

# 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. R7002.2023

## The Amendment

### 1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted:

19 / 02 / 2023  
dd mm yyyy

Date Application Deemed Complete:

01 / 03 / 2023  
dd mm yyyy

Zoning By-law Amendment application for 465 Garafraxa Street West in Fergus

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

Zoning By-law Amendment application is being submitted to facilitate the development of a 32-unit stacked townhouse development on the subject property.

## GENERAL INFORMATION

### 3. Applicant Information

Registered Owners Name(s): Habitat for Humanity (Guelph-Wellington)  
 Address: Habitat for Humanity Guelph Wellington Ico Steve Howard Suite 100B - 104 Dawson Road, Guelph On, N1H 1A6  
 E-mail address: steve@habitatgw.ca  
 Tel. No. Home: 519-767-9752 ext 22 Work: (226) 770-4341 Fax: \_\_\_\_\_

Applicant (Agent) Name(s): Dryden, Smith & Head Planning Consultants Ltd. Andrew Head  
 Address: 54 Cedar Street North, Kitchener Ontario  
 Tel. No. Home: 519-745-3540 Work: \_\_\_\_\_ Fax: \_\_\_\_\_

❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:  
A.O. Smith 599 Garafraxa

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

❖ When did the current owner acquire the subject land? Date: Sept, 2022

### 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: 465 Garafraxa Street West, Fergus Ontario, Part of Block 4, Registered Plan 77, Township of Centre Wellington  
 Concession: \_\_\_\_\_ Lot: \_\_\_\_\_ Registered Plan No.: 77  
 Area: 4181.3+/- ha 4166 ac Depth: 120m+/- m \_\_\_\_\_ ft Frontage: 63.05m+/- m \_\_\_\_\_ ft

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

Area: 4166.3+/- ha \_\_\_\_\_ ac Depth: 120m+/- m \_\_\_\_\_ ft Frontage: 63.05m+/- m \_\_\_\_\_ 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?

Centre Wellington Official Plan - FD, Future Development and County of Wellington Official Plan is Urban Centre

List land uses permitted by the current Official Plan designation

Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted

❖ How does the application conform to the Official Plan?

The proposed residential development on the subject property follows the general growth strategy as stated in the County OP.

The Proposed Development of 32 Stacked Townhouse units will help to provide new housing for the projected 46,000 new residents that will be living in the County by 2041.

❖ 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?    (FD) Future Development

❖ What uses are permitted?    FD applies to these lands and directs applicants to submit applications where further planning review is needed.

❖ What is the nature and extend of the rezoning requested?    To allow for the lands to be developed with 32 stacked townhouse units

❖ What is the reason why the rezoning is requested?

To allow for the lands to be developed with 32 stacked townhouse units

❖ 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?

Vacant

❖ 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?

32 Unit Residential Stacked Townhouse

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	None		3 Stacked Townhouses	
❖ Date of construction				
❖ Building height		m	11 +/-	m
Number of floors			3	
❖ Total floor area		sq. m	1267.2msq+/-	sq. m (with basements)
Ground floor area (exclude basement)		sq. m	316.8msq+/-	sq. m
❖ Distance from building/structure to the:				
front lot line		m	6.0m	m
side lot line		m	2.3m	m
side lot line		m	4.0m	m
rear lot line		m	44.3m	m
% lot coverage			55%+/-	
# of parking spaces			47	
# of loading spaces				

### 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?

Garafraxa Street West

❖ 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 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 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

❖ 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 Grading Drainage Report

---

---

---

### 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 type="checkbox"/> No				
❖ 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.*)

Functional Servicing and Stormwater Management, Geotechnical Investigation, Floor Plans, Lighting Plan

---

---

---

## APPLICATION DRAWING

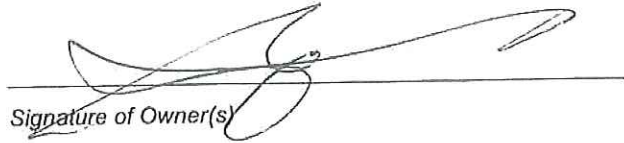
- ❖ 24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases it may be more appropriate to submit additional drawings at varying scales to better illustrate the proposal. The drawing must include the following information:
- owner's/applicant's 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) Habitat for Humanity Guelph Wellington Ico Steve Howard of the City of Guelph County/Region of Wellington do hereby authorize Dryden, Smith & Head Planning Consultants (Andrew Head) to act as my agent in this application.

  
Signature of Owner(s)

FEB. 10/23  
Date

❖ **Affidavit**

I (we) Andrew Head 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 10th day of February, 2023.



  
Signature of Owner or Authorized Solicitor or Authorized Agent

February 10, 2023  
Date

  
Signature of Commissioner

February 10, 2023  
Date

Samuel Roy Head, a Commissioner, etc.,  
Regional Municipality of Waterloo,  
for Dryden, Smith & Head Planning  
Consultants Ltd. Expires July 31, 2023.

Application fee of \$ _____ received by the municipality:	Application deemed complete:
 Signature of Municipal Employee	 Signature of Municipal Employee
<u>Feb 19/23</u> Date	<u>March 1/23</u> Date