

# 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

File No. **RZ007-2025**

### The Amendment

#### 1. Type of Amendment

- ☒ Site specific  
☐ Other (please specify):

❖ Date Submitted:

**31 / 10 / 2025**  
dd mm yyyy

Date Application  
Deemed Complete:

**18 / 11 / 2025**  
dd mm yyyy

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

The purpose of the proposed Zoning By-law Amendment is to permit the construction of a 25-unit townhouse project, including 4 street townhouse units and 21 cluster units (5 blocks). The existing single-detached dwelling will be retained post-development, with its existing attached garage being demolished. The Zoning By-law amendment seeks to rezone the property from 'Residential (R1A)' to a site-specific 'Residential (R3.XX.XX)' zone, with site-specific amendments. See Planning Justification Report for more information.

### GENERAL INFORMATION

#### 3. Applicant Information

Registered Owners Name(s): James Keating Construction Ltd.

Address: 70 Mathieson Street, Elora, Ontario N0B 1S0

E-mail address: tkeating@keatinghomes.ca

Tel. No. Home: Work: (519) 846-9704

Fax:

Applicant (Agent) Name(s): Richard Kelly-Ruetz & Hugh Handy

Address: 72 Victoria Street South, Suite 201, Kitchener, Ontario, N2G 4Y9

Tel. No. Home: Work: (519) 569-8883

Fax:

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

N/A

Send correspondence to: ☐ Owner ☒ Agent ☐ Other

❖ When did the current owner acquire the subject land? Date: 2017

#### 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:

191 Wellington Road 7 - PK LT 1 W/S SOUTH ST (W OF RIVER) PL 112 NICHOL  
290 South Street - PT PK LT 2 W/S SOUTH ST (W OF RIVER) PL 112 NICHOL PT 1 61R1393; MARK LANE PL 112 NICHOL CLOSED BY BYLAW ROS174513 PTS 4 & 5 61R1393; CENTRE

Municipal Address: 191 Wellington Rd 7 & 290 South Street

Concession: Lot: Registered Plan No.

Area: 0.84 ha 2.07 ac Depth: 100.74 m 330.51 ft Frontage: 90.90 m 298.23 ft

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

Area: Above ha Depth: Above m Frontage: Above 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 (Schedule A-1 - Land Use Plan, Township of Centre Wellington Official Plan)

List land uses permitted by the current Official Plan designation

A variety of housing types shall be allowed, but low rise and low-density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate. Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

❖ How does the application conform to the Official Plan?

Refer to Planning Justification Report.

❖ 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.

❖ 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? Residential (R1A) Zone

❖ What uses are permitted? Single-detached dwelling, existing semi-detached dwelling, existing link or twin dwelling, group home in accordance with Section 4.16, and accessory uses to the foregoing.

❖ What is the nature and extend of the rezoning requested? Site-specific Residential (R3.XX.XX) Zone, see Planning Justification Report, Draft Zoning By-law Amendment, and Draft Zoning By-law Amendment Schedule for more information.

❖ What is the reason why the rezoning is requested?

Current Residential (R1A) Zone does not permit townhouse dwellings. See Planning Justification Report, Draft Zoning By-law Amendment, and Draft Zoning By-law Amendment Schedule for more information.

❖ 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?

Existing single-detached dwelling to be retained, with the exception of its associated garage which is proposed to be demolished. The remaining portions of the Site are currently vacant.

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

Unknown.

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

Residential, including 25 townhouse dwellings (4 street townhouses and 21 cluster townhouses), including associated parking, stormwater management facility, outdoor amenity space, and snow storage. See Planning Justification Report for more information.

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

(please use a separate page if necessary)

Varies. See Site Plan and Planning Justification Report included in submission package.

	Existing		Proposed	
❖ Type of building(s) or structures				
❖ Date of construction				
❖ Building height	m	ft	m	ft
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?

- ☐ 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?

South 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)

❖ 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

- ❖ 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*):

See Functional Servicing and Stormwater Management Design Report for more information.

## 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Minor Variance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
❖ Plan of Subdivision	<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						

- ❖ 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.*)  
Functional Servicing and Stormwater Management Design Report, Heritage Impact Assessment, Transportation Impact Study, Planning Justification Report (including Urban Design Brief).

## 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) Tom Keating of the \_\_\_\_\_ of \_\_\_\_\_  
County/Region of \_\_\_\_\_ do hereby authorize  
GSP Group Inc. (Hugh Handy / Richard Kelly-Ruetz) to act as my agent in this application.

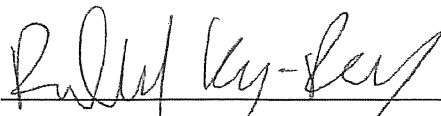
  
Signature of Owner(s)

Oct 30<sup>th</sup>, 2025  
Date


### ❖ Affidavit

I (we) Richard Kelly-Ruetz 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 30 day of OCTOBER, 2025

  
Signature of Owner or Authorized Solicitor or Authorized Agent

Oct 30, 2025  
Date

  
Signature of Commissioner

OCT. 30, 2025  
Date

Natasha Wilson, a Commissioner, etc.,  
Province of Ontario, for GSP Group Inc.  
Expires August 25, 2027.

Application fee of \$ \_\_\_\_\_  
received by the municipality:

Application deemed  
complete:

  
Signature of Municipal Employee  
OCT 31- 2025  
Date

  
Signature of Municipal Employee  
NOV 18 25  
Date