

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

August 12, 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: August 11, 2026

FILE NO. B27-26

APPLICANT

Paul, Adam, Fijje & Melinda Flach
352 South River Rd
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora)
Part Lot 23, Lots 24 & 25
s/e Side of River & Part of Tarbutt St.
Reg Plan 88

Proposed severance is 0.23 hectares with 2.5m frontage, existing commercial use with storage building for proposed urban residential use.

Retained parcels are Retained #1 - 0.17 hectares with 52.2m frontage, existing and proposed residential and commercial use with existing dwelling & accessory buildings. Retained #2 - 0.31 hectares with 7.2m frontage, existing and proposed residential and commercial use with existing dwelling and accessory buildings.

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

September 16, 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.

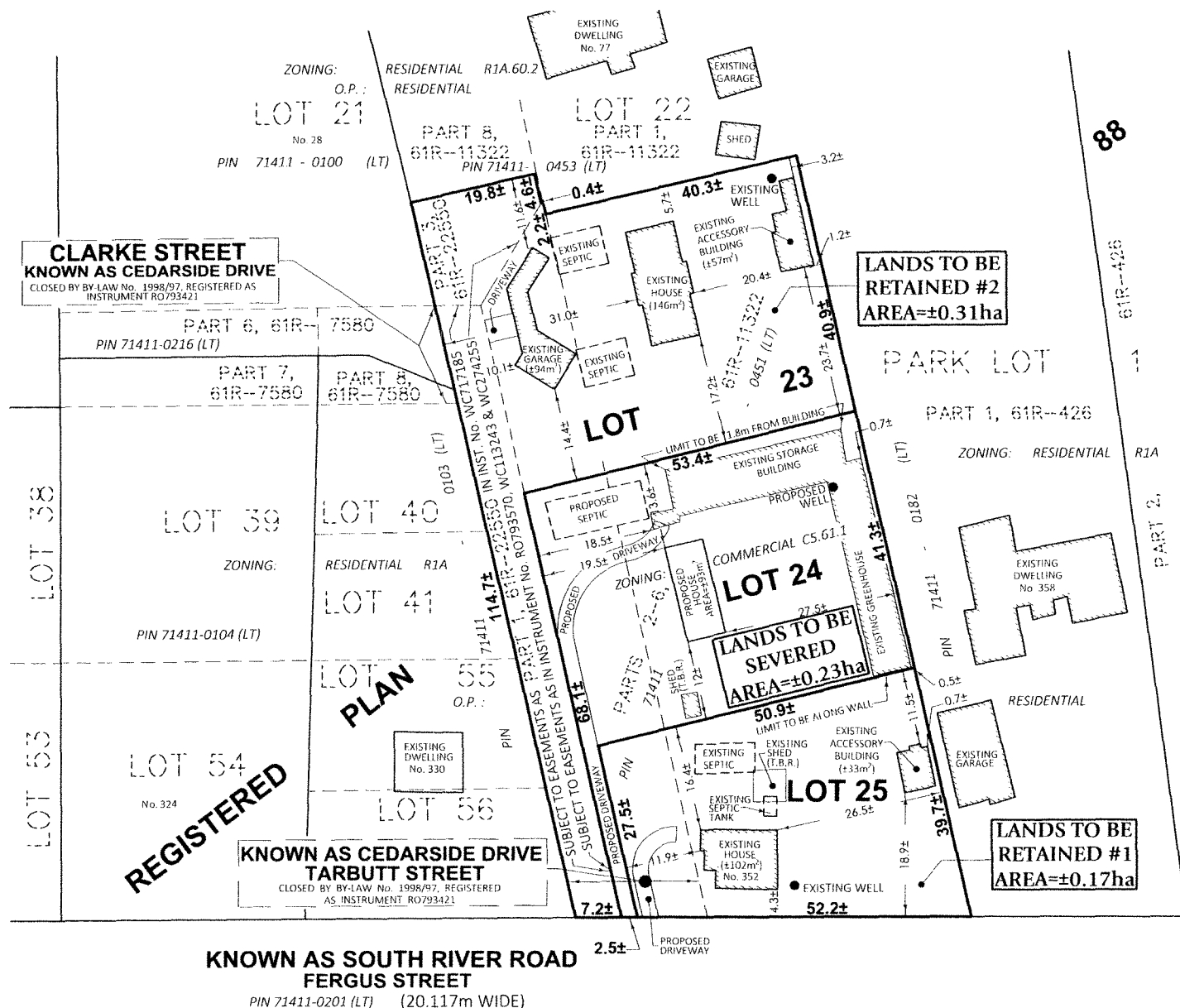
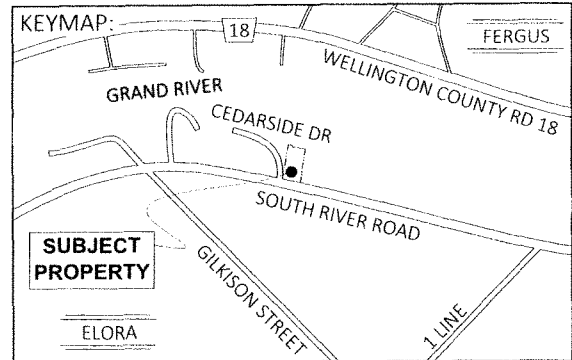
If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. 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

SEVERANCE SKETCH
PART OF LOT 23 & ALL OF LOTS 24 & 25,
SOUTH EAST SIDE OF RIVER AND
PART OF TARBUTT STREET
(CLOSED BY BY-LAW No. 1998/97, REGISTERED AS INSTRUMENT
R0793421)
REGISTERED PLAN 88
FORMERLY VILLAGE OF ABOYNE
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON
SCALE 1 : 750
0 5 10 20 30 40 50 metres
VAN HARTEN SURVEYING INC.



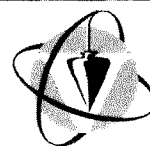
ZONING DESIGNATION: CURRENTLY ZONED C5.61.1 - PROPOSED ZONING BYLAW AMENDMENT TO R1A					
ROW	ITEM	REQUIRED (LOT WITH INDIVIDUAL ON-SITE SEWER SERVICES)	LANDS TO BE RETAINED #1 (Existing dwelling No. 352)	LANDS TO BE SEVERED (Proposed dwelling)	LANDS TO BE RETAINED #2 (Existing dwelling)
B	MINIMUM Lot Frontage	24.4m	50.9m	2.6m	7.2m
C	MINIMUM Lot Area	1,858 m ²	1,700± m ²	2,260± m ²	3,090± m ²
D	MINIMUM Lot Depth	26m	33.5m	73.3m	112.2m
E	MAXIMUM Building Height	3 storeys but not more than 11m	1 storey	2 storeys	2 storeys
F	MINIMUM Front Yard Setback	7.5m	4.3m	43.6m	88.9m
G	MINIMUM Exterior Side Yard Setback	4.5m	N/A	N/A	N/A
		1.5m, except where the dwelling does not include an attached garage, the minimum interior side yard on one side shall be 3.0m			
H	MINIMUM Side Yard Setback		11.9m / 26.5m	19.5m / 27.5m	31.0m / 20.4m
J	MINIMUM Rear Yard Setback	7.5m	16.4m	13.6m	5.7m
K	MAXIMUM Lot Coverage	30%	8%	22%	10%
A	Accessory Buildings: MINIMUM Setback from Lot Lines	0.6m (or 1.2m if building height exceeds 1.2m)	Many setbacks, smallest is 0.7m	Many setbacks, smallest is 0.2m	Many setbacks, smallest is 1.2m
C	Accessory Buildings: MAXIMUM Floor Area	10%	2%	18%	5%

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF JUNE, 2026.
REVISED ON THE 10th DAY OF AUGUST 2026.

COLIN VANDERWOERD
ONTARIO LAND SURVEYOR

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED RURAL COMMERCIAL C5.61.1.
- SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
- SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- T.B.R. DENOTES TO BE REMOVED.



Van Harten
SURVEYING INC.

Elmira Ph: 519-669-5070	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. 35432-26

Aug 11, 2026-10:00am
G:\ABOYNE\88\acad\SEV LOT 24-25 (35432-26-FLACH) UTM 2010.dwg
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