

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):

31 / 03 / 2025
dd mm yyyy

Date Application
Deemed Complete:

28 / 04 / 2025
dd mm yyyy

File No. RZ004.2025

2. Purpose of and reasons for the proposed amendment(s):

To rezone the lands from agricultural to urban residential types zones (R2, R3, R4, R6 including OS for parks) to implement a proposed Draft Plan of Subdivision on the subject lands.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Polocorp Inc (c/o Joseph Puopolo or Mike Puopolo)

Address 379 Queen St S, Kitchener ON N1G 1W5

E-mail address joseph@polocorpinc.com mike@polocorpinc.com

Tel. No. Home Work 519-745-3249 Fax

Applicant (Agent) Name(s): UP Consulting (c/o David Galbraith)

Address Unit 206 - 100 Ahrens St W, Kitchener ON N2H 4C2

Tel. No. Home email: david@upconsulting.com Work 647-961-8353 Fax

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
Mortgage with Seller/previous owner of 6581 Highway 6

Send correspondence to: ☐ Owner ☒ Agent ☐ Other

- ❖ When did the current owner acquire the subject land? Date: June 7, 2024

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 6581 Highway 6

Concession 16 Lot 17 Registered Plan No.

Area ±20.0 ha Depth ±485 m Frontage ±407 m
±49.5 ac ±1593 ft ±1335 ft

❖ 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

❖ 7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

- ☒ Yes ☐ No

❖ 8. 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

9. Official Plan

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

List land uses permitted by the current Official Plan designation
Agricultural, agriculture-related, single detached dwelling

❖ How does the application conform to the Official Plan?
See Planning Justification Report by UP Consulting

❖ 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.
The lands would be incorporated into the Urban Boundary and designated as Primary Urban Centre in the County Official Plan, and Residential in the Township Official Plan, Land Use Plan for Fergus, Elora-Salem.

❖ 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.

❖ 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.

10. Zoning

❖ What is the current zoning of the property? A (Agricultural)

❖ What uses are permitted? agriculture, residential

❖ What is the nature and extend of the rezoning requested? Rezone residential blocks R2, R3, R4 & R6. Park blocks OS.

❖ What is the reason why the rezoning is requested?
to implement the proposed draft plan of subdivision

❖ 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.

EXISTING AND PROPOSED LAND USES AND BUILDINGS

❖ 11. What is the “existing” use(s) of the subject land?

Agricultural

❖ 12. How long has the “existing” use(s) continued on the subject land?

since at least 1860

❖ 13. What is the “proposed” use(s) of the subject land?

Residential with the potential for institutional

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

| | Existing | | | Proposed | | |
|--|------------|-------|---------|------------------------|-------|---------|
| ❖ Type of building(s) or structures | Farmhouse | | | TBD at detailed design | | |
| ❖ Date of construction | ~1860 | | | | | |
| ❖ Building height | ~6m | m | ft | | m | ft |
| ❖ Number of floors | 1.5 floors | | | | | |
| ❖ Total floor area | +288 | sq. m | sq. ft. | | sq. m | sq. ft. |
| Ground floor area (exclude basement) | +157 | sq. m | sq. ft. | | sq. m | sq. ft. |
| ❖ Distance from building/structure to the: | | | | | | |
| front lot line | ±43 | m | ft | | m | ft |
| side lot line | ±233 | m | ft | | m | ft |
| side lot line | +161 | m | ft | | m | ft |
| rear lot line | ±430 | m | ft | | m | ft |
| % lot coverage | ~0.1% | | | | | |
| # of parking spaces | N/A | | | | | |
| # of loading spaces | N/A | | | | | |

EXISTING AND PROPOSED SERVICES

❖ 15. What is the access to the subject property?

- ☒ Provincial Highway ☐ Continually maintained municipal road ☐ Right-of-way
☐ Other (please specify): ☐ Seasonally maintained municipal road ☐ Water access

16. What is the name of the road or street that provides access to the subject property?

Highway 6

❖ 17. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road. (This information should be illustrated on the required drawing under item 24 of this application)

❖ 18. Indicate the applicable water supply and sewage disposal:

| | Municipal Water | Communal Water | Private Well | Other Water Supply | Municipal Sewers | Communal Sewers | Private Septic | Other Sewage Disposal |
|-------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Existing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Proposed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- ❖ 19. 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

- ❖ 20. How is storm drainage provided?

☒ Storm Sewers ☐ Ditches ☐ Swales ☐ Other means (explain below):

OTHER RELATED PLANNING APPLICATIONS

21. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Township and County OPAs submitted concurrently | | | | |
|-------------------------|---|---|--|--|--|--|

| | | | | | | |
|---------------------------|---|---|--|--|--|--|
| ❖ Zoning By-law Amendment | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | ZBA Submitted March 12 for 968 St. David St N | | | | |
|---------------------------|---|---|--|--|--|--|

| | | | | | | |
|----------------|---|--|--|--|--|--|
| Minor Variance | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
|----------------|---|--|--|--|--|--|

| | | | | | | |
|-----------------------|---|------------------------|--|--|--|--|
| ❖ Plan of Subdivision | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Submitted concurrently | | | | |
|-----------------------|---|------------------------|--|--|--|--|

| | | | | | | |
|-----------------------|---|--|--|--|--|--|
| ❖ Consent (Severance) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
|-----------------------|---|--|--|--|--|--|

| | | | | | | |
|-------------------|---|--|--|--|--|--|
| Site Plan Control | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | *Applications for ZBA/OPA/DPS submitted to Twp & County on March 12, 2025 for lands at 968 St. David St N. | | | | |
|-------------------|---|--|--|--|--|--|

- ❖ 22. 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

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning Justification Report, Environmental Impact Assessment, Arborist Report & TPP, Landscape Plans, Heritage Impact Assessment & Cultural Heritage Impact, Archaeology Assessment, Traffic Impact Assessment, Geotech & HydroG Reports, Stormwater Management Report, Functional Servicing Report, Salt Management Plan, Noise Study, Agricultural Impact Assessment, Civil Drawing Set, Land Needs Assessment

APPLICATION DRAWING

❖ 24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases it may be more appropriate to submit additional drawings at varying scales to better illustrate the proposal. The drawing must include the following information:

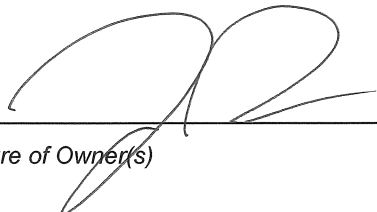
- ☐ owner's/applicant's name;
- ☐ legal description of the property;
- ❖ ☐ boundaries and dimension of the subject property and its current land use;
- ☐ dimensions of area of amendment (if not, the entire property);
- ❖ ☐ the size and use of all abutting land;
- ☐ all existing and proposed parking and loading areas, driveways and lanes;
- ❖ ☐ the location and nature of any easements or restrictive covenants on the property;
- ☐ the location of any municipal drains or award drains;
- ❖ ☐ woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- ❖ ☐ the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- ❖ ☐ the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
- ❖ ☐ if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- ❖ ☐ other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits).

The drawing should also include the scale, north arrow and date when the drawing was prepared.

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 (we) Polocorp Inc. (c/o Joseph Puopolo or Mike Puopolo) of the City of Kitchener County/Region of Waterloo do hereby authorize UP Consulting (c/o David Galbraith) to act as my agent in this application.



Signature of Owner(s)

March 19/2025

Date

❖ Affidavit

I (we) Polocorp Inc. (c/o Joseph Puopolo or Mike Puopolo) of the City of Kitchener County/Region of Waterloo solemnly declare that all the statements contained in this application are true, and I, (we), 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.

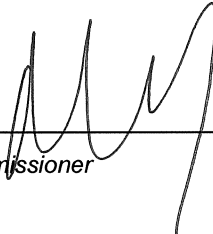
DECLARED before me at the City of Kitchener
in the County/Region of Waterloo this 19 day of March, 2025



Signature of Owner or Authorized Solicitor or Authorized Agent

March 19/2025

Date




Signature of Commissioner



March 19/2025

Date

Application fee of \$ 39,950
received by the municipality:



Signature of Municipal Employee
March 31/25

Date

Application deemed
complete:



Signature of Municipal Employee
April 28/25

Date