



LAND SURVEYORS and ENGINEERS

August 24, 2020

[luke.wilcox@vanharten.com](mailto:luke.wilcox@vanharten.com)

27891-19

RECEIVED

SEP 17 2020

TOWN OF GRAND VALLEY

Per \_\_\_\_\_

Town of Grand Valley  
5 Main Street North  
Grand Valley, ON  
L9W 5S6

Attention: Mark Kluge

**Re: Application for Consent and Application for Amendment to Zoning By-Law  
361306 Concession 8-9 Road – PIN 34064-0010  
Part of Lot 24, Concession 8  
Geographic Township of East Luther  
Town of Grand Valley  
Van Harten Surveying Inc. project number: 27891-19**

Dear Mr. Kluge:

I would like to submit both the Application for Consent and the Application for Amendment to Zoning By-Law for the above-noted property on behalf of our client, Philip Rentsch. Much of the subject land is used for agricultural purposes, however a one-storey dwelling, shed and outhouse are located on the property which are used as a cottage.

Mr. Rentsch is interested in severing his property for the purpose of selling the cottage (severed lands) back to the previous owner. Mr. Rentsch is a bonafide farmer and would like to preserve as much of the agricultural use of this property. The retained farmland portion is intended to merge legally in title with PIN 3406-0009 which is also owned by Mr. Rentsch. The three (3) buildings would be preserved on the severed lands.

It was perceived that an MDS was not necessary. This severance will not be creating any new deficiencies and any MDS deficiencies would already exist. An MDS was not performed on this property since the configuration of the house and other buildings will stay the same.

The Application for Amendment to Zoning By-Law is being submitted at the same time as the Application for Consent. The lands are currently zoned A-1 Agricultural. We would request that the severed portion be re-zoned to Rural Residential with the exception that the minimum rear yard setback requirement be reduced from 30 meters to accommodate the proposed 6 meter rear yard setback. Considering that severed parcel is larger than the minimum hobby farm requirement, we are also requesting that a site-specific zoning which restricts any future owner from creating a hobby farm.

71 Weber Street East  
Kitchener, ON N2H 1C6  
519-742-8371

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Elmira, ON:  
519-669-5070

Collingwood, ON:  
249-499-8359

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The severed lands would remain agricultural. The severed lot would also be re-zoned to not allow any new dwellings to be constructed on the severed lands.

Please note that the dimensions on the accompanying sketch are approximate for discussion purposes only. If the applications are approved will complete an accurate survey of the severed lands and provided the results to the town.

If you have any questions, please do not hesitate to call.

Best Regards,  
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Luke Wilcox".

Luke G. Wilcox  
Ontario Land Surveyor

Encl. Application for Consent  
Encl. Application for Amendment to Zoning By-Law

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