

# 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. **R205118**

## The Amendment

### 1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: **19/05/2018**  
dd mm yyyy

Date Application Deemed Complete: **19/06/2018**  
dd mm yyyy

TOWNSHIP OF CENTRE WELLINGTON  
PLANNING & DEVELOPMENT

**MAY 24 2018**

**RECEIVED**

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

**RETIREMENT RESIDENCE, 18M height, 6 STOREYS. to C-2 EXCEPTION ZONE.**

## GENERAL INFORMATION

### 3. Applicant Information

Registered Owners Name(s): **2407484 ONTARIO INC. c/o N. MITTEL**  
Address: **209-6200 DIXIE ROAD, MISSISSAUGA ON L5T2E1**  
E-mail address: \_\_\_\_\_  
Tel. No. Home: [REDACTED] Work: [REDACTED] Fax: \_\_\_\_\_

Applicant (Agent) Name(s): **HARPER DELL & ASSOC. INC. % NICK DELL**  
Address: **1370 HURONTARIO ST MISSISSAUGA ON. L5G 3H4**  
Tel. No. Home: [REDACTED] Work: [REDACTED] Fax: [REDACTED]

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

**NA**

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

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

Municipal Address: **820 ST. DAVID ST. N.**  
Concession: \_\_\_\_\_ Lot: \_\_\_\_\_ Registered Plan No.: **PART OF PARK LOT 3**  
Area: **1069.05** ha+1 ac Depth: **99.25** m+- ft Frontage: **97.65** m+- ft **R.P. 132**

### ❖ 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

### ❖ 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?

HIGHWAY COMMERCIAL

List land uses permitted by the current Official Plan designation

MOTEL, RESTAURANTS, AUTOMOTIVE, CONVENIENCE, RESIDENTIAL,

❖ How does the application conform to the Official Plan?

COMMERCIAL USES ON GROUND FLOOR PROPOSED.

❖ 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.

NOTED COMMERCIAL USES PROPOSED IN GROUND FLOOR OF RESIDENTIAL (RETIREMENT) USE.

10. Zoning

❖ What is the current zoning of the property?

C-2

❖ What uses are permitted?

SEE JUSTIFICATION REPORT

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

PERMIT A RETIREMENT RESIDENCE

❖ What is the reason why the rezoning is requested?

NEW DEVELOPMENT ON VACANT LAND (RETIREMENT RESIDENCE)

❖ 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?

VACANT

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

Since 2010

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

RETIREMENT RESIDENCE (BLDG. "D")

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	VACANT		6 STOREY RETIREMENT HOME (PROPOSED)	
❖ Date of construction				
❖ Building height		m	18	m
❖ Number of floors			6	
❖ Total floor area		sq. m	4968.48	sq. m
❖ Ground floor area (exclude basement)		sq. m	851.52	sq. m
❖ Distance from building/structure to the:				
front lot line		m	4	m
side lot line		m	26.42	m
side lot line	VACANT	m	20.5	m
rear lot line		m	17.14	m
% lot coverage			20.35	%
# of parking spaces			49	
# of loading spaces			1	

**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?

STRATHALLAN ST. (FERGUS)

❖ 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)

NA

❖ 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 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 *MA*

❖ 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 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.)

*SEE ENCLOSED*  
*T.I.S. Report, SITE PLAN & ELEVATIONS, TOPO AS BUILT SURVEY JUSTIFICATION REPORT,*  
*Schedule "A" of CONDO 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.**

**TOWNSHIP OF CENTRE WELLINGTON**  
**DEPOSIT AGREEMENT FORM**

(As authorized by Schedule "I" to By-law No. 2013-092)

WHEREAS the Township of Centre Wellington has passed by-law No. 2013-092, Schedule "I" to which establishes a system of deposits and fee collection for certain planning and development applications or services provided by the Township with respect to a planning matter.

AND WHEREAS By-law No. 2013-092 requires that every application or request for services to be provided by the Township requiring a deposit as set out in Schedule "I" to By-law No. 2013-092 (*reproduced for convenience as Schedule "A" to this Agreement*) shall be accompanied by the deposit and a deposit agreement in the form established by the Township from time to time and an application is not considered complete until the required deposit and agreement has been submitted.

NOW THEREFORE the undersigned Applicant acknowledges that it has reviewed and agrees to the following terms and conditions:

1. I/We have filed a planning application with the Township of Centre Wellington, or have otherwise made a request to the Township or another agency or public body that requires the services of the Township; and,
2. I/We have been advised of the deposit required by the Township in accordance with the attached Schedule "A" for service provision and I/We forthwith agree to pay to the Township's Treasurer the required deposit in the amount of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00)

And that this deposit is in addition to the required fee. The required deposit amount has been determined by the attached Schedule "I" to By-law No. 2013-092.

3. I/We acknowledge and agree that an application or request for service is not complete until the required fee and deposit have been paid and this agreement has been signed. The Township reserves the right to refuse to accept or to further process an application or request for service until such time as both the required fee and deposit have been paid.
4. All monies paid as deposits to the Township are held by the Township in trust until final disposition of the planning application. Applicants shall receive invoices for various expenses incurred by the Township for services provided in the conduct of an application, including but not limited to the following:


Legal services provided by Township Solicitor	At cost + 5%
Engineering services provided by Township's Consulting Engineer's or other specialized consulting services retained by the Township	At cost + 5%
Other Peer Review	At cost + 5%
Newspaper Advertising	At cost
Per diems for Township Council or Committee members to attend meetings.	At cost
Per diems for Township staff to attend meetings outside of regular working hours.	At cost

Any amounts so invoiced shall become due and payable to the Township within **thirty (30)** days of the invoice.

5. Deposit monies shall bear interest at the most advantageous savings account rate of the Township's bank. In the event that an applicant does not pay the application fees and costs provided for in this By-law by its due date, the Township shall pay the amount of the invoice from the applicant's deposit monies. The applicant shall replenish the deposit upon demand by the Township and the Township shall not be obligated to further process the application until such time as the deposit is reinstated to its full amount.
6. Where the Township approves a planning application, and that application is appealed to the Ontario Municipal Board by a party other than the applicant, the Township shall continue to submit invoices to the applicant for the provision of services provided with respect to the application, including the preparation and representation by Township staff or consultants before the Ontario Municipal Board. Failure to pay invoices or maintain the deposit as required may result in the Township's refusal to provide services in support of the application at the Ontario Municipal Board.
7. Where the Township rejects a planning application, and the applicant or any other party appeals the Township's rejection of an application, invoices for services provided in respect

of such application shall continue to be submitted up until the time of submission of the appeal to the Ontario Municipal Board.

8. In the event that the Township provides a service in connection with a planning application for which a fee is to be paid as set out in By-law 2013-092, but such fee is not submitted or collected by the Township prior to the provision of service by the Township, then an invoice shall be submitted by the Township and the provisions of the deposit agreement shall apply to the invoice for service provision.

Name of Applicant		HARPER DOLL & ASSOC. INC to Nick Doll
Address of Applicant		
1370 HURONTARIO ST MISSISSAUGA ON		
Invoices to be sent to (Name/Address)	APPLICANT	LSG 3H4
Dated at the Township of Centre Wellington this 17 day of May, 2018		
Signature of Applicant:		
		

Office Use Only	
Name of Township Official	Signature of Township Official
Date Received	

**Important Note:**

Applicants are encouraged to engage in preconsultation with the Township prior to the submission of a planning application. Consultation with Township staff prior to the submission of a planning application is not charged to the proponent. However, if the requested preconsultation requires the Township to engage its legal or engineering consultant, or incur any external expenses, a deposit agreement shall be completed and the amount of such deposit shall be \$2,000. Upon submission of an application, any deposit monies that continue to be held by the Township may be applied against the total deposit required in support of a complete planning application or request for services.

**SCHEDULE "A" TO DEPOSIT AGREEMENT**

TYPE OF APPLICATION	REQUIRED DEPOSIT
Official Plan Amendment	In accordance with Schedule "B"
Zoning By-law Amendment	In accordance with Schedule "B"
Temporary Use Zoning By-law Amendment or Extension Thereof	In accordance with Schedule "B"
Site Plan Approval Requiring A Site Plan Agreement	In accordance with Schedule "B"
Site Plan Approval With No Agreement Required	In accordance with Schedule "B" {Note: Staff May Waive Deposit at their sole discretion if external costs (i.e. consulting fees) are not anticipated}
Amendment to existing Site Plan not requiring an Agreement	\$1,200
Amendment to Site Plan and Site Plan Agreement (Minor – less than 50% expansion to gross floor area)	\$1,200
Amendment to Site Plan and Site Plan Agreement (Major – greater than 50% expansion to gross floor area)	In accordance with Schedule "B"
Development Agreement	\$2,400
Township review of Draft Plan of Subdivision or Condominium Application including preparation of draft approval conditions and Subdivision or Condominium Agreement	In accordance with Schedule "B"
Preconsultation	\$1,200 {Note: Staff May Waive Deposit at their sole discretion if external costs (i.e. consulting fees) are not anticipated}
Any Other Application Not Listed Above Where a Deposit is Required	In accordance with Schedule "B"

**SCHEDULE "B" TO DEPOSIT AGREEMENT**

Where Schedule "A" requires a deposit determined in accordance with Schedule "B", the minimum amount of deposit shall be calculated according to the following formula:

- \$2,400.00 If the application relates to land that, if passed, would allow the development of:
  - (A) fewer than six (6) dwelling units, or
  - (B) less than 465 m<sup>2</sup> (5,005 ft<sup>2</sup>) of non-residential (i.e. industrial, commercial or institutional) floor area, or
  - (C) a parcel of land containing less than 0.5 hectares (1.2 acres) which will not involve the construction of any buildings or structures requiring a building permit.
  
- \$6,000.00 If the application relates to land that, if passed, would allow the development of:
  - (A) more than six (6) dwelling units, but fewer than twenty (20) dwelling units, or
    - 1. between 465 m<sup>2</sup> and 1,860 m<sup>2</sup> (5,005 ft<sup>2</sup> and 20,022 ft<sup>2</sup>) of non-residential (i.e. industrial, commercial or institutional) floor area, or
  - (B) a parcel of land containing more than 0.5 hectares (1.2 acres) but fewer than 5.0 hectares (12.3 acres) which will not involve the construction of any buildings or structures requiring a building permit.
  
- \$12,000.00 If the application relates to land that, if passed, would allow the development of:
  - (A) more than twenty (20) dwelling units, or
  - (B) more than 1,860 m<sup>2</sup> (20,022 ft<sup>2</sup>) of non-residential (i.e. industrial, commercial or institutional) floor area, or
  - (C) a parcel of land containing more than 5.0 hectares (12.3 acres) which will not involve the construction of any buildings or structures requiring a building permit.



### 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) 240 7473 Ontario Inc. of the City of Mississauga County/Region of Peel do hereby authorize Harper Dell & Associates Inc. to act as my agent in this application.



Signature of Owner(s)

May 14 2018  
Date

### ❖ Affidavit

I (we) Harper Dell of the City of Mississauga County/Region of Peel 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 Mississauga in the County/Region of Peel this 14 day of May, 2018.

X   
Signature of Owner or Authorized Solicitor or Authorized Agent

May 14 / 18  
Date



Signature of Commissioner

May 14 / 2018  
Date

**Gregory Henry Dell, a Commissioner, etc.,  
Regional Municipality of Peel, for 719070  
Ontario Limited o/a Greg Dell & Associates  
Expires November 17, 2019**

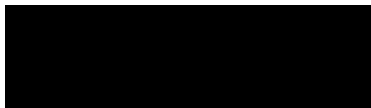
Application fee of \$ 8750.00 received by the municipality:

Application deemed complete:



Signature of Municipal Employee

May 25 / 18  
Date



Signature of Municipal Employee

June 19 / 18  
Date