

Application for Amendment to the Zoning By-law



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

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

File No. RZ005/2022

The Amendment

1. Type of Amendment

- Site specific
 Other (please specify):

❖ Date Submitted: 8 / 2 / 2022
dd mm yyyy

Date Application Deemed Complete: 14 / 03 / 2022
dd mm yyyy

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

The application proposes to rezone a portion of lands from Open Space to R1A.58.14. The request is based on additional environmental analysis of the Open Space area and create a more efficient and effective block for development of executive single detached condominium.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): 1238576 Ontario Limited
Address 615 Union Street West, Fergus, Township of Centre
E-mail address byoungblood@live.ca
Tel. No. Home _____ Work _____ Fax _____

Applicant (Agent) Name(s): MHBC Planning (Attn. E. Elliott / D. Aston)
Address 540 Bingemans Centre Drive
Tel. No. Home _____ Work 519-576-3650 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: 2004 & 2016

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 27, 32 and 40 Broken Front Path and 11 Gilkison Street
Concession _____ Lot _____ Registered Plan No. _____
Area 5.56 ha Depth +/- 215 m Frontage +/- 254m m
 13.73 ac _____ ft _____ ft

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

Area 1.46 ha Depth +/- 85 (varies) m Frontage +/- 170m 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?
Residential

List land uses permitted by the current Official Plan designation
Range of residential uses, including the proposed single detached uses

❖ How does the application conform to the Official Plan?

The Official Plan permits the proposed use. The lands are within the Built Boundary where intensification is promoted.

❖ 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.

There are no zoning conditions on the subject lands

10. Zoning

❖ What is the current zoning of the property? Open Space (OS) ; Residential (R1A.58.14)

❖ What uses are permitted? Open Space and Residential

❖ What is the nature and extend of the rezoning requested? Modify existing limits between open space and residential zones

❖ What is the reason why the rezoning is requested?

Recent environmental study characterization of area and potential for more efficient development

❖ 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.

The site specific by-law establishes the maximum unit count, which is not proposed to be changed.

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Residential

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

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

Residential

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	_____	_____	30 residential	_____	
❖ Date of construction	_____	_____	_____	_____	
❖ Building height	_____ m	_____ ft	_____ m	_____ ft	Based on approved zoning for the lands
Number of floors	_____	_____	_____	_____	
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.	
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.	
❖ Distance from building/structure to the:					
front lot line	_____ m	_____ ft	_____ m	_____ ft	
side lot line	_____ m	_____ ft	_____ m	_____ ft	
side lot line	_____ m	_____ ft	_____ m	_____ ft	
rear lot line	_____ m	_____ ft	_____ m	_____ ft	
% lot coverage	_____	_____	_____	_____	
# of parking spaces	_____	_____	_____	_____	
# of loading spaces	_____	_____	_____	_____	

EXISTING AND PROPOSED SERVICES

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

- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Continually maintained municipal road | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> Other <i>(please specify):</i>
Private condominium road | <input type="checkbox"/> Seasonally maintained municipal road | <input type="checkbox"/> Water access |

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

Current - Broken Front Path

❖ 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

❖ 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):

Stormwater management design accommodated in the facility approved with the plan of subdivision.

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?

	<input type="checkbox"/> Yes <input type="checkbox"/> No	File No.	Approval Authority	Subject Lands	Status	Purpose
Official Plan Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No					
❖ Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2009-045	LPAT		Approved	Residential / OS
Minor Variance	<input type="checkbox"/> Yes <input type="checkbox"/> No					
❖ Plan of Subdivision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	23T-15003	LPAT		Approved	Residential /OS
❖ 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.)

Planning Justification Report, Environmental Addendum Report

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.

- Please see drawings in Planning Justification Report

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) 1238576 Ontario Limited of the Town of Centre Wellington County/Region of Wellington do hereby authorize MHBC Planning to act as my agent in this application.


Signature of Owner(s)

February 5, 2022.
Date


❖ **Affidavit**

I (we) Emily Elliott 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 7 day of FEB, 2022


Signature of Owner or Authorized Solicitor or Authorized Agent

FEB 7 / 2022
Date


David William Aston, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires January 9, 2023.
Signature of Commissioner

FEB 7 / 2022
Date

<p>Application fee of \$ _____ received by the municipality:</p> <p><u>Chantalle Pellizzari</u> Signature of Municipal Employee Feb 11/22 Date</p>	<p>Application deemed complete:</p> <p><u>Chantalle Pellizzari</u> Signature of Municipal Employee Mar 14/22 Date</p>
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