

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

The Amendment

1. Type of Amendment

30/04/2018

01/06/2018

dd mm yyyy

Date Application Deemed Complete:

28/06/2018

dd mm yyyy

File No. RZ06/18
County # 235-18002
TOWNSHIP OF CENTRE WELLINGTON
PLANNING & DEVELOPMENT

JUN 01 2018

RECEIVED

- Site specific
- Other (please specify):

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

To create the required zones for a mixed density residential subdivision

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): James Keating Construction (2004) Limited

Address 70 Mathieson Street, Elora N0B 1S0

E-mail address _____

Tel. No. Home _____ Work 519-846-9704 Fax _____

Applicant (Agent) Name(s): Black, Shoemaker, Robinson & Donaldson Limited

Address 257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

Tel. No. Home _____ Work 519-822-4031 Fax 519-822-1220

❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
None

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: May 5, 2005 and August 27, 2015

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 6542 and 6560 Gerrie Road, Elora

12 Concession _____ Lot Part Lots 17 and 18

Registered Plan No. _____

Area 21.4603 ha _____ m _____ m
53 ac _____ ft _____ ft

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

Area _____ ha _____ m _____ 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 **X** Places to Grow ... Other (*please specify*):

❖ If yes, does the application conform to and not conflict with the applicable provincial plan or plans? ... **X** Yes ... No

9. Official Plan

❖ What is the current Official Plan designation of the subject property?

County – Elora Urban Centre Township - Pending OPA final approval for Residential and Core Greenlands

List land uses permitted by the current Official Plan designation

All forms of residential development and open space

❖ How does the application conform to the Official Plan?

The zone change will accommodate a mixed density residential subdivision

❖ 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, Open Space, Environmental Protection & EP Overlay**

❖ What uses are permitted? **Agricultural, recreation, conservation and resource management**

❖ What is the nature and extend of the rezoning requested? **See attached zoning schedule for residential and associated uses**

❖ What is the reason why the rezoning is requested?

To implement draft plan of subdivision.

❖ 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

Township of Centre Wellington

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Wetland, woodland, agricultural crops and one single detached dwelling

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

Land has never been developed save for existing detached dwelling which is approximately 60 years old.

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

Single detached residential, cluster townhouses, apartment building, park, open space and stormwater management

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

(please use a separate page if necessary)

	Existing <u>(TO BE REMOVED)</u>		Proposed – IN <u>(ACCORDANCE WITH BY-LAW)</u>	
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____ m	_____ ft	_____ m	_____ ft
❖ Building height	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area <small>(exclude basement)</small>	_____	_____	_____	_____
❖ 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
- ... Other *(please specify):*
- x 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?

Gerrie Road and Walsler Drive

❖ 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	...	...	...	...	...	...	...	...
b) Proposed	X	...	...	...	X	...	...	...

- ❖ 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?

N/A

... Yes ... No

If yes, the following reports are required:

- ... A servicing options report; and
- ... A hydrogeological report

- ❖ 20. How is storm drainage provided?

...X Storm Sewers ... Ditches ... Swales ... Other means (explain below):

and stormwater management facility

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?

				TM File No.	Approval Authority	Subject Lands	TM Status	Purpose
Official Plan Amendment	X	Yes	... No	OPA69	County	X	Approved	Expand Elora Urban Centre
Zoning By-law Amendment	...	Yes	... No	_____				
Minor Variance	...	Yes	... No	_____				
Plan of Subdivision	X	Yes	... No	North Valley subdivision Ville Lora Downs	County		Approved	Residential subdivision
Consent (Severance)	...	Yes	... No	_____				
Site Plan Control	...	Yes	... No	_____				

- ❖ 22. Has the subject land ever been the subject of a Minister's Zoning Order?

... Yes X... 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.)

As part of the draft plan of subdivision application, the following reports have been submitted: Planning Justification Report, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Phase 1 and 2 Site EA's, Environmental Impact Study and Drinking Water Source Protection Screening Form

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) James Keating Construction (2004) Limited of the Township of Centre Wellington County of Wellington do hereby authorize Black, Shoemaker, Robinson & Donaldson Limited to act as my agent in this application.


Signature of Owner(s)

MAY 31, 2018
Date

❖ **Affidavit**


I (we) Nancy Shoemaker (Black, Shoemaker, Robinson & Donaldson Limited) of the City of Guelph County 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 of Wellington this 31ST day of ~~April~~ MAY, 20 18.


Signature of Owner or Authorized Solicitor or Authorized Agent

MAY 31ST, 2018
Date


Kerry Francis Hillis, a Commissioner, etc.
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Signature of Commissioner, Expires: January 29, 2019

MAY 31, 2018
Date

Application fee of \$ 2825.00 - Zone Change
28,100 - Sub.
received by the municipality: 1000 - deposit

Application deemed complete:

Signature of Municipal Employee	Signature of Municipal Employee
Date <u>Cherelle Pelletier</u>	Date <u>Cherelle Pelletier</u>
<u>June 1/18</u>	<u>June 28/18</u>