

# Application for Amendment to the Official Plan

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

- Official Plan
- Other (please specify):

Date Submitted:

28 / 03 / 2023  
dd mm yyyy

Date Application Deemed Complete:

27 / 04 / 2023  
dd mm yyyy

File No. OP002-2023

### 2. Name of the Official Plan requested to be amended?

Municipal Official Plan Township of Centre Wellington - consolidated January 2013

### 3. Purpose of and reason(s) for the proposed amendment(s):

To re-designate a portion of the subject property from Residential to Central Business District.

## GENERAL INFORMATION

### 4. Applicant Information

Registered Owners Name(s): Oxford Green Riverside Developments  
 Address: Box 2985, Elora ON  
 E-mail address: armceachern@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: \_\_\_\_\_

### 5. 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)*

### 6. Provide a description of the "entire" property:

Municipal Address: 19 East Mill Street Elora  
 Concession: \_\_\_\_\_ Lot: 11 Registered Plan No.: Plan 181 Elora  
 Area: 0.25 ha Depth: 60 m Frontage: 36 m  
0.61 ac 197 ft 118 ft

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

Area: 0.22 ha Depth: 60 m Frontage: 18 m  
0.54 ac 197 ft 59 ft

**8. Is the requested amendment consistent with the Provincial Policy Statement?**

Yes       No

**9. 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

**10. What is the current Official Plan Designation on the Subject Property?**

Residential, Regulatory Flood Line, Regulatory Flood Fringe, Greenlands

**11. List the land uses that are permitted by the current Official Plan designation**

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

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.

\_\_\_\_\_

\_\_\_\_\_

**EXISTING AND PROPOSED SERVICES**

**12. 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"/>

**13. 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

### OFFICIAL PLAN AMENDMENT

**14. Does the proposed Official Plan Amendment do the following?**

- Change a policy in the Official Plan  Yes  No  Unknown
- Replace a policy in the Official Plan  Yes  No  Unknown
- Delete a policy in the Official Plan  Yes  No  Unknown
- Add a policy in the Official Plan  Yes  No  Unknown
- Add or Change a designation in the Official Plan  Yes  No  Unknown

**15. As applicable provide the following:**

- a) Section Number(s) of Policy to be Changed \_\_\_\_\_
- b) Text of the proposed new policy attached on a separate page? Yes [ ] No [ ]  
*(Note: The Planning Act requires that if the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it must be provided)*
- c) New Designation Name Central Business District
- d) Map of Proposed new Schedule attached on a separate page? Yes [ ] No [ ]
- e) The land uses that the requested official plan amendment would authorize  
In accordance with the Central Business District land use policies, specifically mixed-use (commercial and residential)

### OTHER RELATED PLANNING APPLICATIONS

**16. 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? (Please use a separate sheet if necessary)**

	File No.	Approval Authority	Subject Lands	Status	Purpose	Effect on the requested amendment
Official Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Please note we are submitting a Zoning By-law Amendment concurrently			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		A future Site Plan application will be submitted			

**17. 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

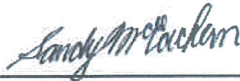
**18. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)**

Planning Justification Report, Urban Design Brief, Heritage Impact Assessment, Traffic Impact Study, Stormwater and Functional Servicing Report, Tree Management Plan

### 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.



June 28, 2022

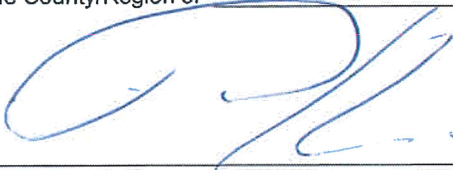
Signature of Owner(s)

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.

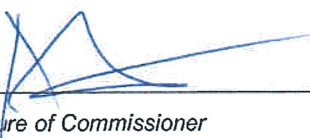
DECLARED before me at the City of Kitchener in the County/Region of Waterloo this 13<sup>th</sup> day of March, 2023



Mar. 13, 2023

Signature of Owner or Authorized Solicitor or Authorized Agent

Date



MARCH 13/ 23

Signature of Commissioner

Date

David William Aston, a Commissioner, etc.,  
Province of Ontario for MacNaughton Hemmsen  
Britton Clarkson Planning Limited.  
Expires January 9, 2026.

<p>Application fee of \$ <u>31705-</u> received by the municipality:</p> <p><u>Charlene Bell</u></p> <p>Signature of Municipal Employee</p> <p><u>March 28/23</u></p> <p>Date</p>	<p>Application deemed complete:</p> <p><u>Charlene Bell</u></p> <p>Signature of Municipal Employee</p> <p><u>April 27/23</u></p> <p>Date</p>
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