.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application submitted under surplus farm dwelling policies; application is consistent with Provincial Policy and conform to Official Plan - Prime Agricultural; staff have been provided with a farm information form including a list of other farm holdings owned by Holtz Grain which demonstrates application would constitute a farm consolidation
Township of Wellington North	application requires zoning on severed lot regarding the oversized accessory structure; rezoning required to restrict residential development on retained; conditions to apply
Grand River CA	lot to be severed does not contain any natural hazard features and existing agricultural uses will continue on retained - no objections
Miscellaneous	Jeff Buisman, agent cover letter attached

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 a signed 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
- 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 satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) THAT the owner obtain zoning approval to the satisfaction of the Township of Wellington North regarding the oversized accessory structure; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) 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; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11) THAT servicing on the severed lands can be accommodated to the satisfaction of the Township; and further that the Township of Wellington North 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*****

May 25, 2023

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 B31-23

APPLICANT

Holtz Grain Limited - c/o Chad & Kathryn
Holtz
7080 Wellington Rd 109
Arthur N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lots 22 & 23
Concession 5

Proposed severance is 0.81 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling and storage shed.

Retained parcel is 80.5 hectares with 883m frontage on Sideroad 9W and 917m frontage on Concession Road 6, existing and proposed agricultural use. Existing drive shed to be removed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 2023** 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



RECEIVED

MAY 16 2023

Application
Location

B31/23

Part Lots 22 and 23, Concession 5

Applicant/Owner

TOWNSHIP OF WELLINGTON NORTH (Arthur Twp)
Holtz Grain Limited

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application would sever a 0.81 ha (2 ac) rural residential parcel with an existing dwelling, and storage shed. A 80.5 ha (198.9 ac) agricultural parcel with an existing drive shed would be retained. This application has been 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:

- That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- That driveway access can be provided to the retained lands to the satisfaction of the appropriate road authority;
- That zoning compliance be achieved to the satisfaction of the Township for the size of the accessory structure located on the severed lands; and,
- 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: No issues

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a residence surplus to a farming operation...;

Section 2.3.4.1 c) further states that "the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farm land created by the severance."

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS. The identified environmental features include Floodplain regulated by GRCA. 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:

- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- 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
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- 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 Holtz Grain., which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: A part of the subject lands is not located within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). The proposed severed parcel is completely located within A Zone. The



proposed retained parcel meets the minimum lot area and frontage requirements of the 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.

Staff note the severed lot contains an accessory structure approximately 700m² in area, section 6.1.4 does not permit accessory structures of this size, a condition has been added to reflect this.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince'.

Zach Prince, RPP MCIP
Senior Planner
May 16th, 2023

MUNICIPALITY COMMENTING FORM

RECEIVED
MAY 09 2023

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 NO: B31-23

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

APPLICANT

Holtz Grain Limited – c/o Chad & Kathryn Holtz
7080 Wellington Rd 109
Arthur N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lots 22 & 23
Concession 5

Proposed severance is 0.81 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling and storage shed.

Retained parcel is 80.5 hectares with 883m frontage on Sideroad 9 W and 917m frontage on Concession Road 6, existing and proposed agricultural use. Existing drive shed to be removed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

23-49-000-007-15200-0000
23-49-000-007-15300-0000

Does this description reasonably describe the parcel holdings?		YES:	x	NO:		BUILDING & PLANNING DEPARTMENTS
If answer is no, please provide new information:						
Do you consider this proposal to conform to your Official Plan?		YES:		NO:		
What Section(s) 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) 6.1.4 of zoning by-law 66-01						
Will the Retained Parcel comply with all requirements of the Zoning By-law?		YES:	x	NO:		
(Please Specify) Sections 8 and 30 of zoning by-law 66-01						
If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform?		YES:		NO:	NA:	
Or Minor Variance		YES:		NO:	NA:	
Is proposal on an opened maintained year-round public road?		YES:		NO:		ROADS
If answer is NO, is municipality willing to enter into an agreement regarding 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	WATER
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:	X	
Approximate Time of Servicing Availability:						WORKS / DRAIN
Are there any other servicing arrangements, Municipal easements or <u>Municipal Drains</u> on the subject lands?						
To be Determined						

MUNICIPALITY COMMENTING FORM

FILE NO: B31-23

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?	YES:	<input checked="" type="checkbox"/>	NO:	<input type="checkbox"/>	BUILDING	
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.]						
Is the Municipality in support of this application?	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>	COUNCIL	
What Conditions, if any, are requested by the Municipality if the Consent is granted?					Initial	
THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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;					TP	
THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;					TP	
THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;					TP	
THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;					TS	
THAT the owner obtain zoning approval to the satisfaction of the Township of Wellington North regarding the oversized accessory structure;					DJ	
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;					PLN	
Does the Municipality request a Notice of the Decision?	YES:	<input checked="" type="checkbox"/>	NO:	<input type="checkbox"/>		

SIGNATURE: 

TITLE: DEVELOPMENT CLERK

ADDRESS: P.O. BOX 125, 7490 SIDEROAD 7 W., KENILWORTH, ON, N0G 2E0

DATE: May 8, 2023



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 16, 2023

via email

GRCA File: B31-23 – 7552 Sideroad 9 West

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

RECEIVED

MAY 17 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Application for Consent B31-23
7552 Sideroad 9 West, Township of Wellington North
Holtz Grain Limited

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to sever a surplus farm dwelling.

Recommendation

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

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains a watercourse, floodplain, valley slopes, a wetland, and the regulated allowance adjacent to these features. The lands to be severed do not contain any natural hazard features of interest to the GRCA. A copy of GRCA's resource mapping is attached. A portion of the retained parcel is also designated as part of the Greenlands System in the County of Wellington Official Plan (2022).

Due to the presence of the features noted above, 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 GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed consent application will sever a surplus farm dwelling with existing and proposed rural residential use. The lot to be severed does not contain any natural hazard features and the existing agricultural uses will continue on the retained lands. As

such, impacts on the natural hazard features are not anticipated as a result of this application.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's review of this application.

For Municipal Consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Holtz Grain Limited c/o Chad Holtz and Kathryn Holtz (via email)

Jeff Buisman, Van Harten Surveying Inc. (via email)

Township of Wellington North (via email)

B31-23 - 7552 Sideroad 9
West

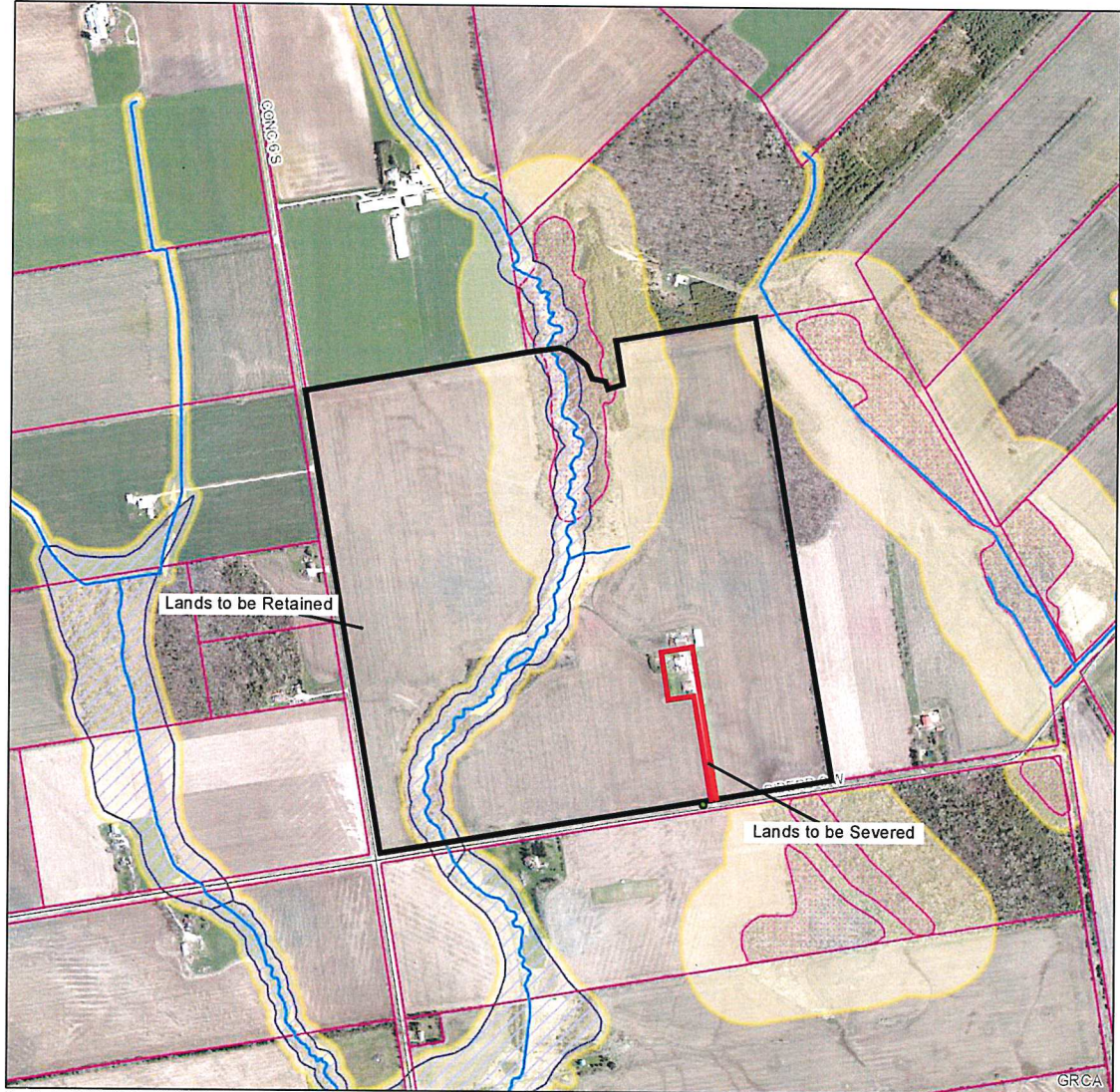
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - 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 65 130 260 390 Meters
NAD 1983 UTM Zone 17N Scale: 10,946



Map Centre (UTM NAD83 z17): 530,570.80 4,856,674.65

This map is not to be used for navigation | 2020 Ortho (ON)



March 28, 2023

32048-22

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
7552 Sideroad 9 West
Part of Lots 22 & 23, Concession 5
PIN 71093-0014
Township of Arthur
Township of Wellington North

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 and a cheque to Wellington County for \$4,960.00 and cheque to the GRCA for \$465.00.

Proposal:

The proposal is to sever a surplus farm dwelling from the rest of the agricultural farm parcel. The property is known as #7552 Sideroad 9 West (PIN 71093-0014). The proposed Severed Parcel has a frontage of 11±m, widens to 61±m at the rear, depth of 308±m, for an area of 0.81±ha where the existing dwelling and shed will remain.

The parcel was configured to include the existing dwelling, shed, septic, driveway, hydro line, shrubs and cut grass. No agricultural land will be taken with the severance. With the dwelling set back from the road, the intention was to keep the area to a minimum. Therefore the portion along the driveway has been kept to 11m wide to adequately include the driveway, hydro line and adequate room for drainage. The existing driveway will continue to provide safe access. The severed parcel is practical given the building placements and natural features.

RECEIVED

MAR 30 2023

**SECRETARY TREASURER
 WELLINGTON COUNTY
 LAND DIVISION COMMITTEE**

572 Weber Street North, Unit 7
 Waterloo, ON, N2L 5C6
 519-742-8371

2106 Gordon Street
 Guelph, ON, N1L 1G6
 519-821-2763

660 Riddell Road, Unit 1
 Orangeville, ON, L9W 5G5
 519-940-4110

www.vanharten.com

The frontage of the Severed Parcel will be 11±m instead of the minimum 30m required in the Zoning By-law; however, it is deemed to comply in accordance with Section 8.5.b) of the Zoning By-law. This section states that if a new lot created by consent lacks either the required frontage or area or both, and is 10ha or less, the parcel shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.2. Therefore, the 11m frontage complies with the Zoning By-law.

The existing shed on the Severed Parcel has an area of approximately 700±m². The building is under the 10% maximum lot coverage at 8.6%; however, it is over the maximum ground floor area for accessory buildings. The permitted maximum floor area of accessory buildings on lots of 0.4ha is 185.8m², plus an additional 41.8m² for each additional 0.4ha. With a lot area of 0.81ha for the Severed Parcel, the maximum floor area for accessory buildings is 227.6m² and 700±m² is existing and therefore, zoning cannot be met.

Although over the zoning requirement, the building is in good condition, and is to be used for storage / drive shed. The property owners would like to retain it with the dwelling. We propose to include a request to allow for the increased maximum ground floor area of the accessory building on the Zone Change Application that is required to prohibit a residential dwelling on the retained (farm) parcel.

The Retained Parcel is a corner lot with frontage along Sideroad 9 West and Concession Road 6. The parcel will have an area of approximately 80.5±ha and will continue to be used as part of a large-scale agricultural farming operation known as Holtz Grain Limited – the current owner. The Retained Parcel contained an old barn that was recently removed, and the remaining drive shed as shown on the sketch will be removed shortly, leaving the Retained Parcel vacant. The Zoning requirements are met for this parcel and the existing field entrances along Sideroad 9 West and Concession Road 6 will continue to provide safe access.

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. Holtz Grain Limited (Chad Holtz) is the current farmer and Holtz Grain will continue to farm this property as part of their large scale operation. The Farm Information Form shows that Holtz Grain Limited has a number of 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 for this.



Third, the severed surplus parcel is to be no larger than the area of residence and not disrupt the farming operation. The proposed severed parcel has an area of 0.81ha and has been configured around the existing dwelling, driveway, hydro line, accessory building, septic and natural features garage, cut grass, and natural features. The proposed lot line runs along the cut grass, hydro line and no agricultural field is lost. The proposed lot configuration is logical in light of the site features.

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeff Buisman', written over a light blue horizontal line.

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

cc. Chad & Carrie Holtz
cc Kathryn Holtz