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

November 6, 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: October 26, 2026

FILE NO. B46-26

APPLICANT
Dirksen Holsteins Ltd. - c/o Shayne DeBoer
7210 16th Line
Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS
Township of Wellington North (West Garafraxa)
Part Lot 26
Concession 5

Surplus Farm Dwelling Application

Proposed severance is 97m fr x 87m = 0.85 hectares, existing and proposed rural residential use with existing dwelling & garage.

Retained parcel is 20.0 hectares with 208m frontage, existing and proposed agricultural use.

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

December 9, 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 – Wellington North | County Planning | Conservation Authority - GRCA

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

SEVERANCE SKETCH

PART OF LOT 26, CONCESSION 5

GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA

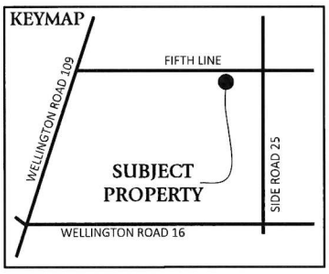
TOWNSHIP OF WELLINGTON NORTH

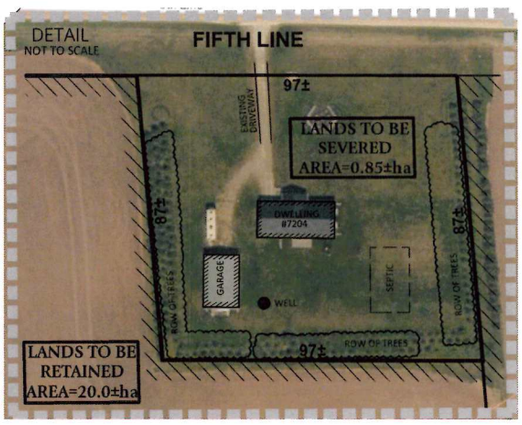
COUNTY OF WELLINGTON

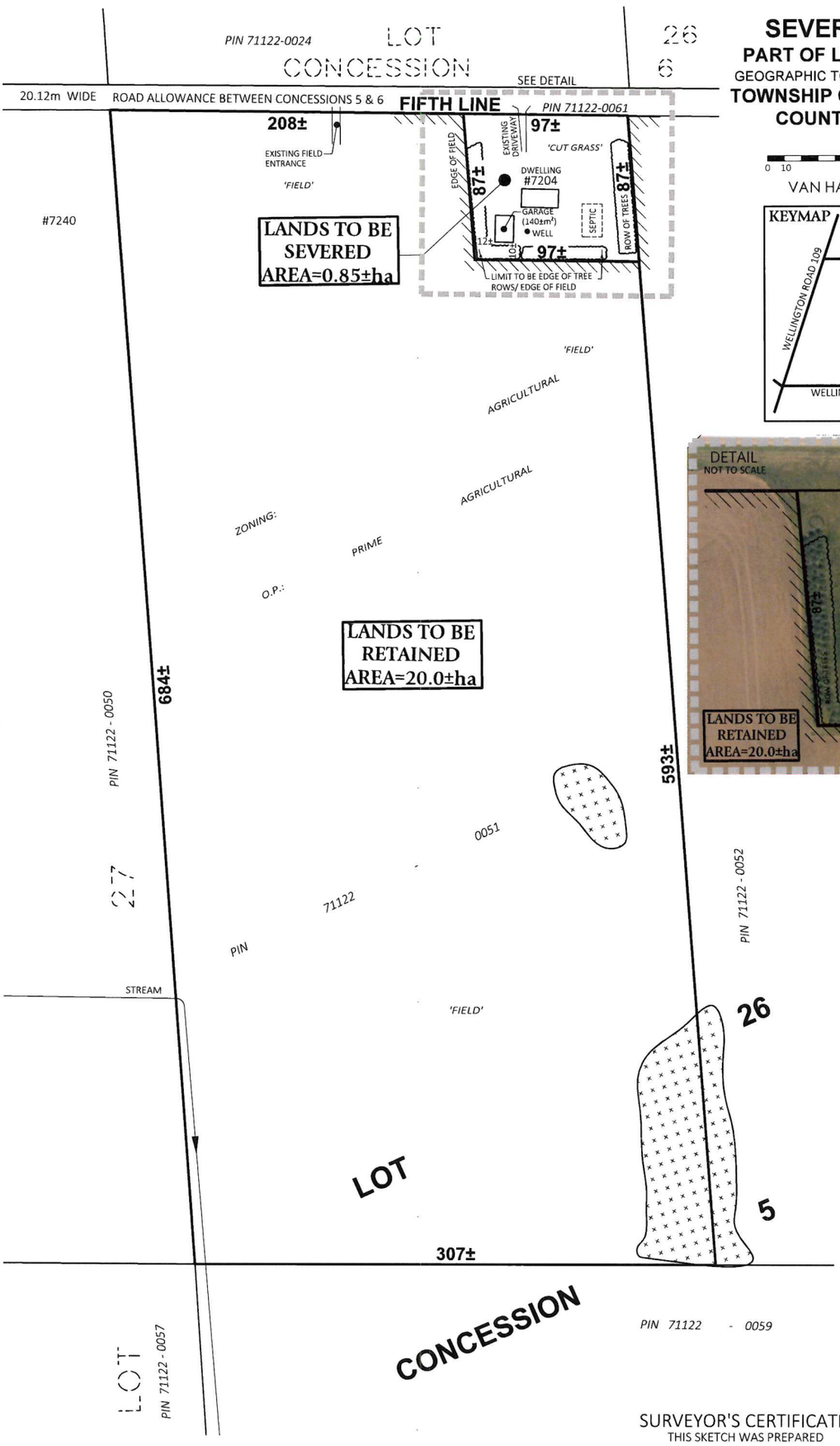
SCALE 1 : 2500

0 10 50 100 150 metres

VAN HARTEN SURVEYING INC.







SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 26th DAY OF OCTOBER, 2026

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

O.P. : CORE GREENLANDS
ZONING: AGRICULTURAL

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.
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.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 35763-26

Oct 27, 2026-12:47:41 PM
G:\WEST GARAFRAXA\Con5\ACAD\SEV PTLOT 26 (35763-26 DEBOER) UTM 2010.dwg

© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT