

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

September 11, 2026

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: September 02, 2026

FILE NO. B34-26

APPLICANT

Trevor Feil
59 Ronald St.
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora)
Part Park Lot 6, e/s Arthur Rd
Reg Plan 181

Proposed severance is 690 square metres with 24.9m frontage, existing and proposed urban residential use. Existing sheds to be removed.

Retained parcel is 975 square metres with 26.6m frontage, existing and proposed urban residential use with existing dwelling.

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

October 11, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

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

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington 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 **attend** the public meeting to consider the application, please request 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 Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington 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 Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

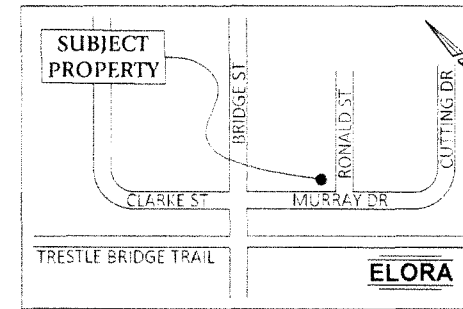
INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- Local Municipality – Centre Wellington
- County Planning
- Conservation Authority - GRCA
- Source Water Protection
- 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

PART 10, WGR--14
RONALD STREET
(FORMERLY RONALD CRESCENT)
20.12m WIDE
PIN 71407-0037

KEYMAP:



SEVERANCE SKETCH
PART OF PARK LOT 6,
EAST SIDE OF ARTHUR ROAD
REGISTERED PLAN 181
GEOGRAPHIC VILLAGE OF ELORA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 300

VAN HARTEN SURVEYING INC.

PARK
LOT
PIN 71407-0015
EXISTING DWELLING No. 59
AREA=± 102m²
UNCOVERED GROUND LEVEL DECK
0.6
SHED T.B.R. 10m²
SHED T.B.R. 10m²
PIN 71407-0354
PART 2, 61R-11193
REGISTERED
EAST SIDE OF

38.9±
1.5±
14.3
13.9
4.8
27.5±
4.8
5.6
0.6
32.4±
RAD=121.2
ARC=3.2±
RAD=121.2
ARC=25.8±
RESIDENTIAL
EXISTING DRIVEWAY
16.8
14.4
MURRAY DRIVE
20.12m WIDE
PIN 71407-0036
PART 1, 61R-3598
PART 2, WGR-14

LANDS TO BE SEVERED
AREA=690±m²

ZONING DESIGNATION: RESIDENTIAL R1A - SINGLE-DETACHED DWELLING - LOT WITH BOTH MUNICIPAL SEWER AND WATER SERVICES			
TABLE 7A - ITEM	REQUIRED	SEVERED PARCEL	RETAINED PARCEL (#59)
MINIMUM Lot Frontage	18.0m	24.9m	26.6m
MINIMUM Lot Area	560m ²	690m ²	975m ²
MINIMUM Lot Depth	26.0m	27.8m	36.3m
MINIMUM Front Yard	6.0m	7.5m	14.4m
MINIMUM Interior Side Yard	1.5m and 3.0m on one side if no attached garage	5.1m/4.0m	5.6m
MINIMUM Exterior Side Yard	4.5m	N/A	13.9m
MINIMUM Rear Yard	7.5m	7.5m	4.8m (A)
MAXIMUM Lot Coverage (including accessory buildings)	40%	25%	10%
MINIMUM Landscaped Open Space	Driveway Shall not constitute more than 40% of the width and/or area of Front Yard	Complies	Complies
Uncovered, Ground Oriented Deck - MINIMUM Setback from Side Lot Line	0.6m	N/A	0.6m

(A) = MINOR VARIANCE REQUIRED

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF SEPTEMBER, 2026

COLIN VANDERWOERD
ONTARIO LAND SURVEYOR

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 RESIDENTIAL R1A.
3. SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
4. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. T.B.R. DENOTES TO BE REMOVED.

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: S.J. CHECKED BY: C.V. PROJECT No. 35/13-26
Sep 2, 2026-9:47:30 AM
G:\ELORA\181\Area5\acad\SEV PT PARK LOT 6 (35713-26 FEIL) UTM 2010.dwg

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