

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
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THE AMENDMENT

Date Submitted: 03 / 11 / 2022
dd mm yyyy

Date Application Deemed Complete: 24 / 11 / 2022
dd mm yyyy

File No. OP001-22

1. Type of Amendment

- Official Plan
- Other (please specify):

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

Township of Centre Wellington Official Plan

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

The amendment is required to add back-to-back, cluster, and live-work townhouses, as a permitted use at grade and above a live-work unit. Additionally the amendment is required to recognize live-work units within the first 20 m of Wellington Road 7 as commercial uses for the purposes of the site specific policy.

GENERAL INFORMATION

4. Applicant Information

Registered Owners Name(s): (1) Elora 7 BT Inc. on behalf of (2) Radaja Inc.
 Address (1) 44 Upjohn Road, Toronto ON M3B 2W1 (2) 5954 Wellington Road 7, Guelph ON N1H 6I2
 E-mail address (1) bobfor@bobfor.com (2) radaja.inc@gmail.com
 Tel. No. Home _____ Work (1) 905-752-6776 (2) 519-836-4311 Fax _____

Applicant (Agent) Name(s): MHBC Planning c/o Eldon Theodore
 Address 7050 Weston Road Suite 230 Email: etheodore@mhbcpplan.com
 Tel. No. Home _____ Work 905-761-5588 ext 213 Fax _____

Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
Property is currently mortgage free

Send correspondence to: Owner Agent Other _____

When did the current owner acquire the subject land? Date: Elora 7 BT Inc. will acquire lands November 7, 2022

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 350 Wellington Road 7, Centre Wellington
 Concession 'A' Lot 1 Registered Plan No. _____
 Area 4.45 ha Depth 91.44 m Frontage 487.68 m
11 ac 300 ft 1600 ft

7. 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

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?

Highway Commercial

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

Commercial uses that serve the travelling public or uses that are not considered compatible within the downtown of the urban centre. The permitted uses include uses such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls, building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores, residential uses within mixed-use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 N/A

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 Site Specific Policy Area to Highway Commercial designation (PA1-15)

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

Back-to-back townhouses, cluster townhouses, and live-work townhouses as additional uses and building types at grade and above a live-work unit. Live-work units within the first 20 metres of Wellington Road 7 shall constitute commercial uses for the purpose of this designation.

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					<u>Will be submitted concurrent to the Official Plan Amendment Application, for a site specific C2(H).XX Zone to permit residential and retirement uses in a back-to-back, cluster and live-work townhouse form at grade and above a live-work unit and retirement residences, within a townhouse building containing a maximum building height of 4-storeys. In addition, the site-specific provision protects for an 8-storey apartment building height. The ZBA will bring the Subject Lands into conformity with the proposed OPA and to implement the proposal.</u>
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					

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.)


Please see list in the submitted Cover Letter regarding additional supporting documents

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) Bob Forrest of the City of Toronto County/Region of _____ do hereby authorize MHBC Planning Limited to act as my agent in this application.

Elora 7 BT Inc. on behalf of Radaja Inc.



Signature of Owner(s)

October 12, 2022

Date

AFFIDAVIT

I (we) Eldon Theodore of the City of Toronto County/Region of _____ 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 Vaughan


in the County/Region of York this 31 day of October, 2022.



Signature of Owner or Authorized Solicitor or Authorized Agent

October 31, 2022



Date



Signature of Commissioner
David Alexander McKay, a Commissioner, etc.,
Province of Ontario, for MHBC Planning Limited.
Expires February 14, 2023.

October 31, 2022

Date

<p>Application fee of \$ _____ received by the municipality:</p> <p> _____ Signature of Municipal Employee</p> <p><u>Nov 3/22</u> _____ Date</p>	<p>Application deemed complete:</p> <p> _____ Signature of Municipal Employee</p> <p><u>Nov 24/22</u> _____ Date</p>
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