

# 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. R7001-2023

### The Amendment

❖ Date Submitted:

30/12/2022  
dd mm yyyy

Date Application Deemed Complete:

27/01/2023  
dd mm yyyy

1. Type of Amendment

- Site specific  
 Other (please specify):

REZONE THE SUBJECT LANDS AT 22 PARK ROAD FROM "M1" TO "C2" TO FACILITATE COMMERCIAL DEVELOPMENT AND THE LIFTING OF "H11" FROM THE LANDS AT 94 WELLINGTON ROAD No. 7.

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

THE ENTIRE LANDHOLDINGS (82+94 WELLINGTON ROAD 7 AND 22 PARK ROAD) ARE PART OF A DEVELOPMENT PROJECT. THE ZONE CHANGE AND LIFTING OF THE HOLDING ARE REQUIRED TO ALLOW THE PROPOSAL TO PROCEED.

### GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): 2247377 ONTARIO INC. (22 PARK RD + 94 WELLINGTON RD. 7)  
Address: 82 WELLINGTON ROAD NO. 7, ELORA NOB 1S0  
E-mail address: jxintavelonis@gmail.com  
Tel. No. Home: \_\_\_\_\_ Work: 519-573-6806 Fax: \_\_\_\_\_

Applicant (Agent) Name(s): PATTERSON PLANNING CONSULTANTS INC. (SCOTT PATTERSON)  
Address: 6095 LINE 66, MONKTON, ONT. N0K 1P0  
Tel. No. Home: \_\_\_\_\_ Work: 519-577-9817 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: 2005/2010

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: 22 PARK ROAD AND 94 WELLINGTON ROAD 7  
Concession \_\_\_\_\_ Lot \_\_\_\_\_ Registered Plan No. \_\_\_\_\_  
Area: 1.6 ha \_\_\_\_\_ ac Depth: 154.9 m \_\_\_\_\_ ft Frontage: \_\_\_\_\_ m \_\_\_\_\_ ft  
63.6m - WELLINGTON ROAD  
132.9m - PARK ROAD.

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

Area \_\_\_\_\_ ha \_\_\_\_\_ ac Depth \_\_\_\_\_ m \_\_\_\_\_ ft Frontage \_\_\_\_\_ m \_\_\_\_\_ ft N/A

❖ 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?

22 PARK ROAD - "INDUSTRIAL"      94 WELLINGTON ROAD 7 - "HIGHWAY COMMERCIAL"

List land uses permitted by the current Official Plan designation

22 PARK - VARIETY OF INDUSTRIAL USES INCLUDING MANUFACTURING, PROCESSING, FABRICATING ETC. A CONCURRENT OFFICIAL PLAN AMBNDMENT HAS BEEN FILED TO CHANGE THE DESIGNATION.

94 WELLINGTON - USES CATERING TO THE TRAVELING PUBLIC ETC.

❖ How does the application conform to the Official Plan?

22 PARK - DOES NOT CONFORM TO CURRENT DESIGNATION AND AN OPA HAS BEEN SUBMITTED FOR CONCURRENT PROCESSING.

94 WELLINGTON - PROPOSED USE (RESTAURANT) IS PERMITTED IN THE DESIGNATION

❖ 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.

OPA SUBMITTED CONCURRENTLY. SEE COVER LETTER REGARDING 22 PARK ROAD.

❖ 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?

22 PARK = "M1"

94 WELLINGTON = C2.51.3 (H11)

❖ What uses are permitted?

22 PARK - ZBLA REQUESTED TO "C2" TO ALLOW THOSE USES.

94 WELLINGTON - "C2" USES WITH EXCEPTIONS.

❖ What is the nature and extend of the rezoning requested?

22 PARK - CHANGE FROM "M1" TO "C2"

94 WELLINGTON - LIFT HOLDING PROVISION "H11"

❖ What is the reason why the rezoning is requested?

TO ALLOW FOR DEVELOPMENT OF THE VACANT LAND FOR COMMERCIAL USES.

❖ 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?  
22 PARK - LANDS ARE CURRENTLY VACANT. SITE PLAN APPLICATION SPO05-2022 IS IN PROCESS REGARDING THEIR DEVELOPMENT.  
94 WELLINGTON - SINGLE DETACHED DWELLING.
- ❖ 12. How long has the "existing" use(s) continued on the subject land?  
> 20 YEARS
- ❖ 13. What is the "proposed" use(s) of the subject land?  
22 PARK ROAD - "C2" LAND USE (GROCERY STORE)  
94 WELLINGTON ROAD - "C2" LAND USE (RESTAURANT)

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	_____	_____	<u>SEE SPO05-2022</u>	
❖ 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  
WELLINGTON ROAD NO. 7 (SHARED ACCESS WITH 82 WELLINGTON ROAD)  
PARK ROAD AS WELL AS HAMILTON ST.
- 16. What is the name of the road or street that provides access to the subject property?  
WELLINGTON ROAD 7, HAMILTON ST. AND PARK 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 checked="" 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 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

❖ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FILED CONCURRENTLY					
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input 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	B140-22, B141-22, B142-22					
Site Plan Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPO05 - 2022					

❖ 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 SUPPORTING COVER LETTER AND MATERIALS SUBMITTED IN SUPPORT OF SPO05 - 2022.

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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) 2247377 ONTARIO INC. of the TOWNSHIP of CENTRE-WELLINGTON County/Region of WELLINGTON do hereby authorize SCOTT PATTERSON to act as my agent in this application.

[Signature]  
Signature of Owner(s)

DEC. 20/2022  
Date

❖ **Affidavit**

I (we) SCOTT PATTERSON of the MUNICIPALITY of NORTH PERTH County/Region of PERTH 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 MUNICIPALITY of NORTH PERTH in the County/Region of PERTH this 28 day of DECEMBER, 2022.

[Signature]  
Signature of Owner or Authorized Solicitor or Authorized Agent

DEC. 28/22  
Date

[Signature]  
Signature of Commissioner

Dec. 28/22  
Date

David C. Dickey  
A Notary Public, in and for the Province  
of Ontario, Canada.  
Expires at the Pleasure of the Lt. Governor-  
in-Council for the Province of Ontario.

Application fee of \$ _____ received by the municipality:	Application deemed complete:
<u>[Signature]</u> Signature of Municipal Employee	<u>[Signature]</u> Signature of Municipal Employee
_____ Date	<u>Jan 27/23</u> Date