REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **May 9, 2013**

File Number: **B29/13**

Applicant: **Robert & Kathryn McDonald**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (West Garafraxa) – Part Lot 22, Conc 4

Proposal is a request for consent to convey fee simple for a proposed severance 1.4 hectares with 100m frontage in the TOWNSHIP OF CENTRE WELLINGTON (West Garafraxa) – Part Lot 22, Conc 4, existing and proposed rural residential and perennial plant growing use. Existing dwelling and 14 accessory buildings; retained lands are 36.8 hectares.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion – in support of application; conditions to apply

County Planning - notice cards were posted at time of site visit; existing buildings included with severed appear to meet applicable zoning by-law regulations; satisfied that the amount of farmland in production kept with proposed lot has been kept to a minimum; applicant wishes to keep structures associated with perennial growing operation on property

Conservation Authority (GRCA) – no objections

County Engineering – no objections

Others (e.g. neighbours) – Jeff Buisman – agent – cover letter and sketch

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 for Consent B29/13.
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 for and issuance of the Certificate of Consent.
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)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment 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 Twp 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 Local Municipality 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 Local Municipality 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.

*****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

April 25, 2013

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 B29/13

APPLICANT

Robert & Kathryn McDonald
7038 Wellington Rd 16
RR#1
Belwood ON N0B 1S0

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (West Garafraxa)
Part Lot 22
Concession 4

Surplus Farm Dwelling Application

Proposal is to sever a lot 1.4 hectares with 100m frontage, existing and proposed rural residential and perennial plant growing use. Existing dwelling and 14 accessory buildings.

Retained parcel is 36.8 hectares with 515m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, May 9, 2013**

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 Municipal Board 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**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Agent – Jeff Buisman**

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: B29/13

APPLICANT

Robert & Kathryn McDonald
7038 Wellington Rd 16
RR#1
Belwood ON N0B 1S0

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (West Garafraxa)
Part Lot 22
Concession 4

RECEIVED
APR 17 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Surplus Farm Dwelling Application

Proposal is to sever a lot 1.4 hectares with 100m frontage, existing and proposed rural residential and perennial plant growing use. Existing dwelling and 14 accessory buildings.

Retained parcel is 36.8 hectares with 515m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326 000 029-11900

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

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES( ) NO( ) N/A

What Section(s) does it conform to or contravene? (Please specify) County of Wellington OP Applies

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

(Please Specify) "A" Section 6.1.3 - existing buildings do not meet minimum setback distances

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

(Please Specify) "A" Section 6.1.6 - zoning amendment 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( ) N/A( ) or **Minor Variance** YES( ) NO( ) N/A(X)

Is proposal on an opened maintained year-round public road YES(✓) NO( )
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 Wellington Rd 16

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

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

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

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

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?

Continued to Page 2

Page Two:

MUNICIPALITY COMMENTING FORM

FILE NO: B29/13

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 [ ] N/A.

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]

None

Is the Municipality in support of this application? **YES(✓) NO( )**
Staff Opinion Only
What Conditions, if any, are requested by the Municipality if the Consent is granted?

See attached.

Does the Municipality request a Notice of the Decision? YES(✓) NO( )

SIGNATURE Chantalle Pellizzari

TITLE: Chantalle Pellizzari
Planning Coordinator

ADDRESS: 1 MacDonald Square
Elora, ON N0B 1S0

DATE: April 17/13

FILE NO: B 29/13 – 7038 Wellington Rd 16, West Garafraxa (McDonald)

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
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☑ Copy of deposited Reference Plan
- ☑ Undertaking to advise Township when deed is Registered
- ☑ Tax Assessment Roll Setup Fee

Additional Notes:

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

RECEIVED
APR 15 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B29/13
Location	Part Lot 22, Concession 4 TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Robert & Kathryn McDonald

PLANNING OPINION: This application would sever a 1.4 ha (3.5 ac) parcel with a dwelling and 14 accessory buildings used for perennial plant growing use in a Prime Agricultural area. A vacant 36.8 ha (91 ac) parcel would be retained. This Application is being submitted under the surplus farm dwelling policies.

The existing buildings included with the severed parcel appear to meet the applicable zoning by-law regulations. The Township includes agricultural buildings within the 25% allowable maximum lot coverage for reduced lots, rather than the 5% accessory building coverage maximum.

We are satisfied that the amount of farmland in production kept with the proposed lot has been kept to a minimum.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department as a condition of approval.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL, and CORE GREENLANDS and GREENLANDS. 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, the retained parcel is to be acquired by Alex and Margriet Zielman who own an additional 232 acres elsewhere in the Township.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Environmental Protection (EP). Both the severed and retained lands appear to meet the applicable minimum lot area and frontage requirements. It is our understanding that the Township includes agricultural buildings within the 25% allowable maximum lot coverage, rather than the 5% accessory building coverage maximum. As a result, it appears that the allowable lot coverage would not be exceeded.

ADDITIONAL INFORMATION: The applicant wishes to keep the structures associated with the perennial growing operation on the property. The flowers produced at this location are sold at local markets including the St. Jacobs market.

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 March 20, 2013. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
April 15, 2013

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

Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: April 12th, 2013 **YOUR FILE:** B29/13
GRCA FILE: CentWell/2013/Sev

RE: **Application for Consent B29/13**
Part Lot 22, Concession 4, Geographic Township of West Garafraxa
7038 Wellington Road 16
Robert & Kathryn McDonald

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) does not object to the proposal to sever a lot 1.4 hectares with 100m frontage, existing and proposed rural residential and perennial plant growing use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be retained contain part of the Transley Drainage Works Municipal Drain, its associated floodplain, wetlands and allowances associated with these features. The Transley Drainage Works has been identified as a warm water tributary of Irvine Creek, and as such may contain fish habitat.

   Information currently available at this office also indicates that the lands to be severed contain no features of interest to the GRCA.

   Please be advised that a portion of the lands to be retained contain a significant woodland feature that has been identified as part of the Core Greenlands System within the County of Wellington Official Plan.

2. **Legislative/Policy Requirements and Implications:**

   Due to the above noted features, portions of the retained lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation* (*Ontario Regulation 150/06*). Future development or other alteration within the regulated areas will require a permit from our office.

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

   Future development and/or site alteration on the retained and severed lands may require the review and approval of the Ministry of Natural Resources regarding potential Species at Risk in the area.

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

RECEIVED
APR 18 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

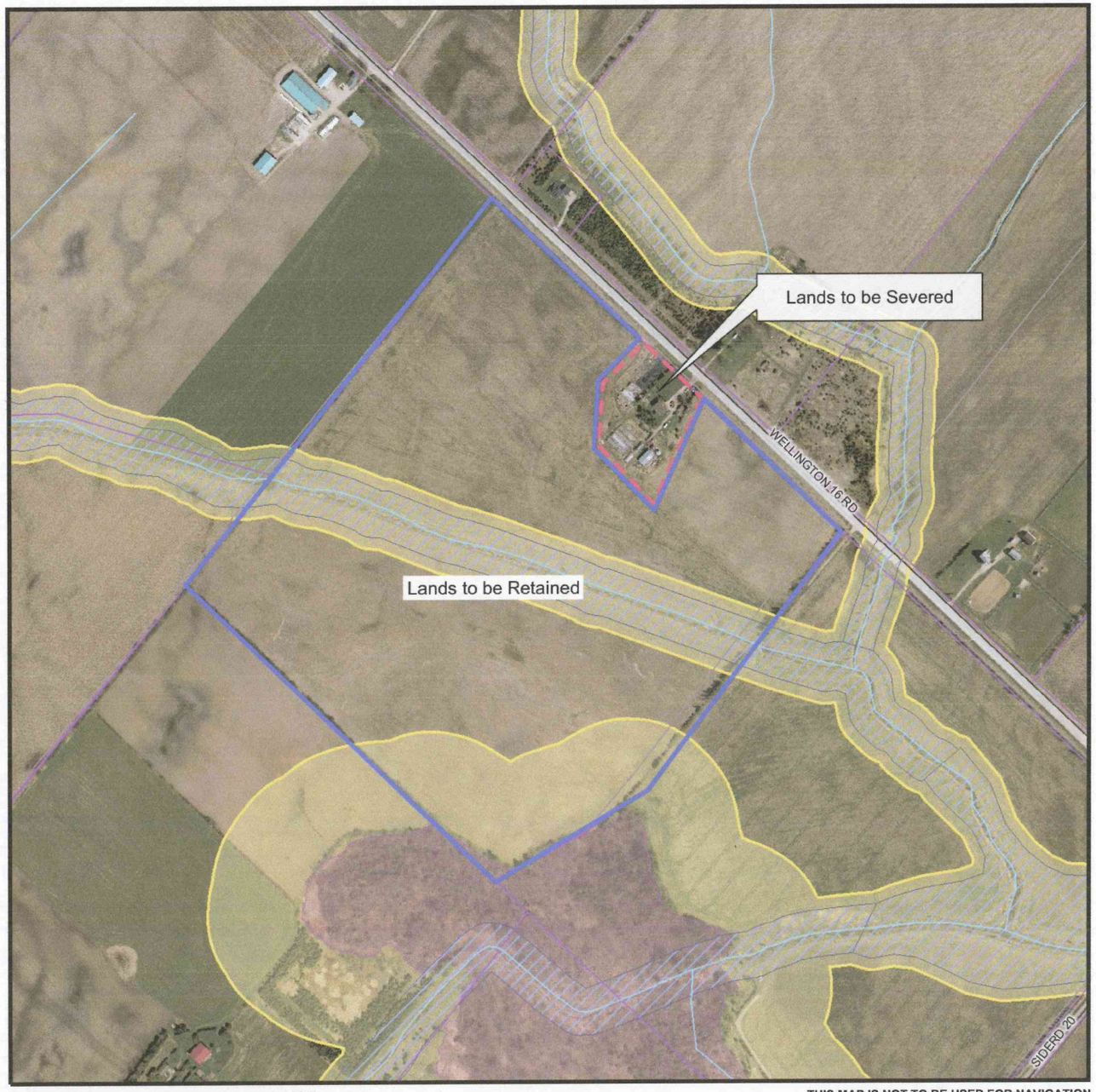
Should you have any questions or require further information, please do not hesitate to contact Heather Ireland at 519-621-2763 ext. 2320.

Yours truly,

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
HI/dh

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

Encl. (1)
cc. Township of Centre Wellington
Robert & Kathryn McDonald – 7038 Wellington Road 16, RR 1, Belwood, ON N0B 1S0
VanHarten Surveying c/o Jeff Buisman – 423 Woolwich Street, Guelph, ON N1H 3X3



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: March 27, 2013

B29-13 Wellington Rd 16

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- REGULATION LIMIT (GRCA)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon 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:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 80 160 240 320 m.

NAD 1983, UTM Zone 17 Scale 1:7,221

N

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

COUNTY OF WELLINGTON
MAR 0 8 2013
ENGINEERING SERVICES
DEPARTMENT

March 8 2013

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: March 1, 2013

FILE NO. B29/13

APPLICANT

Robert & Kathryn McDonald
7038 Wellington Rd 16
RR#1
Belwood ON N0B 1S0

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (West Garafraxa)
Part Lot 22
Concession 4

Surplus Farm Dwelling Application

Proposal is to sever a lot 1.4 hectares with 100m frontage, existing and proposed rural residential and perennial plant growing use. Existing dwelling and 14 accessory buildings.

Retained parcel is 36.8 hectares with 515m frontage, existing and proposed agricultural use.

RECEIVED
APR 1 7 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

April 17, 2013

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 Municipal Board 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** 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 Municipal Board Hearing. 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 Municipal Board 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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PCA
County Treasury Department
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
APRIL 17/13
Date:

MAILED TO:

Local Municipality – Centre Wellington County Planning

Conservation Authority - GRCA County Engineering

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

Van Harten
SURVEYING & ENGINEERING

February 27, 2013
Jeff.Buisman@vanharten.com
21211-13

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

RECEIVED
FEB 28 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Application for 7038 Wellington Road 16**
Part of Lot 22, Concession 4
PIN 71125-0010
Geographic Township West Garafraxa
Township of Centre Wellington

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, a cheque to Wellington County for $ 950 and a cheque to GRCA for $380.

Proposal

The proposal is to create a new parcel under Official Plan Policy 10.3.4 that allows for a Residence Surplus to a Farming Operation. We provide the opinion that all 6 criteria of this policy are met.

The new parcel has been configured to accommodate the existing "Old McDonald's Farm" of growing perennial plants. These plants are sold at St. Jacob's Market. A number of hoop houses and sheds are used for this business and are required for continued viability of this business. Our understanding is that the Zoning By-law requirement for accessory buildings is met and that continuation of this agricultural use is permitted on this reduced agricultural parcel.

Ownership Information

The ownership information was gathered from Registry Office records and request for ownership confirmation has been given to the Township of Centre Wellington.

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

Very truly yours,
Van Harten Surveying Inc.

Jeff Buisman

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

JEB:lb

c.c. Gord McDonald

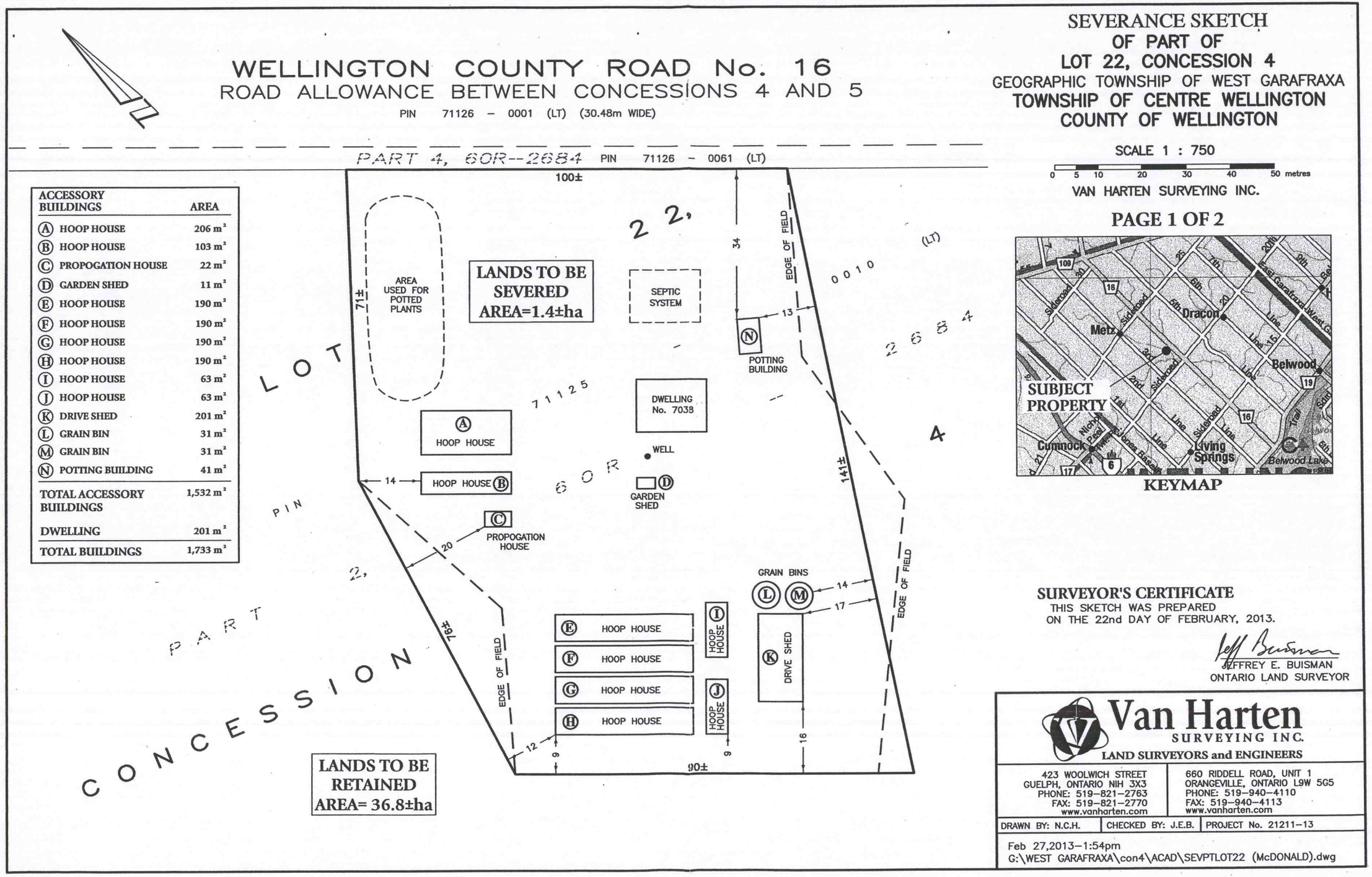
SEVERANCE SKETCH
OF PART OF
LOT 22, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

PAGE 1 OF 2



ACCESSORY BUILDINGS	AREA
(A) HOOP HOUSE	206 m²
(B) HOOP HOUSE	103 m²
(C) PROPOGATION HOUSE	22 m²
(D) GARDEN SHED	11 m²
(E) HOOP HOUSE	190 m²
(F) HOOP HOUSE	190 m²
(G) HOOP HOUSE	190 m²
(H) HOOP HOUSE	190 m²
(I) HOOP HOUSE	63 m²
(J) HOOP HOUSE	63 m²
(K) DRIVE SHED	201 m²
(L) GRAIN BIN	31 m²
(M) GRAIN BIN	31 m²
(N) POTTING BUILDING	41 m²
TOTAL ACCESSORY BUILDINGS	1,532 m²
DWELLING	201 m²
TOTAL BUILDINGS	1,733 m²

KEYMAP

SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED
ON THE 22nd DAY OF FEBRUARY, 2013.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO NIH 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE, ONTARIO L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: N.C.H.	CHECKED BY: J.E.B.	PROJECT No. 21211-13

Feb 27,2013-1:54pm
G:\WEST GARAFRAXA\con4\ACAD\SEVPTLOT22 (McDONALD).dwg