



LAND SURVEYORS and ENGINEERS

January 23, 2020

27685-19

Jeff.Buisman@vanharten.com

Township of Centre Wellington
1 MacDonald Square, PO Box 10
Elora, Ontario
N0B 1S0

Attention: Ms. Chantalle Pellizzari

Dear Ms. Pellizzari:

**Re: Zone Change Application & Sketch
166 Forfar Street East
Part of Lot I, Registered Plan 284
PIN 71388-0046
Geographic Town of Fergus
Township of Centre Wellington**

TOWNSHIP OF CENTRE WELLINGTON
PLANNING & DEVELOPMENT

JAN 28 2019

RECEIVED

Please find enclosed an application for a Zoning By-law Amendment for the above-mentioned property. Included with this submission are copies of the sketch, completed application form, the required deed, PIN Report and Map, Source Water Protection Form, and a cheque of \$5,348.00 to the Township of Centre Wellington for the application and deposit fees.

Proposal

A Zoning By-law Amendment Application is being made to convert the existing property from Neighbourhood Commercial (C3) to Residential (R1C) to permit a single detached dwelling with an accessory apartment.

The property has had a convenience store at this location for a number of decades and the current owner (since 2011) has had very limited success with the store. The building is old and should either be upgraded significantly or replaced. The owner would like to remove the store and construct a new residential dwelling with an accessory apartment. This requires a Zoning By-law Amendment from C3 to R1C.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

Justification

The Township of Centre Wellington Official Plan designates the subject property and surrounding area as Residential. Section D.2 of the Official Plan provides the expectation that Residential (of various forms) will be the predominant use (D.2.1), but also there is a need for compatible amenities such as commercial and institutional uses in appropriate locations (D.2.2.8).

The subject property was zoned Commercial (C3) when the Zoning By-law was prepared in 2009 because that was the use of the property at that time. This By-law intentionally respected the use at that time and did not necessarily consider this location a preferred location for neighbourhood commercial usage. Commercial activity is better suited to areas along St. David Street (1/2 block to the west) where the lands are zoned C2.

The adjacent parcels are zoned Residential R1B and R2, and therefore the proposed Residential R1C designation would be appropriate for the neighbourhood and fit in well with the character of the area. The R1B designation was considered for this application, however the frontage could not be met and Township Planning Staff indicated that R1C would be the preferred zone as all of the zoning requirements could be met.

There has been a lot of residential development in the subject area and the proposed new dwelling will fit well in the area in terms of usage and aesthetics.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Rashmibahen Patel
ec Jay Modi (jay_modi@hotmail.com)