

COUNTY OF WELLINGTON
LAND DIVISION

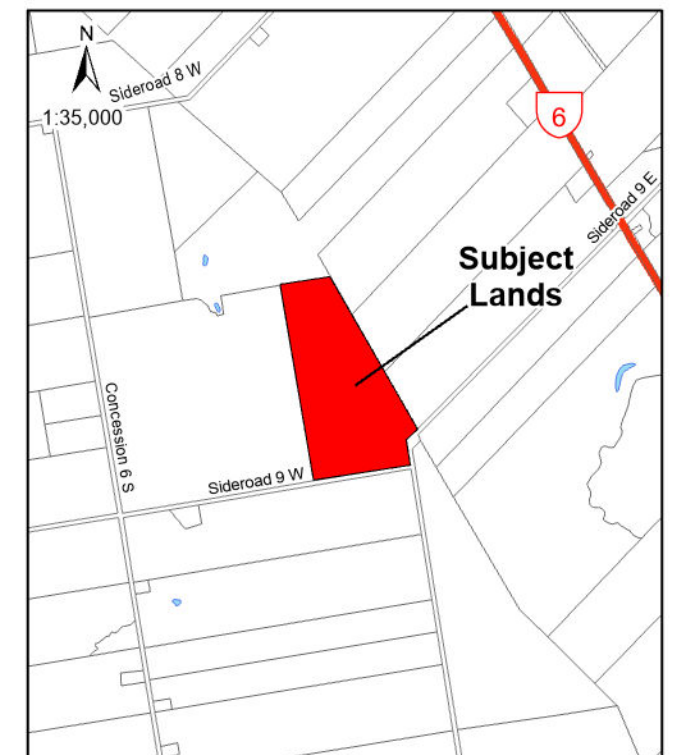
B79-23

Stuart Wright Wrighthaven Farms Ltd.

Township of Wellington North

7582 Sideroad 9 W

(Arthur Township)



0 75 150 300 m

1:4,000

Date: November 2023

Produced by: County of Wellington Planning & Development Department 2023

This is not survey data. All rights reserved.
May not be reproduced without permission.

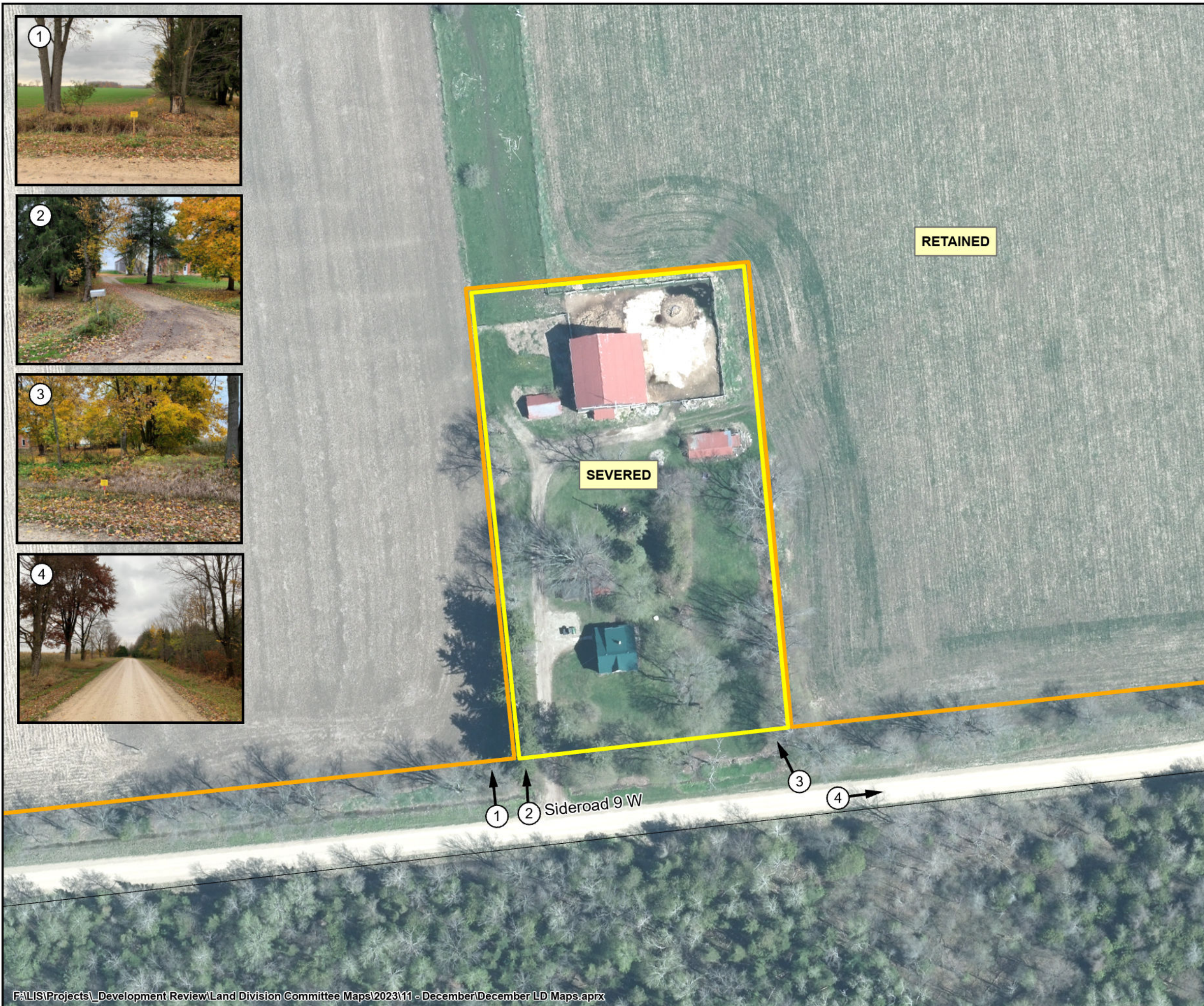
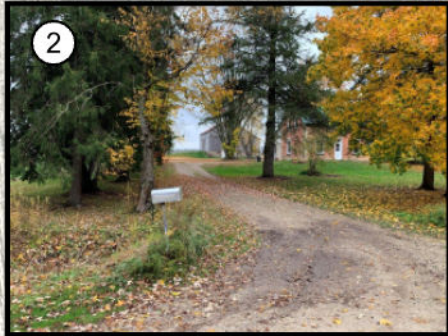
Sources:
County of Wellington
Teranet 2002
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority.
© King's Printer for Ontario, 2023.
2020 Ortho imagery.



Sideroad 9 W

RETAINED

SEVERED



COUNTY OF WELLINGTON LAND DIVISION

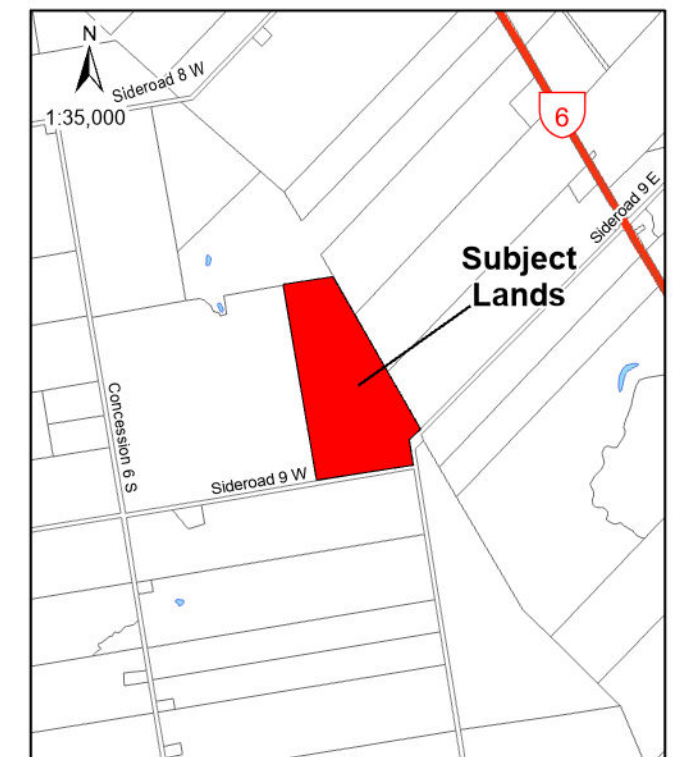
B79-23

Stuart Wright Wrighthaven Farms Ltd.

Township of Wellington North

7582 Sideroad 9 W

(Arthur Township)



0 15 30 60 m

1:900

Date: November 2023

Produced by: County of Wellington Planning & Development Department 2023

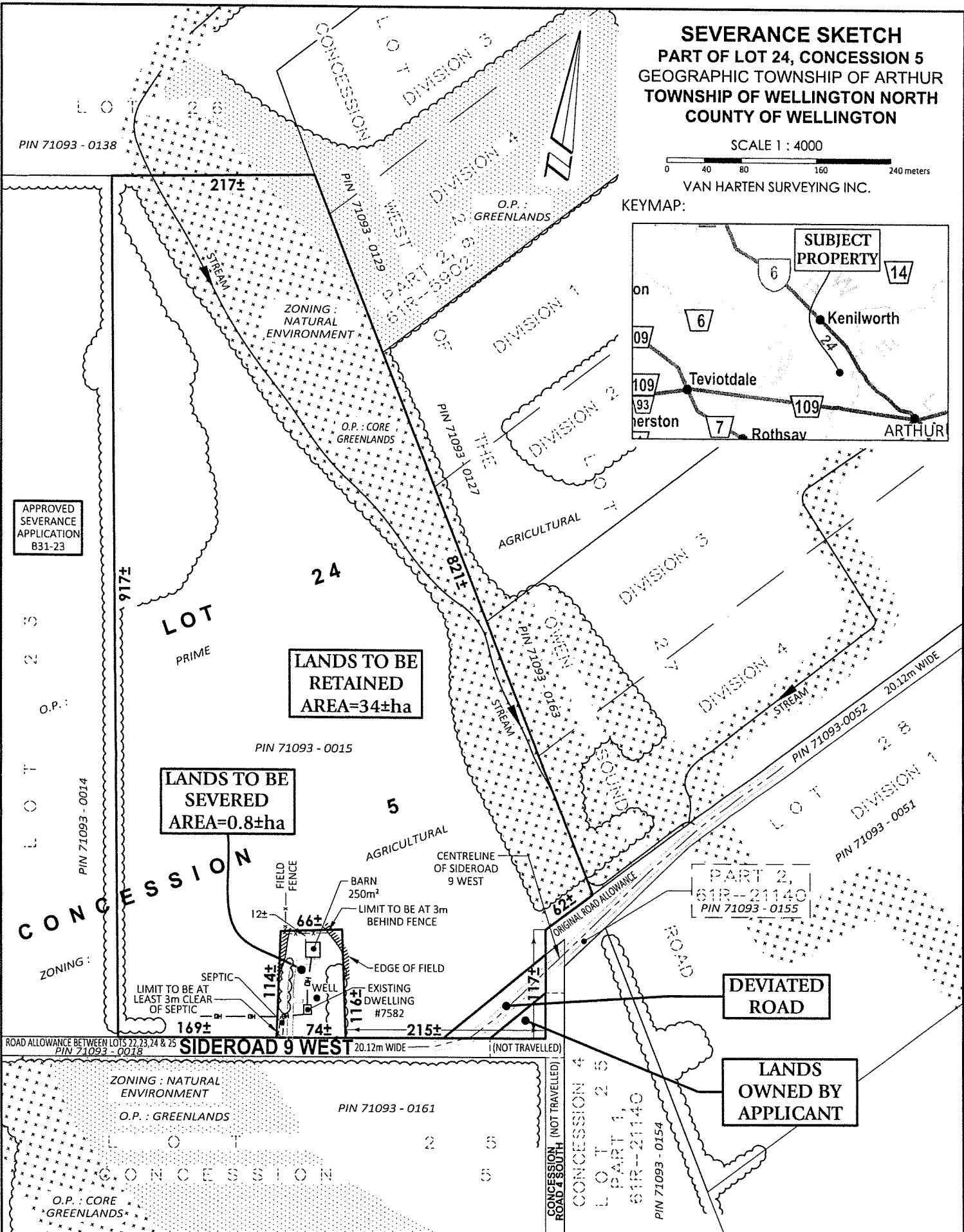
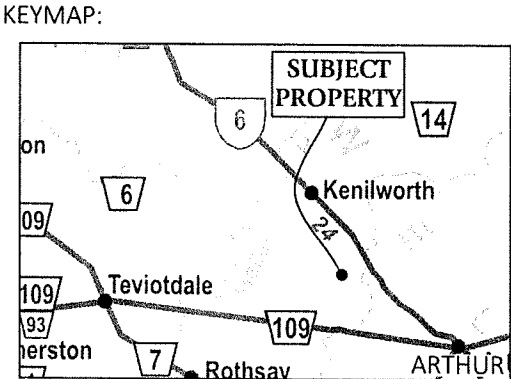
This is not survey data. All rights reserved.
May not be reproduced without permission.

Sources:
County of Wellington
Teranet 2002
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority.
© King's Printer for Ontario, 2023.
2020 Ortho imagery.



SEVERANCE SKETCH
PART OF LOT 24, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF ARTHUR
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SCALE 1 : 4000
0 40 80 160 240 meters
VAN HARTEN SURVEYING INC.



- 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, CORE GREENLANDS AND 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.

O.P. : GREENLANDS
ZONING: AGRICUTLURAL
O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 28th DAY OF SEPTEMBER, 2023

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. 32705-23

Sep 28, 2023-10:47:05 AM
G:\ARTHUR\CONSVACAD\SEV LOT 24 (WRIGHT) UTM.dwg

© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT

27022 - wright harten

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: 12/07/2023 EXPEDITED
File Number: B79-23
Applicant: Stuart Wright & Wrighthaven Farms Ltd.
Subject Lands: Township of Wellington North (Arthur Twp) - Part Lot 24, Concession 5

Proposal is a request for consent to convey fee simple for a Surplus Farm Dwelling rural residential lot 0.8 ha, 74m fr, existing buildings; retained agricultural parcel being 34 ha

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review notice cards were posted at time of site visit; application is consistent with Provincial Policy and conforms to Official Plan - Prime Agricultural; Surplus Farm Dwelling rural residential lot; staff have been provided with farm information form which demonstrates that this application would constitute a farm consolidation. Staff note there is an existing barn proposed to be retained; hobby barns are permitted in Section 8.3 of Zoning By-law; however, given the size of the existing structure and rear yard setback this would not comply; condition added to clarify the use of the barn; no concerns

Township of Wellington North in support of application; severed parcel does not comply - Subsection 8.5.1 of Zoning By-law 66-01; conditions to apply

Grand River CA no objection; lot to be severed does not contain any natural hazard features and the existing agricultural uses will continue on the retained lands.

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 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 the barn labeled as "Barn 250m2" in the application be demolished and the site left in a graded level condition 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.
- 9) 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.

- 10) **THAT** the southeast triangle corner labelled as 'deviated road' and 'lands owned by the applicant' that are adjacent and included in the existing roadway to be deeded to 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.
- 11) **THAT** the Owner receive zoning compliance and classification from the Township of Wellington North 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 Wellington North 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.
- 12) **THAT** zoning compliance be achieved for the barn on the severed lands to the satisfaction of the local municipality; 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*****

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

November 23, 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 B79-23

APPLICANT

Stuart Wright & Wrighthaven Farms Ltd.
7600 Sideroad 8 W
RR#2
Kenilworth N0G 2E0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lot 24
Concession 5

Proposed severance is 0.8 hectares with 74m frontage, existing and proposed rural residential use with existing dwelling and barn.

Retained parcel is 34 hectares with 384m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 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.



RECEIVED

NOV 15 2023

Application
Location

B79/23
Part Lots 24 Concession 5
TOWNSHIP OF WELLINGTON NORTH (ARTHUR
TOWNSHIP)

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Applicant/Owner

Wrighthaven Farms Ltd & Stuart Wright

PLANNING OPINION: This application would sever a 0.8 ha (2 ac) rural residential parcel with existing dwelling and barn. A vacant 34 ha (84 ac) vacant 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:

- That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- That driveway access can be achieved for the retained lands to the satisfaction of the appropriate road authority;
- That a dwelling be prohibited on the retained lands to the satisfaction of the County of Wellington Planning Department; and,
- That zoning compliance be achieved for the barn on the severed lands to the satisfaction of the local municipality.

PLACES TO GROW: No concerns.

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 as a result of farm consolidation, provided 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 farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Identified features include Wetlands and Significant Wooded Areas which is fully contained on the proposed retained agricultural lot. 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. Regarding access, the applicant and Township are working together on a solution for the ownership of Sideroad 9 West.

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 Wrighthaven Farms Ltd., which demonstrates that this application would constitute a farm consolidation.



WELL HEAD PROTECTION AREA: The subject property is not located within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Natural Environment (NE) Zone. The severed parcel is fully located within the A Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the A Zone.

Staff note there is an existing barn proposed to be retained on the severed (residential lot) lands. Hobby barns are permitted in Section 8.3 of the Zoning By-law; however, given the size of the existing structure and rear yard setback this would not comply. A condition has been added to clarify the use of the barn.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 27th, 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
November 15th, 2023

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 NO: B79-23

APPLICANT

Stuart Wright & Wrighthaven Farms Ltd.
7600 Sideroad 8 W
RR#2
Kenilworth N0G 2E0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lot 24
Concession 5

Proposed severance is 0.8 hectares with 74m frontage, existing and proposed rural residential use with existing dwelling and barn.

Retained parcel is 34 hectares with 384m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-007-15400-0000

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	ROADS	
(Please Specify) Subsection 8.5.1 of Zoning By-law 66-01							
Will the Retained Parcel comply with all requirements of the Zoning By-law?		YES:	X	NO:			
(Please Specify) Section 8 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:	X	NO:			NA:
Or Minor Variance		YES:	X	NO:			NA:
Is proposal on an opened maintained year-round public road?		YES:	X	NO:		WATER	
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	WORKS / DRAIN	
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:							
Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?							
To be determined							

RECEIVED
NOV 07 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

FILE NO: B79-23

SIGNATURE: Jimmy He

TITLE: DEVELOPMENT CLERK

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

DATE: Nov 6 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

November 10, 2023

via email

GRCA File: B79-23 – 7582 Sideroad 9 West

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

RECEIVED
NOV 15 2023

Dear Ms. Turchet,

Re: Application for Consent B79-23
7582 Sideroad 9 West, Township of Wellington North
Stuart Wright & Wrighthaven Farms Ltd.

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 watercourses, 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 (2023).

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 aherremman@grandriver.ca.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Stuart Wright & Wriighthaven Farms Ltd. (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)
Township of Wellington North (via email)

B79-23 - 7582 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

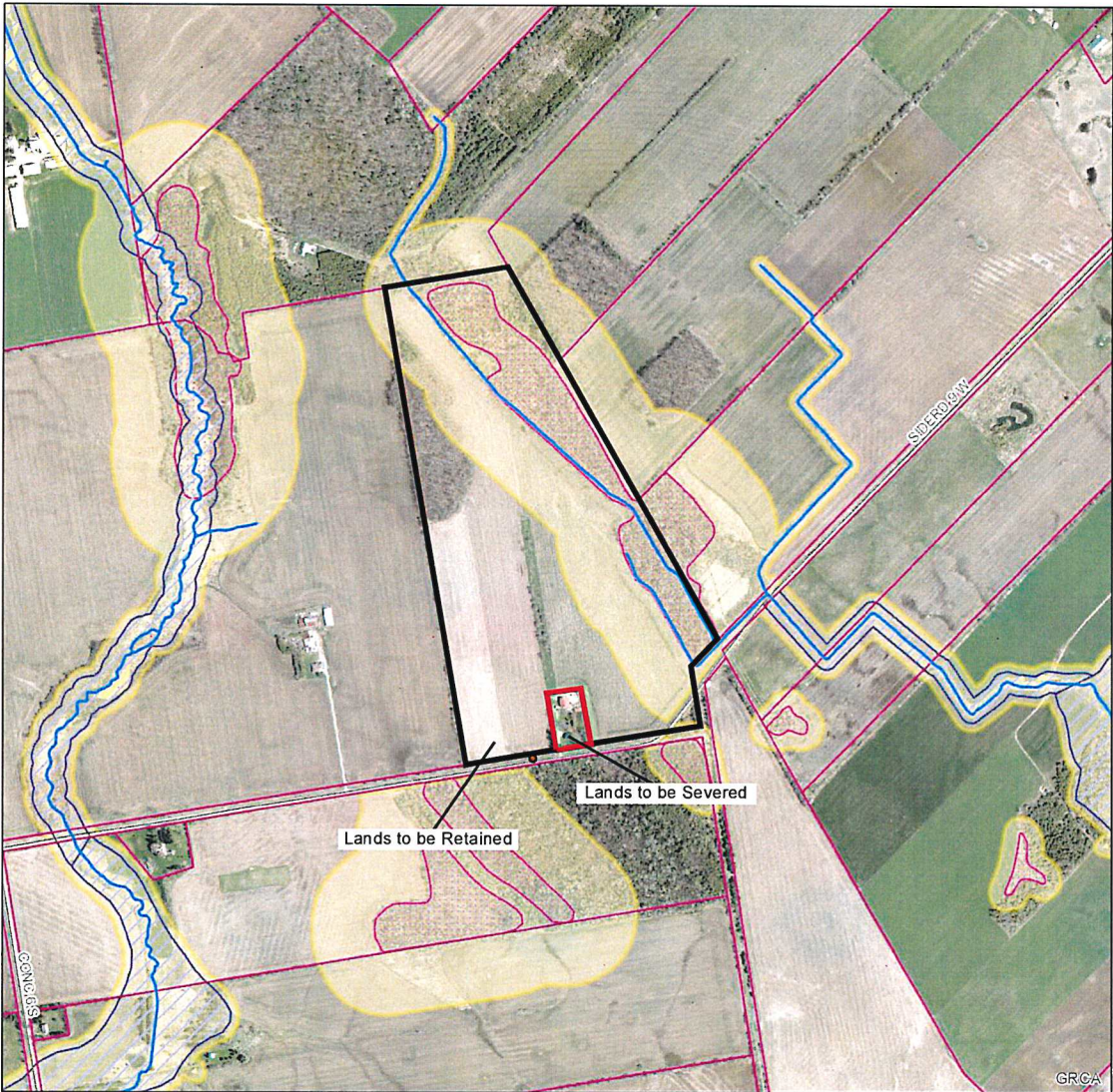
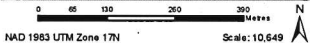
Steep
- Slope Erosion (GRCA)

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 supersedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2023.
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>



Map Centre (UTM NAD83 z17): 531,274.95 4,856,633.94

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



September 28, 2023
32705-23

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
7582 Sideroad 9 West
Part of Lot 24, Concession 5, Geographic Township of Arthur
PIN 71093-0015
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 #7582 Sideroad 9 West (PIN 71093-0015). The proposed Severed Parcel has a frontage of 74±m, narrows to 66±m at the rear, depth of 115±m, for an area of 0.8±ha where the existing dwelling and barn will remain.

The parcel was configured to include the existing dwelling, barn, septic, driveway, well, tree row and cut grass. The existing driveway will continue to provide safe access to the severed parcel. The severed parcel is practical given the location of the existing features (building, septic, fences, septic, tree rows). The Zoning requirements, in terms of Frontage, Area and Setbacks are met.

The existing barn on the Severed Parcel is a relatively small (250m²) and very well-kept and does not currently house livestock. The barn has recently been used for storage and the intention of the purchaser is to continue to use it for storage. However, there is some desire to continue to have some flexibility and use it as a hobby barn. We seek the Township's opinion and guidance on this matter and addressed accordingly with the pending Zone Change Application to rezone the farm to prohibit a residential dwelling.

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 Retained Parcel is vacant and has an area of approximately 34±ha and will continue to be used as part of a large-scale agricultural farming operation by the current owner – Stuart Wright of Wrighthaven Farms Ltd. The area of the Retained Parcel will be 34±ha instead of the minimum 35ha as required in the Zoning By-law; however, it is deemed to comply with the Zoning By-law as it is the result of a consent process – see Section 8.2.1.b) of the Zoning By-law. A field entrance will be proposed along Sideroad 9 West to access the farm 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. Wrighthaven Farms Ltd. (Stuart Wright) is the current farmer and will continue to farm this property as part of their large-scale operation. The Farm Information Form shows that Wrighthaven Farms Ltd. has a number of owned and rented 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 0.8 ha and has been configured around the existing dwelling, driveway, septic, rows of trees, accessory building, and natural features. 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". The signature is fluid and cursive, with the first name "Jeff" and last name "Buisman" clearly distinguishable.

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

cc. Stuart Wright