

Application for Amendment to the Zoning By-law

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



Centre Wellington

Township Centre Wellington

1 MacDonald Square
PO Box 10, Elora, ON N0B 1S0
Tel: (519) 846-9691
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The Amendment

1. Type of Amendment

- ☒ Site specific
☐ Other (please specify):

❖ Date Submitted:

27 / 08 / 2025
dd mm yyyy

Date Application
Deemed Complete:
22 / 09 / 2025
dd mm yyyy

File No. **R-2006-2025**

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

To rezone the site from Service Industrial (M1) to Residential Mixed Use (R6), with Site Specific regulations. Refer to Planning Justification Report by GSP Group.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): 2566201 Ontario Inc.

Address 105 Six Point Road, Etobicoke, ON M8Z 2X3

E-mail address w.nawaz@dunpar.ca

Tel. No. Home Work 437-522-8453 Fax

Applicant (Agent) Name(s): Waleed Nawaz

Address 105 Six Point Road, Etobicoke, ON M8Z 2X3

Tel. No. Home Work 437-522-8453 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: December 2023

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 650 Victoria Terrace

Concession Lot Park lot 14/15 Registered Plan No. 55

Area 4.78 ha Depth 202.9 m Frontage 255.8 m
11.81 ac 665.7 ft 839.2 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?

Industrial

List land uses permitted by the current Official Plan designation

Manufacturing, processing, fabricating, assembly, warehousing and repair establishments.

❖ How does the application conform to the Official Plan?

Refer to Planning Justification Report by GSP Group.

❖ 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.

County Official Plan Amendment. Refer to Planning Justification Report by GSP Group.

❖ 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

10. Zoning

❖ What is the current zoning of the property? Service Industrial M1

❖ What uses are permitted? Service commercial and general industrial uses

❖ What is the nature and extend of the rezoning requested? Rezoned to Residential Mixed Use (R6) with Site Specific regulations. Refer to Planning Justification Report by GSP Group.

❖ What is the reason why the rezoning is requested?

To facilitate the mixed use development consisting of 192 cluster townhomes and 11 commercial units. Refer to Planning Justification Report by GSP Group.

❖ 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.

N/A

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Manufacturing Facility with ancillary office use.

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

Since 1956

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

Mixed use development consisting of 192 cluster townhomes and 11 commercial units.

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	Industrial				Mixed Use- Residential			
❖ Date of construction	1956				N/A			
❖ Building height	6	m	19.7	ft	11	m	36.1	ft
❖ Number of floors	1				3			
❖ Total floor area	16720	sq. m	54855.6	sq. ft.	43775.2	sq. m	143619.4	sq. ft.
Ground floor area (exclude basement)	16720	sq. m	54855.6	sq. ft.	14586	sq. m	47854.3	sq. ft.
❖ Distance from building/structure to the:								
front lot line	14	m	45.9	ft	1.5	m	4.9	ft
side lot line	9.7	m	31.8	ft	3.3	m	10.8	ft
side lot line	70.4	m	231	ft	11.7	m	38.4	ft
rear lot line	63.2	m	207.3	ft	1.5	m	4.9	ft
% lot coverage	35				31			
# of parking spaces	200				494			
# of loading spaces	10				0			

EXISTING AND PROPOSED SERVICES

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

☐
☐

Provincial Highway
Other (please specify):

☒
☐

Continually maintained municipal road
Seasonally maintained municipal road

☐
☐

Right-of-way
Water access

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

Victoria Terrace and Gzowski Street

❖ 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)

N/A

❖ 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 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"/>
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 N/A

- ❖ If yes, the following reports are required:

☐ A servicing options report; and
☐ A hydrogeological report N/A

- ❖ 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						Concurrent County and Township OPA application
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No						
Minor Variance	<input type="checkbox"/> Yes <input type="checkbox"/> No						
❖ Plan of Subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No						
❖ Consent (Severance)	<input type="checkbox"/> Yes <input type="checkbox"/> No						
Site Plan Control	<input type="checkbox"/> Yes <input type="checkbox"/> No						

- ❖ 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.)

Tree Preservation and Inventory Report, Tree Protection Plan, Architectural Plans, Functional Servicing and Storm Water Management Report,

Functional Site Grading Plan, Functional Site Servicing Plan, Land Use Compatibility Report, Noise Impact Study, Phase One Environmental Site Assessment, Transportation Impact Study

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) 2566201 Ontario Inc. of the City of Toronto County/Region of _____ do hereby authorize Waleed Nawaz to act as my agent in this application.

Signature of Owner(s)

Date

08/27/2025

❖ Affidavit

I (we) Waleed Nawaz of the City of Toronto County/Region of _____ 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 Toronto in the County/Region of _____ this 27 day of August, 2025

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

Aug 27, 2025

Signature of Commissioner

Date

August 27, 2025

Application fee of \$ 45,950.00
received by the municipality: + ZBL App
+ Deposit

Application deemed
complete:

Chantalle Pellizzari

Signature of Municipal Employee

Chantalle Pellizzari

Signature of Municipal Employee

Sept 21/25

Sept 22/25

Date

Date