

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
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File No. R206.2022

The Amendment

❖ Date Submitted: 22 / 03 / 2022
dd mm yyyy

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

- 1. Type of Amendment
 - Site specific
 - Other (please specify):

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

Please see provided Planning Justification Report

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): 883890 Ontario Limited c/o Fergus Development Inc.
 Address 3190 Steeles Ave E. Markham, Ontario L3R 1G9
 E-mail address farrahw@geranium.com
 Tel. No. Home _____ Work 905-477-1177 ext. 246 Fax _____

Applicant (Agent) Name(s): Geranium c/o Farrah Ward
 Address 3190 Steeles Ave E. Markham, Ontario L3R 1G9
 Tel. No. Home _____ Work 905-477-1177 ext. 246 Fax _____
 Email farrahw@geranium.com

❖ 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 GSP Group c/o Hugh Handy - hhandy@gspgroup.ca

❖ When did the current owner acquire the subject land? Date: 1998

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 8243, 8268 & 8282 Wellington Road 19
 Concession See cover letter for legal description Lot _____ Registered Plan No. _____
 Area 82.2 ha Depth ~1,165 m Frontage ~1,100 m
203.1 ac ~3,822 ft ~3,608 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?

Recreational with portions of Core Greenlands. The site is subject to local policy 9.2.2.

List land uses permitted by the current Official Plan designation

Recreation residential or seasonal residential, seasonal recreational use, active and passive recreational activities, commercial activities related to and serving recreational activities, publicly-accessible built and natural settings for recreation. Core Greenlands are to protect the environmental function of the designated areas. Residential uses as stated in local policy 9.2.2.

❖ How does the application conform to the Official Plan?

Please refer to submitted Planning Justification Report

❖ 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? Open Space Golf Course (OS-GC), Residential (R1A.29.8 and R1A.30.2), and Environmental Protection (EP)

❖ What uses are permitted? Residential, Golf Course, Natural features

❖ What is the nature and extend of the rezoning requested? Introduce an R1A exception zone, with areas of EP and open space

❖ What is the reason why the rezoning is requested?

Modify existing zoning to permit additional residential units on private communal services and mapping changes related to reduction in EP areas based on field investigations

❖ 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?
Golf course and a single detached dwelling on SE Site. 18-hole golf course, clubhouse, maintenance facilities, parking areas, and associated structures on NW Site.

- ❖ 12. How long has the “existing” use(s) continued on the subject land?
1977 for the SE Site and 2000 for the NW Site

- ❖ 13. What is the “proposed” use(s) of the subject land?
Recreational residential community on SE Site and maintenance of 18-hole golf course on NW Site together with private communal servicing facilities

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	One residential dwelling is located on the SE Site. The golf clubhouse is located on the		Please see concept plan for full breakdown	
❖ Date of construction	NW Site. A variety of their statistics are		_____	_____
❖ Building height	available on the Draft Plan of Subdivision		_____ m	_____ ft
❖ Number of floors			_____	_____
❖ Total floor area			_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
❖ 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?

<input type="checkbox"/> Provincial Highway	<input checked="" type="checkbox"/> Continually maintained municipal road	<input type="checkbox"/> Right-of-way
<input checked="" type="checkbox"/> Other <i>(please specify):</i>	<input type="checkbox"/> Seasonally maintained municipal road	<input type="checkbox"/> Water access

 Wellington Road 19 is a County Road

- 16. What is the name of the road or street that provides access to the subject property?
Wellington Road 19 and 3rd Line

- ❖ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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):

Stormwater Management Pond

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					In effect (introduced Fairview Recreational/Residential Area local policy)
❖ Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					In effect (introduced R1A.29.8 and R1A.30.2 exception zones in 1996)
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
❖ Plan of Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					Draft plan of condominium application was approved in 1996
❖ 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.)
 Please see cover letter for list of supporting documents

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) 883890 Ontario Limited of the City of Kitchener County/Region of Waterloo do hereby authorize Geranium and GSP Group to act as my agent in this application.

February 17th 2022

Signature of Owner(s)

Date

❖ **Affidavit**

I (we) 883890 Ontario Limited of the City of Kitchener County/Region of Waterloo 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 17th day of FEBRUARY, 2022

FEB. 17, 2022

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

FEB. 17, 2022

Signature of Commissioner

Date

Application fee of \$ <u>22,541.00</u> received by the municipality:	Application deemed complete:
Signature of Municipal Employee	Signature of Municipal Employee
<u>March 22/22</u>	<u>April 4/22</u>
Date	Date