

# Application for Amendment to the Zoning By-law

under The Planning Act, R.S.O. 1990 c.P.13, as amended



**Township Centre Wellington**  
1 MacDonald Square  
PO Box 10, Elora, ON N0B 1S0  
Tel: (519) 846-9691  
Fax: (519) 846-2190

## The Amendment

1. **Type of Amendment**

- Site specific
- Other (please specify):

Date Submitted: 14 / 12 / 2018  
dd mm yyyy

Date Application Deemed Complete: 15 / 01 / 2019  
dd mm yyyy

File No. RZ11/18

2. **Purpose of and reasons for the proposed amendment(s):** To implement the Hamlet designation in the County Official Plan for the subject property.

## GENERAL INFORMATION

3. **Applicant Information**

Registered Owners Name(s): Steven Wright, Elora Ridge Developments

Address 11 Spencer Drive, Elora N0B 1S0

E-mail address wrighthavenhomes@gmail.com

Tel. No. [REDACTED] Fax

Applicant (Agent) Name(s): Astrid Clos, Astrid J. Clos Planning Consultants

Address 423 Woolwich Street, Suite 201, Guelph, Ontario N1H 3X3

E-mail address astrid.clos@ajcplanning.ca

Tel. 519-836-7526 Fax

❖ **Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:**

Send correspondence to:  Owner  Agent  Other \_\_\_\_\_

❖ When did the current owner acquire the subject land? Date: under contract

4. **What area does the amendment cover?**

- the "entire" property
- a "portion" of the property  
*(this information should be illustrated on the required drawing under item 24 of this application)*

❖ 5. **Provide a description of the "entire" property:**

Municipal Address 7278 Sideroad 4 (Inverhaugh) Township of Centre Wellington

Legal Description Park Lots 8 and 11 and Part of Park Lot 7, Part of Mill Property, Registered Plan 140 (Geographic Township of Pilkington), Township of Centre Wellington, County of Wellington.

Area	<u>15.239ha</u>	Depth <u>431</u>	m	Frontage <u>125 m</u>
	<u>37.65ac</u>	<u>1,414</u>	ft	<u>410 ft</u>

❖ 6. **Provide a description of the area to be amended if only a "portion" of the property:**

Area	ha	Depth	m	Frontage	m
	ac		ft		ft

**Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

❖  Yes  No

❖ 7. **Is the subject land within an area of land designated under any provincial plan or plans?**

Greenbelt Plan  Places to Grow  Other (please specify):

❖ If yes, does the application conform to and not conflict with the applicable provincial plan or plans?  Yes  No

**8. Official Plan**

❖ What is the current Official Plan designation of the subject property?

County of Wellington Official Plan – Schedule A1 – Centre Wellington –  
Hamlet Area, Core Greenlands, Greenlands and Montrose Water Management Protection Area

List land uses permitted by the current Official Plan designation

County of Wellington Official Plan – 7.4.1 Permitted Uses - Development will be relatively small-scale given the rural  
context and level of service available in hamlets. The primary residential use will be low density single detached units

❖ How does the application conform to the Official Plan?

The zone change application proposes 40 single detached residential lots which is permitted within the Hamlet designation.

❖ If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the official plan or official plan amendment that deals with the matter.

N/A

❖ If the application is to remove land from an area of employment, provide details of the official plan or official plan amendment that deals with the matter.

N/A

❖ If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

N/A

**9. Zoning**

❖ What is the current zoning of the property?

M3.91.2 Zone, A.91.1 Zone, the EP Zone and the EP Overlay Zone

What uses are permitted? Single detached residential dwellings

What is the nature and extend of the rezoning requested?

Please see the proposed zoning map

❖ What is the reason the rezoning is requested?

To implement the residential proposal.

❖ If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements.



- ❖ 17. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes       No

- ❖ If yes, the following reports are required:

A servicing options report; and  
 A hydrogeological report

- ❖ 18. How is storm drainage provided?

Storm Sewers       Ditches       Swales       Other means (explain below):

Please see Functional Servicing and Stormwater Management Report prepared by GM BluePlan.

### OTHER RELATED PLANNING APPLICATIONS

- 19. Has the current owner (or any previous owner) made application for any of the following, either on or within 120 metres of the subject lands?

		❖	File No.	Approval Authority	Subject Lands	Status	Purpose
Official Plan Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
❖ Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				approved	Gravel pit
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
❖ Plan of Condominium	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
❖ Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					

- ❖ 20. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes       No

If yes, provide the Ontario Regulation number of that order, if known: \_\_\_\_\_

### Other Supporting Information

- 21. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study,

Please see the attached list.

**Authorization for Agent/Solicitor to act for Owner**

*(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below should be completed)*

I, Steven Wright, Elora Ridge Developments of the Township of Centre Wellington, County of Wellington do hereby authorize Astrid J. Clos Planning Consultants to act as my agent in this application.



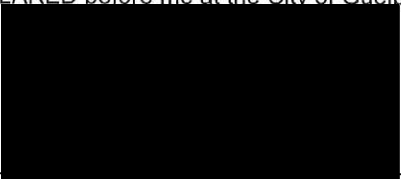
Steven Wright, Elora Ridge Developments  
*Signature of Authorized Agent*

December 12, 2018  
*Date*

❖ **Affidavit**

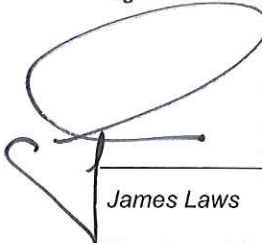
I, Astrid Clos, Astrid J. Clos Planning Consultants of the City of Guelph, County of Wellington solemnly declare that all the statements contained in this application are true, and I, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Guelph in the County of Wellington this 12 day of Dec., 2018.



Astrid Clos, ~~Astrid J. Clos Planning Consultants~~  
*Signature of Authorized Agent*


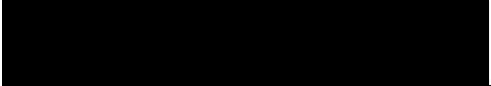
December 12, 2018  
*Date*



James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2021.

James Laws  
*Signature of Commissioner*

December 12, 2018  
*Date*

<b>Application fee of \$ <u>8750.00</u> received by the municipality:</b>	<b>Application deemed complete:</b>
	
<i>Signature of Municipal Employee</i>	<i>Signature of Municipal Employee</i>
<u>Dec 14 - 2018</u> <i>Date</i>	<u>January 15, 2019</u> <i>Date</i>