

March 13, 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: March 06, 2026

FILE NO. B8-26

APPLICANT

Collyer Benson Capital Inc. - c/o Ray
Hutton
286 Sanford Avenue North
Hamilton ON L8L 6A1

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora)
Part Lot 1
Concession 1, EOGR

Proposed severance is 34m fr x 81m = 0.28 hectares, existing and proposed contractor's yard (landscaping).

Retained parcel is 6.0 hectares with 49m frontage, existing vacant land for proposed industrial use.

**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 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 Screening Form

Bell Canada (email)

County Clerk

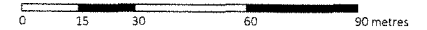
Roads/Solid Waste

Civic Addressing

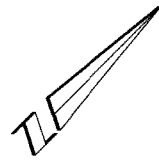
Neighbour - as per list verified by local municipality and filed by applicant with this application

SEVERANCE SKETCH
PART OF LOT 1, CONCESSION 1
EAST OF THE GRAND RIVER
GEOGRAPHIC TOWNSHIP OF PILKINGTON
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



GRAND RIVER RACEWAY
 #7445
 PIN 71495 - 0404

TRAIL
 (FORMER THE WELLINGTON GREY & BRUCE RAILWAY COMPANY) PIN 71495 - 0077 20.12 m WIDE

LOT
CONCESSION

EAST

ZONING: ENVIRONMENTAL PROTECTION OVERLAY
 O.P.: GREENLANDS

LOT
EAST

348±
 #7451
 VACANT PARCEL
 PIN 71495 - 0076

**LANDS TO BE
 RETAINED
 AREA=6.0±ha**

GRAND
 PART 1, 61R--4966
 ZONING: SERVICE INDUSTRIAL M1 (H)
 O.P.: INDUSTRIAL

PART 2, 61R--4744
 PART 3, 61R--4744
 PART 4, 61R--4744

RIVER

PART 2,
 61R--3974

SHORTREED AUTO CENTER
 #7448
1
 PIN 71495 - 0075
 PART 1,
 61R--4744
 4± ZONING: M1

BOMAR
 LANDSCAPING
 #7452
 PIN 71495 - 0074
 PART 3,
 61R--1873
1

PIN 71495 - 0071
SPEERS ROAD
 PART 1, 61R--3974 20.12 m WIDE

**LANDS TO BE
 SEVERED
 AREA=0.28±ha**

34±
 ZONING:
 EXISTING
 GRAVEL
 AREA
 PART 2,
 61R--4728
81±

M1
 DIRTY DETAILZ
 AUTO DETAILING
 #7455
 PIN 71495-0070
 PART 1,
 61R--4728

ZONING: EP
 O.P.: CORE GREENLANDS

PIN 71495-0434

ZONING:
 PRIME
 O.P.:

AGRICULTURAL
 AGRICULTURAL

PIN 71495 - 0066
 PART 1, 61R--4159

2,

OF

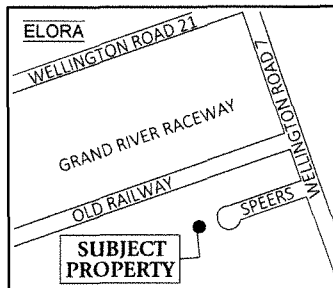
CONCESSION

THE

GRAND

RIVER

KEYMAP:



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 SERVICE INDUSTRIAL M1 AND M1(H), ENVIRONMENTAL PROTECTION AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN DESIGNATION OF INDUSTRIAL.
4. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE, CORE GREENLANDS & GREENLANDS.
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 6th DAY OF MARCH, 2026

Jeffrey E. Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 35246-26
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Mar 6, 2026-10:44:11 AM
 G:\PILKINGTON\CON 1 EGR\acad\SEV PT LOT 1 (35246-26) UTM 2010.dwg

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