

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. R2014/22

The Amendment

❖ Date Submitted: 22/07/2022
dd mm yyyy

Date Application Deemed Complete: 17/08/2022
dd mm yyyy

1. Type of Amendment

- Site specific
- Other (please specify):
Site specific.

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

To implement the Residential land use designation in both the County of Wellington and Township of Centre Wellington Official Plans.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Ramsey Shaheen, Cachet Developments (Elora) Inc.
 Address 361 Connie Crescent, Suite 200, Concord, Ontario, L4K 5R2
 E-mail address ramsey@cachetdevelopments.com
 Tel. No. Home _____ Work 647-283-1405 Fax _____

Applicant (Agent) Name(s): Astrid Clos, Astrid J. Clos, Planning Consultants
 Address 423 Woolwich Street, Suite 201, Guelph, Ontario N1H 3X3
 Tel. No. Home _____ Work 519-836-7526 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: _____

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 Woolwich Street East
 Concession 11 Lot 16 Registered Plan No. _____
 Area 12.491 ha Depth 389.711 m Frontage 231.785 m
30.864 ac 1,278 ft 760 ft

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

Area _____ ha Depth _____ m Frontage _____ 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

8.3.3 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.

❖ How does the application conform to the Official Plan?

The proposed single detached and townhouse uses are permitted within the current Residential designation in the County of Wellington Official Plan and the Township of Centre Wellington Official Plan.

❖ 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? Future Development FD

❖ What uses are permitted? Lawfully existing uses.

❖ What is the nature and extend of the rezoning requested? Residential Zones to implement the proposed dwelling types, as well as Park and Open Space Zones.

❖ What is the reason why the rezoning is requested?

To implement the current Residential land use designation.

❖ 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 refer to the Planning Report and Urban Design Brief provided in support of this application.

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agricultural use within the Salem Urban Area.

❖ 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 single detached, townhouse, Park, Open Space and municipal roads.

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	_____	_____	residential	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	11	m _____ ft
Number of floors	_____	_____	2	_____
❖ Total floor area	_____ sq. m	_____ sq. ft.	230	sq. m _____ sq. ft.
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	150	sq. m _____ sq. ft.
❖ Distance from building/structure to the:				
front lot line	_____ m	_____ ft	6	m _____ ft
side lot line	_____ m	_____ ft	1.2	m _____ ft
side lot line	_____ m	_____ ft	0.6	m _____ ft
rear lot line	_____ m	_____ ft	7.5	m _____ ft
% lot coverage	_____	_____	55%	_____
# of parking spaces	_____	_____	2 per unit	_____
# of loading spaces	_____	_____	N/A	_____

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

Continually maintained municipal roads.

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

Woolwich Street East, Irvine Street, Marr Drive and Clegg 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 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):

Please refer to the Stormwater Management Report prepared by MTE provided in support of this applicaiton.

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?

			❖	Approval	Subject	❖	Purpose
			File No.	Authority	Lands	Status	
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					Submitted concurrent with this Zone Change Application
❖ 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.)

Please refer to the cover letter provided with the submission.

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) Ramsey Shaheen, Cachet Developments (Elora) Inc. of the City of Vaughan County/Region of York do hereby authorize

Astrid Clos, MCIP, RPP, Astrid J. Clos Planning Consultants to act as my agent in this application.

Signature of Owner(s)

July 11, 2022

Date

❖ **Affidavit**

I (we) Astrid Clos, MCIP, RPP, Astrid J. Clos Planning Consultants of the City of Guelph County/Region of Wellington 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 Guelph in the County/Region of Wellington this 11 day of July, 20 .

Signature of Owner or Authorized Solicitor or Authorized Agent

July 11, 2022

Date

Signature of Commissioner

July 11, 2022

Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2022

Application fee of \$ 211 = \$6000, DPS = \$28,600
received by the municipality: Deposit = \$12,000

Application deemed complete:

Signature of Municipal Employee

Signature of Municipal Employee

July 22/22

Date

July 19/22

Date

Specialized Residential R2 Zone Small Lot Single Detached Dwelling (Lots 1 to 147) regulations are requested;

- That a Minimum Front Yard of 4.5 m to the habitable portion of the dwelling and 6 m to the garage door be permitted where the zoning by-law requires 6m.
- That a Minimum Exterior Side Yard of 3.5 m to the habitable portion of the dwelling and 6 m to garage door be permitted where the zoning by-law requires 4.5 m to the habitable portion of the dwelling and 6 m to face of a garage.
- That a Minimum Rear Yard of 7 m be permitted where the zoning by-law requires 7.5 m.
- That the driveway width shall not exceed 60% of the lot width to maximum driveway width of 7.5m where the zoning by-law requires that the driveway width shall not exceed 55% of the lot width to maximum driveway width of 7.5m.
- That the outside walls of an attached garage shall not exceed 60% of the lot width where the zoning by-law requires that the outside walls of an attached garage shall not exceed 55% of the lot width.

Specialized Residential R3 Zone Street Townhouse Dwelling (Blocks 148 to 156) regulations are requested;

- That a Minimum Lot Area of 170 m² be permitted where the zoning by-law requires 190m².
- That a Minimum Rear Yard of 6 m be permitted where the zoning by-law requires 7.5 m.
- That a Minimum Landscaped Open Space of 30% be permitted where the zoning by-law requires 40%.