

# Public Meeting

## OP01/19 and RZ09/19

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Official Plan Amendment Application  
Zoning By-law Amendment Application

Elora South Inc.

January 29, 2020

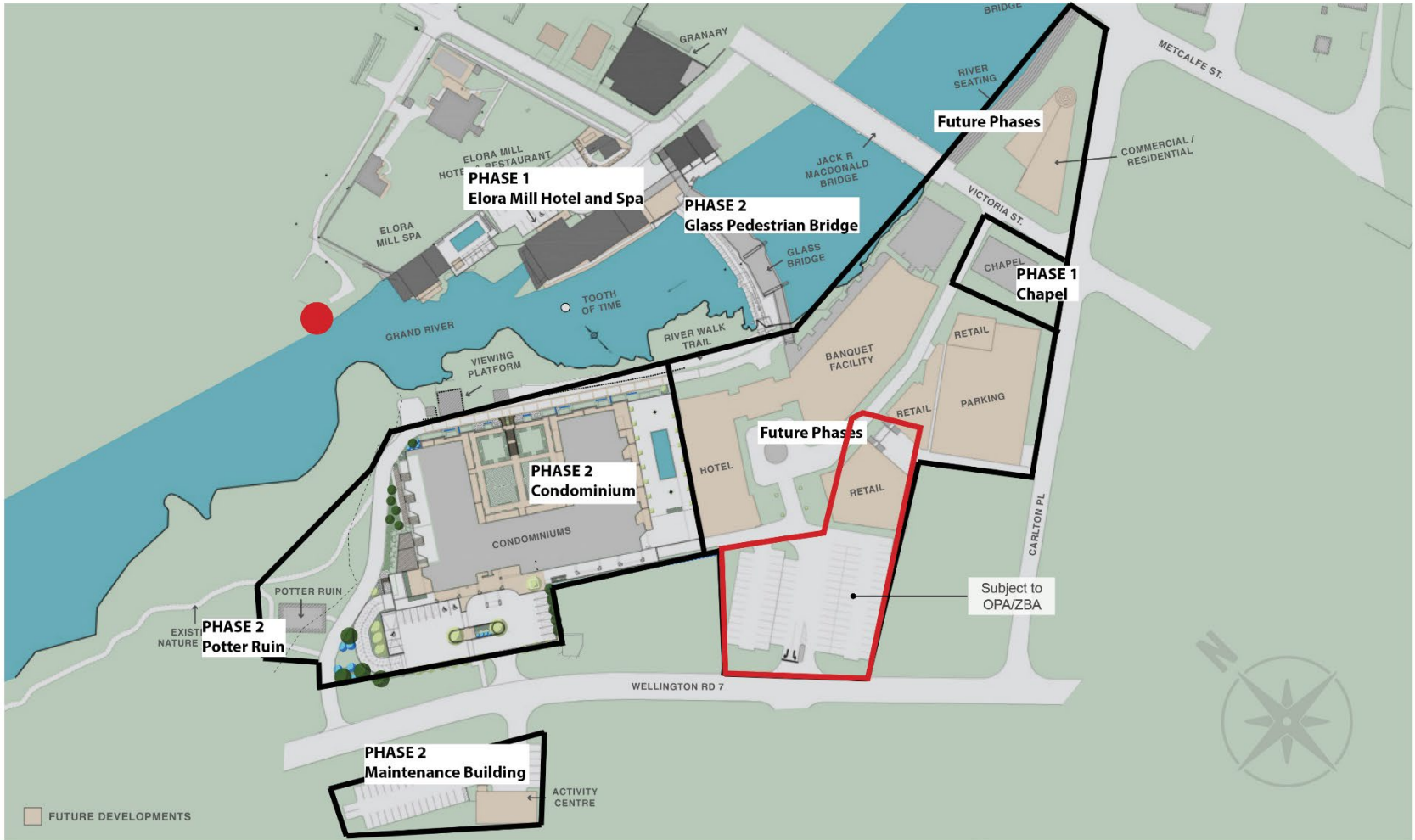


# Site

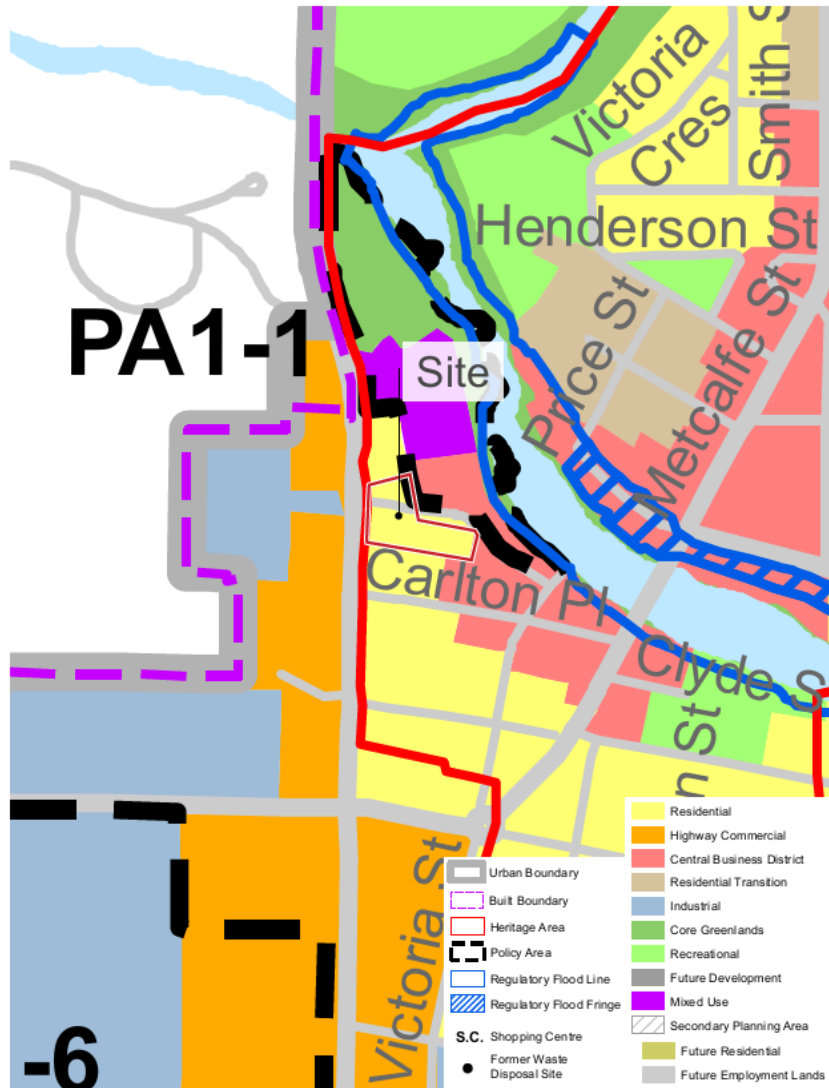


- Located east of Wellington Street 7, south of the Grand River
- Consolidation of six single detached residential lots and totals approximately 0.56 hectares (1.38 acres)
- Site was acquired by Pearle Hospitality in 2013, after the adjacent Eora Mill lands were purchased
- Formerly referred to as 15-25 Ross Street however Ross Street has been closed

# Site relative to Master Plan

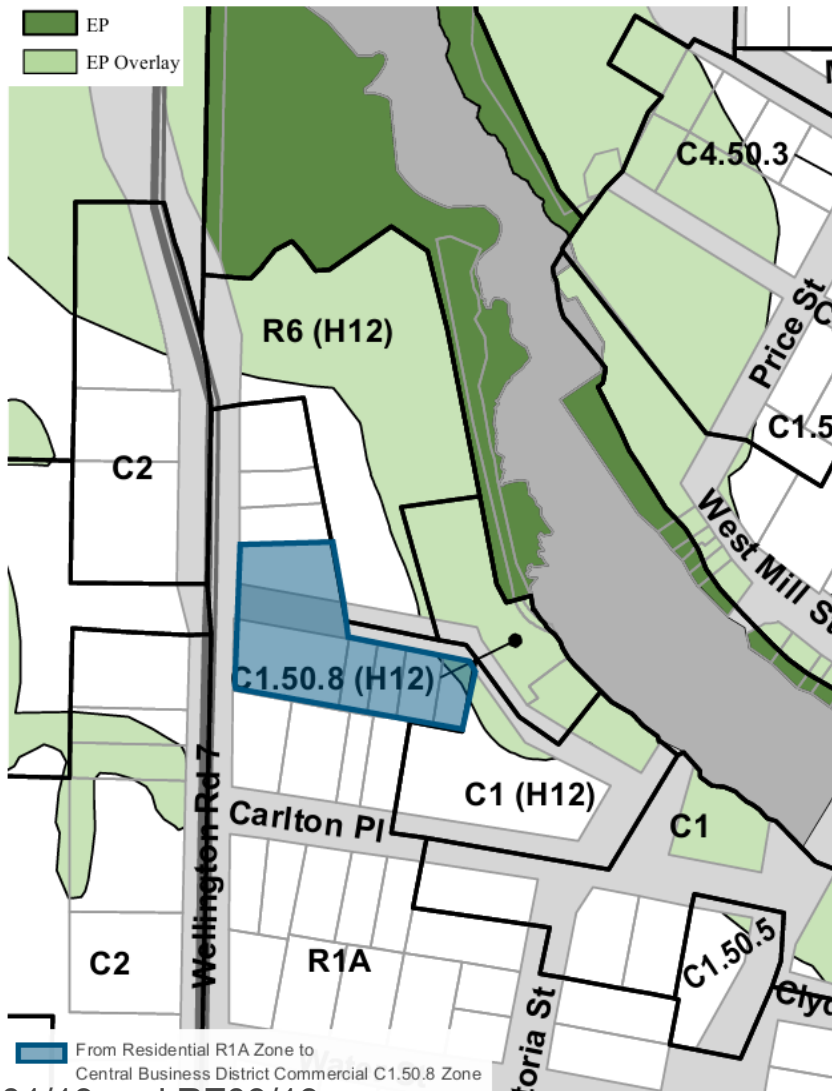


# Official Plan Amendment



- Currently designated Residential
- Propose to re-designate the Site to Central Business District
- Extends the Central Business District designation that exists to the north, east and west of the Site
- Official Plan permits the expansion of Central Business Districts

# Zoning By-law Amendment



- Currently zoned Residential Zone (R1A) which permits single detached dwellings
- Propose to re-zone the Site to Central Business District Commercial Zone (C1.50.8)
- C1 Zone permits a variety of commercial uses
- Site-specific by-law 50.8 permits an assembly or banquet hall
- Extension of the C1.50.8 Zone to ultimately permit the development of the master plan

# Summary

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- Consistent with the Provincial Policy Statement
- Conforms with the Growth Plan
- Conforms to the County Official Plan for lands within the Urban Centre
- Conforms to the Township Official Plan Expansion Criteria policies and the Central Business District objectives
- Represents a logical rounding out of the Central Business District to permit a pedestrian friendly, mixed-use development