

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

April 10, 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: April 01, 2026

FILE NO. B11-26

APPLICANT

Pinestone Construction Inc.
7210 16th Line
Arthur, ON N0G 1A0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur)
Part Park Lot 5, n/s Smith St.
Crown Survey

Proposed severance is 1.05 hectares with 16.3m frontage, vacant residential land for proposed future development. Existing carport to be removed.

Retained parcel is 24m fr x 36.2m = 865 square metres, existing and proposed urban residential use with existing dwelling and pergola.

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

May 20, 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

Ministry of Transportation

Bell Canada (email)

County Clerk

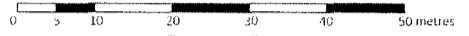
Roads/Solid Waste

Civic Addressing

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

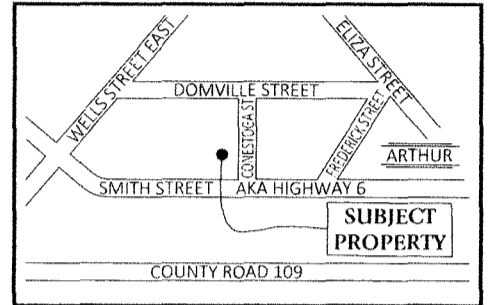
SEVERANCE SKETCH
PART OF PARK LOT 5
NORTH SIDE OF SMITH STREET
CROWN SURVEY
GEOGRAPHIC VILLAGE OF ARTHUR
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SCALE 1 : 750



VAN HARTEN SURVEYING INC.

KEYMAP:



ZONING DESIGNATION: RESIDENTIAL R1B

SECTION 10.2 - ITEM	REQUIRED	RETAINED PARCEL (#320)	SEVERED PARCEL
MINIMUM Lot Area	465m ²	865m ²	1.05ha
MINIMUM Lot Frontage	15m	24.0m	16.3m
MINIMUM Front Yard	6.0m	18.2m	N/A
MINIMUM Side Yard	1.2m	1.3m / 4.0m	N/A
MINIMUM Rear Yard	7.6m	8.9m	N/A
MAXIMUM Lot Coverage	40%	17%	N/A

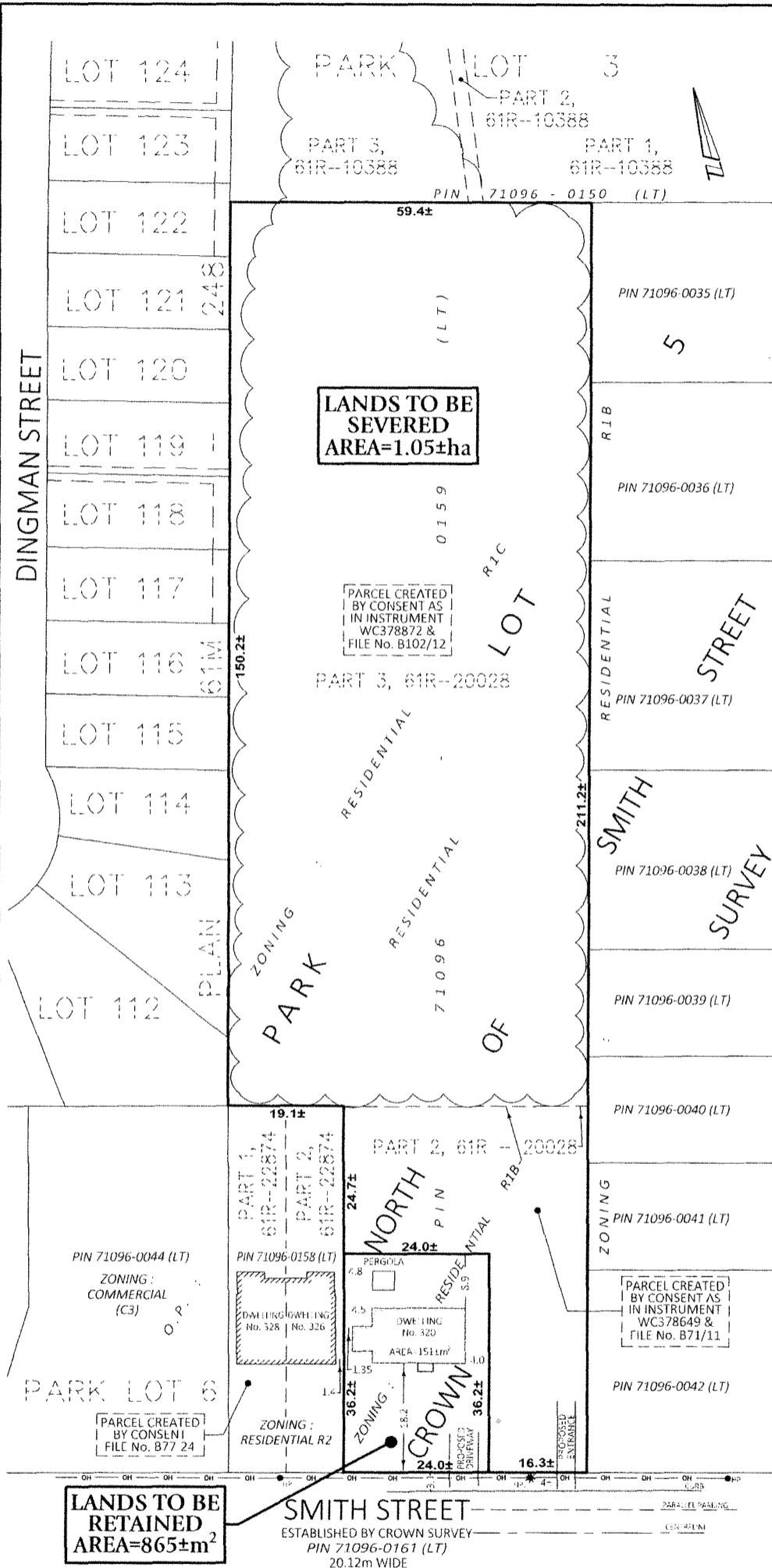
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED LOW DENSITY RESIDENTIAL (R1B & R1C).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
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. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 31st DAY OF MARCH, 2026.

Jeff Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



LANDS TO BE RETAINED
AREA=865±m²

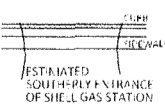
SMITH STREET
 ESTABLISHED BY CROWN SURVEY
 PIN 71096-0161 (LT)
 20.12m WIDE

LANDS TO BE SEVERED
AREA=1.05±ha

PARCEL CREATED BY CONSENT AS IN INSTRUMENT WC378872 & FILE No. B102/12

PARCEL CREATED BY CONSENT AS IN INSTRUMENT WC378649 & FILE No. B71/11

PARCEL CREATED BY CONSENT AS IN INSTRUMENT FILE No. B77 24



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: J.B.	PROJECT No. 35267-26

Apr 1, 2026-11:59:27 AM
 G:\ARTHUR\Crown\ACAD\SFV LOT 5 (35267-26 PINSTONE) UTM 2010.dwg
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