

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
Fax: (519) 846-2190

File No. RZ007-24

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: 10 / 12 / 2024
dd mm yyyy

Date Application Deemed Complete: _____
dd / mm / yyyy

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

The purpose of the proposed zoning by-law amendment is to modify the zoning regulations applying to the Centre Wellington Business Park – North Fergus, including changes to the permitted uses and the lot regulations. The effect of the proposed zoning by-law amendment is to implement the recommendations of the Centre Wellington Business Park Strategy

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Township of Centre Wellington
Address 1 Macdonald Sq, Elora ON N0B 1S0
E-mail address development@centrewellington.ca
Tel. No. Home 519-846-9691 Work _____ Fax _____

Applicant (Agent) Name(s): Township of Centre Wellington
Address 1 Macdonald Sq, Elora ON N0B 1S0
Tel. No. Home 519-846-9691 Work _____ 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 6518 First Line, Fergus
Concession CON 1 Lot E Pt 9 Registered Plan No. PART 4, 61R-22665
Area 16 ha Depth _____ m Frontage _____ m
40 ac _____ ft _____ ft PART 2;PART 2, 60R-1615, 61R-10869

❖ 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 See Concept Plan

❖ 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?

Industrial

List land uses permitted by the current Official Plan designation

This sight is designated "Industrial" in the Official Plan. The industrial designation permits may be used for a variety of industrial uses including, but not limited to, manufacturing, processing, fabricating, assembly, warehousing and repair establishments. Public and private services and utilities, transport facilities, storage yards and a municipal sewage treatment plant may also be permitted.

❖ How does the application conform to the Official Plan?

The Proposed zoning includes the development of a Business Park which is permitted in the Official Plan

❖ 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? M2

❖ What uses are permitted? manufacturing, processing, fabricating, assembly, warehousing and repair establishments. Public and private services and utilities, transport facilities, storage yards and a municipal sewage treatment plant may also be permitted

❖ What is the nature and extend of the rezoning requested? To allow for all uses set forth in Zoning M2 with the addition of Artisan studio Communication and broadcasting establishment, Emergency service facility, Laboratory, Business or professional office, but not including a medical clinic

❖ What is the reason why the rezoning is requested?
To facilitate the creation of a Municipal Business Park

❖ 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 and Agricultural

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

Since 1900

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

A business park which can be used for a variety of industrial uses including, but not limited to, manufacturing, processing, fabricating, assembly, warehousing and repair establishments. Public and private services and utilities, transport facilities, storage yards and a municipal sewage treatment plant may also be permitted.

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	<u>Single Detached (To-be demolished)</u>	<u>Accessory Building</u>	_____	_____
❖ Date of construction	<u>1900</u>	<u>1984</u>	_____	_____
❖ Building height	<u>Unknown</u> m	<u>Unknown</u> ft	_____ m	_____ ft
Number of floors	<u>2</u>	<u>1</u>	_____	_____
❖ Total floor area	<u>2416</u> sq. m	<u>960</u> sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	<u>896</u> sq. m	<u>960</u> sq. ft.	_____ sq. m	_____ sq. ft.
❖ Distance from building/structure to the:	<u>See Concept Plan</u>		_____	_____
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?

X

- 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?

Dickson Drive, First 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)

❖ 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 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"/>

❖ 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):

Three horizontal lines for providing details for 'Other means'.

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?

Table with 5 columns: Application Type, Yes/No checkboxes, File No., Approval Authority, Subject Lands, Status, Purpose. Rows include Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Plan of Subdivision, Consent (Severance), and Site Plan Control.

❖ 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.)

Four horizontal lines for listing 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.