

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. **R2005-2023**

The Amendment

Date Application Deemed Complete:

1. Type of Amendment

28 / 03 / 2023
dd mm yyyy

27 / 04 / 2023
dd mm yyyy

- Site specific
- Other (please specify):

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

To re-zone a portion of the lands from the R1A zone to the C1 zone to permit a mixed-use building with a maximum height of 5 storeys and a restaurant.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Oxford Green Riverside Developments
 Address: Box 2985 Elora ON
 E-mail address: armceachem@gmail.com
 Tel. No. Home: _____ Work: _____ Fax: _____

Applicant (Agent) Name(s): MHBC Planning Ltd.
 Address: 540 Bingham Centre Drive, Kitchener
 Tel. No. Home: _____ Work: 519 576 3650 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: 19 East Mill Street, Elora
 Concession: _____ Lot: 11 Registered Plan No.: 181 Elora
 Area: 0.25 ha 60 m Frontage: 36 m
0.61 ac 197 ft 118 ft

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

Area: 0.22 ha 60 m Frontage: 18 m
0.54 ac 197 ft 57 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, Regulatory Flood Line, Regulatory Flood Fringe, Greenlands

List land uses permitted by the current Official Plan designation

Residential uses, institutional uses, commercial uses, parks, passive recreation, open space, conservation

❖ How does the application conform to the Official Plan?

An Official Plan Amendment has been submitted simultaneously to re-designate the same portion of the property as Central Business District
No change to the Regulatory Flood Line, Flood Fringe or Greenlands designations is 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.

❖ 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.

❖ 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.

10. Zoning

❖ What is the current zoning of the property? R1A, EP/EP Overlay

❖ What uses are permitted? Residential, Conservation, Passive Recreation

❖ What is the nature and extend of the rezoning requested? To re-zone a portion of the property to permit commercial and multiple residential uses

❖ What is the reason why the rezoning is requested?
The R1A zone does not permit mixed-use commercial and residential, or stand-alone commercial uses

❖ 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.
The maximum height for the proposed C1 zone is 3 storeys

EXISTING AND PROPOSED LAND USES AND BUILDINGS

❖ 11. What is the "existing" use(s) of the subject land?
Residential and existing commercial/industrial (casket manufacturing)

❖ 12. How long has the "existing" use(s) continued on the subject land?
unknown (+/- 60 years)

❖ 13. What is the "proposed" use(s) of the subject land?
Mixed-use commercial and residential with stand-alone commercial

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	dwelling		mixed-use	
❖ Date of construction	+/- 1900			
❖ Building height	2 storeys	m	19.5	m
❖ Number of floors			4	
❖ Total floor area		sq. m	4,433	sq. m
Ground floor area (exclude basement)		sq. m	776	sq. m
❖ Distance from building/structure to the:				
front lot line	0.7	m	0	m
side lot line	3	m	0	m
side lot line	17	m	5	m
rear lot line		m	29	m
% lot coverage			38	
# of parking spaces	5+		21	
# of loading spaces				

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?
East Mill Street

❖ 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 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:

- 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No				An Official Plan Amendment application will be submitted concurrently
❖ 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				A future Site Plan application will be submitted

- ❖ 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, Heritage Impact Assessment, Urban Design Brief, Traffic Impact Study, Stormwater and Functional Servicing Report

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) Oxford Green Riverside Developments of the Township of Centre Wellington County/Region of Wellington do hereby authorize MHBC Planning Ltd to act as my agent in this application.

Sandy McNaughton
Signature of Owner(s)

March 6, 2023
Date

❖ **Affidavit**

I (we) Pierre Chauvin 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 City of Kitchener in the County/Region of Waterloo this 13th day of March, 2023

Sandy McNaughton
Signature of Owner or Authorized Solicitor or Authorized Agent

Mar. 13, 2023
March 6, 2023
Date

[Signature]
Signature of Commissioner

March 13/23
Date
David William Aston, a Commissioner, etc.,
Province of Ontario for MacNaughton Hemsen
Britton Clarkson Planning Limited.
Expires January 9, 2026

Application fee of \$ <u>31,705.00</u> received by the municipality:	Application deemed complete:
<u>Chantelle Pelletier</u> Signature of Municipal Employee	<u>Chantelle Pelletier</u> Signature of Municipal Employee
<u>March 28/23</u> Date	<u>April 27/2023</u> Date