

March 13, 2026

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: February 20, 2026

FILE NO. B5-26

APPLICANT

Coulson Properties Inc.
5656 Trafalgar Road
Hillsburgh ON N0B 1Z0

LOCATION OF SUBJECT LANDS

Town of Erin
Part Lot 19
Concession 7

Proposed severance is 60m fr x 90m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 40.4 hectares with 539m frontage, existing and proposed rural residential use with existing dwelling, shop, garden suite, and greenhouses.

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

April 22, 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 Planning and 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 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 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 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 Land Tribunal. 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 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 Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Erin

County Planning

Conservation Authority – Credit Valley

County Engineering

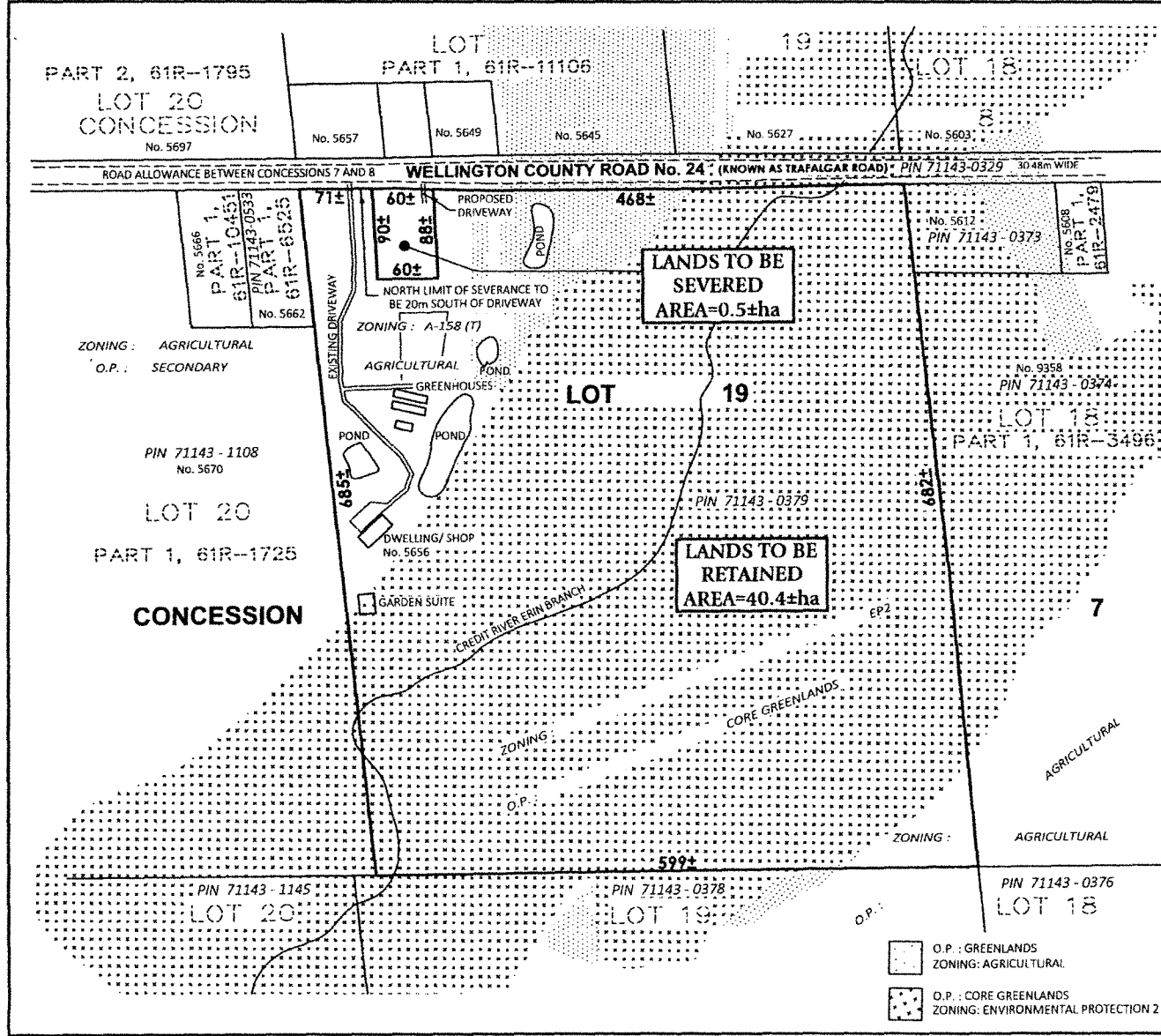
Bell Canada (email)

County Clerk

Roads/Solid Waste

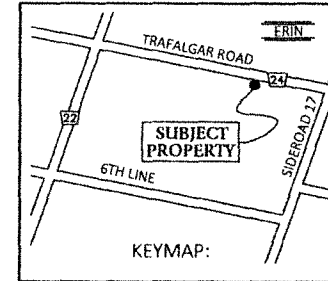
Civic Addressing

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



SEVERANCE SKETCH
 PART OF LOT 19
 CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF ERIN
 TOWN OF ERIN
 COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 25 50 100 200 350 metres
 VAN HARTEN SURVEYING INC.



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 A-158 (T), AGRICULTURAL AND ENVIRONMENTAL PROTECTION (EP2).
3. SUBJECT LANDS HAVE COUNTY & LOCAL OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, PRIME AGRICULTURAL, CORE GREENLANDS AND GREENLANDS.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF NATURAL HERITAGE SYSTEMS.
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.

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 27th DAY OF JANUARY, 2026

Jeff Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Elimra 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: J.E.B.	PROJECT No: 35136-26
Jan 27, 2026-12:52pm G:\ERIN\CON7\ACAD\SEV LOT 19 (35136-26 COULSON) UTM-2010.dwg		
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