

# 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. R2020/22

### The Amendment

Date Application Deemed Complete: 03/01/2023  
dd mm yyyy

- 1. Type of Amendment
  - Site specific
  - Other (please specify):

29/09/2022  
dd mm yyyy  
02/12/2022

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

Please see the attached Planning Justification Report prepared by MHBC Planning

## GENERAL INFORMATION

### 3. Applicant Information

Registered Owners Name(s): Melinda and Tim Croft  
 Address: 7450 Middlebrook Road Elora  
 E-mail address: melinda.croft@me.com  
 Tel. No. Home: \_\_\_\_\_ Work: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant (Agent) Name(s): MHBC Planning (Email: hawkins@mhbcplan.com and aclarke@mhbcplan.com)  
 Address: 540 Bingham Centre Drive, Suite 200, Kitchener Ontario, N2B 3X9  
 Tel. No. Home: \_\_\_\_\_ Work: 519-576-3650 Fax: 519-576-0121

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:  
RBC Royal Bank, Phone: 1-800-769-2511

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

- ❖ When did the current owner acquire the subject land? Date: November 2019

### 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: 7450 Middlebrook Road Elora  
 Concession: A Lot: \_\_\_\_\_ Part Lot 1: \_\_\_\_\_ Registered Plan No.: 61R-9984  
 Area: 6.82 ha Depth: ~400m m Frontage: ~200m m  
 \_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

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

Area: ~6.77 ha Depth: ~400m m Frontage: ~200m 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, Core Greenlands and Greenlands

List land uses permitted by the current Official Plan designation

Please see the attached Planning Justification Report prepared by MHBC Planning

❖ How does the application conform to the Official Plan?

Please see the attached Planning Justification Report prepared by MHBC Planning

❖ 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

10. Zoning

❖ What is the current zoning of the property? Agricultural, Agricultural (Environmental Protection Overlay) and Environmental Protection

❖ What uses are permitted? Please see the attached Planning Justification Report prepared by MHBC Planning

❖ What is the nature and extend of the rezoning requested? Please see the attached Planning Justification Report prepared by MHBC Planning

❖ What is the reason why the rezoning is requested?

Please see the attached Planning Justification Report prepared by MHBC Planning

❖ 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.

Please see the attached Planning Justification Report prepared by MHBC Planning

### EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agriculture and Residential

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

+100 years

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

Please see the attached Planning Justification Report prepared by MHBC Planning

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

(please use a separate page if necessary)

❖	Existing		Proposed	
	Barn, 2 Storey Dwelling, Carport, Greenhouse, Shed		Barn, 2 Storey Dwelling, Carport, Greenhouse, Shed	
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.	No Changes Proposed	_____ sq. m
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____	_____ 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	_____	_____	No Changes Proposed	_____
# 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?

Middlebrook Road

❖ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<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"/>

- ❖ 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*):

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### 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Consent approved in 2005 (B17-05)
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.)

Please see the attached Planning Justification Report prepared by MHBC Planning

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## 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) Melinda and Tim Croft of the Township of  
Centre Wellington County/Region of Wellington do hereby authorize  
MHBC Planning to act as my agent in this application.



Signature of Owner(s)

Tuesday Oct 25, 2022

Date

❖ **Affidavit**

I (we) Aleah Clarke 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 17<sup>th</sup> day of November, 2022



Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 17, 2022

Date



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

Nov. 17, 2022

Date

Application fee of \$ _____ received by the municipality:	Application deemed complete:
 Signature of Municipal Employee	 Signature of Municipal Employee
<u>Dec 12 / 2022</u> Date	<u>Jan 3 / 2023</u> Date