

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

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: 23/03/2022
dd mm yyyy

Date Application Deemed Complete: 25/04/2022
dd mm yyyy

File No. R2007-22

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

To rezone the property to R2 to permit the establishment of semi-detached residential dwellings
Subject to approval of the rezoning application, the proposal is to create two semi-detached residential structures (4 units) and a single detached home on the retained parcel at rear of the site. Site-specific provisions are included to address reduced frontage, side yards and future possible accessory apartments (landem parking).

The reduced lot frontage will apply to both the semi-detached units and single detached house. The balance of remaining site specific provisions relate to the semi-detached units.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): RSR Inc.
Address 651 Orangeville Road, Fergus ON N1M 1T9
E-mail address stovel.associates@sympatico.ca
Tel. No. Home _____ Work 519-766-8042 Fax _____

Applicant (Agent) Name(s): Rob Stovel
Address 651 Orangeville Road, Fergus ON N1M 1T9
Tel. No. Home _____ Work 519-766-8042 Fax _____

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

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: 2021

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 149 Sideroad 18, Fergus Ontario Pl. Lots 9, 10, 11 PL 87, Nichol
Concession N/A Lot Part of Lot 9 & 11 Registered Plan No. 87
Area 0.42 ha Depth + 115.06 m Frontage + 36.6 m
1.03 ac _____ ft _____ ft Note: additional lands documented in attachment

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

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
Primarily Residential Land Uses.
- ❖ How does the application conform to the Official Plan?
Site Located in Urban Area. Residential uses are permitted.
- ❖ 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? R1A.70.1 with EP overlay
- ❖ What uses are permitted? All uses in R1A Zone. Maximum front yard setback of 30 m.
- ❖ What is the nature and extend of the rezoning requested? Rezone the site to R2 to permit single detached and/or semi-detached residential on smaller lot area. (Two semi-detached structures creating 4 units and one single-detached residential structure at rear of site)
- ❖ What is the reason why the rezoning is requested?
Provide for more attainable housing.
- ❖ 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?

Residential dwelling and Landscaped Area

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

40+ Years.

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

Single Family residence and semi-detached residential use

(Two semi-detached structures creating 4 units at front of property and one single detached residence at rear of property)

The existing house will be demolished or removed from the site.

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

(please use a separate page if necessary)

	Existing		Proposed	
	House		Semi	
❖ Type of building(s) or structures				
❖ Date of construction	Unknown		TBD	
❖ Building height	+/- 7-8	m	< 10 m	m
❖ Number of floors	1		2	
❖ Total floor area		sq. m	TBD	sq. m
Ground floor area (exclude basement)		sq. m	TBD	sq. m
❖ Distance from building/structure to the:				
front lot line	+/- 20.9	m	13	m
side lot line	+/- 10	m	1.21	m
side lot line	+/- 15.84	m	1.21	m
rear lot line	+/- 7.7	m	7.62	m
% lot coverage	3%		< 40%	
# of parking spaces	6		2	
# of loading spaces	N/A		NA	

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?

Sideroad 18

❖ 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:

Note: at the time of submission the existing well and septic were operating but

	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 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"/>

- ❖ 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: N/A

- A servicing options report; and
 A hydrogeological report

- ❖ 20. How is storm drainage provided?

Storm Sewers Ditches Swales Other means (explain below):

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Approved by Township 2021 to allow Dwelling with max front yard setback of 136M	
❖ Plan of Subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Consent (Severance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			B66-20 Approved by County 2021	
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.)

Planning Justification Report prepared by GSP Planning.

EIS prepared by LEC Environmental was submitted as part of consent application. Note: Arborist report included as appendix to EIS.

Planning Report prepared by GSP

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: Attached are the site sketches prepared by Van Harten for consent and lot line adjustment applications.
- 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) Kevin Hutton and Kathryn Hutton of the Township of Centre Wellington County/Region of Wellington do hereby authorize Rob Stovel to act as my agent in this application.

[Signature]
Signature of Owner(s)

mar. 19 / 22
Date

*** Affidavit**

I (we) Rob Stovel of the Township of Centre Wellington 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 Township of Centre Wellington in the County/Region of Wellington this 23 day of March, 2022.

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

March 23 / 22
Date

[Signature]
Signature of Commissioner
Carol Ann McKenzie, a Commissioner,
etc., Province of Ontario, for
Morris - Shannon Law Office.
Expires April 14, 2024.

March 23, 2022
Date

Application fee of \$ _____ received by the municipality:	Application deemed complete:
<u>[Signature]</u> Signature of Municipal Employee	<u>[Signature]</u> Signature of Municipal Employee
<u>March 23/22</u> Date	<u>April 25/2022</u> Date