

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. **R704-24**

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

03 / 07 / 2024
dd mm yyyy
Fee Rec'd July 23/24

Date Application Deemed Complete:
16 / 07 / 2024
dd mm yyyy

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

To permit a stacked townhouse development. The property is zoned R1C, which does not permit multiple residential uses.
Proposing to change the zone to R4 with site specific regulations.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): 2587722 Ontario Inc
Address 750 St. David Street N. Fergus
E-mail address [REDACTED]
Tel. No. Home [REDACTED] Work [REDACTED] Fax [REDACTED]

Applicant (Agent) Name(s): MHBC Planning Ltd.
Address 540 Bingeman's Centre Drive
Tel. No. Home [REDACTED] Work [REDACTED] Fax [REDACTED]

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 750 St. David Street N
Concession _____ Lot 2 Registered Plan No. 132
Area 1478 ha Depth 50 m Frontage 35 m
ac ft 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?
Residential

List land uses permitted by the current Official Plan designation
Detached, semi-detached, and multiple unit residential dwellings.

❖ How does the application conform to the Official Plan?

The proposed stacked townhouse development is a residential use consistent with the multiple residential use permitted in the Residential designation.

❖ 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? R1C

❖ What uses are permitted? Detached residential

❖ What is the nature and extend of the rezoning requested? To change the zone to R4 to permit multiple residential use.

❖ What is the reason why the rezoning is requested?
The R1C zone limits residential uses to detached units. The R4 zone permits multiple residential, specifically stacked townhouse units.

❖ 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 proposed development is consistent with the maximum four storey height permission. The development will be three storeys.

EXISTING AND PROPOSED LAND USES AND BUILDINGS

❖ 11. What is the “existing” use(s) of the subject land?

Residential

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

65

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

Residential

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	detached		multi-res	
❖ Date of construction	1959			
❖ Building height	1 storey	m	3 storeys	m
❖ Number of floors	1		3	
❖ Total floor area	126.35	sq. m	971	sq. m
Ground floor area (exclude basement)		sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line	16	m	3.7	m
side lot line	3	m	3	m
side lot line	12	m	12	m
rear lot line	10	m	22	m
% lot coverage	11		65	
# of parking spaces	5		18	
# 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

The current access is provided from a Provincial road. This access will be relocated to Parkside Dr which is a Municipal road.

16. What is the name of the road or street that provides access to the subject property?

St. David Street is the current access, Parkside Drive is the proposed access.

❖ 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	❖ File No.	Approval Authority	Subject Lands	❖ Status	Purpose
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
❖ Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
❖ Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
❖ Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

❖ 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.)

Functional Servicing and Stormwater Management Report, Geotechnical Investigation, Transportation Impact Assessment, and Planning Justification 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) 2587722 Ontario Inc c/o Chris Smillie of the _____ Township _____ of
Centre Wellington County/Region of Wellington do hereby authorize
MHBC Planning Ltd to act as my agent in this application.

[Redacted Signature]

June 26, 2024

Signature of Owner(s)

Date

❖ Affidavit

I (we) Gillian Smith of the _____ City _____ of
Hamilton 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 Kitchener
in the County/Region of Waterloo this 26 day of June, 2024.

[Handwritten Signature]

06/26/2024

Authorized Agent

Date

[Redacted Signature]

June 26, 2024

Signature of Commissioner

Date

Pierre Jacques Chauvin, a Commissioner, etc.,
Province of Ontario, for MHBC Planning Ltd.
Expires November 15, 2026.

<p>Application fee of \$ <u>17636</u> received by the municipality: <u>(Cash Deposit)</u></p> <p>[Redacted Signature]</p> <p>Signature of Municipal Employee</p> <p><u>July 23/24</u></p> <p>Date</p>	<p>Application deemed complete:</p> <p>[Redacted Signature]</p> <p>Signature of Municipal Employee</p> <p><u>August 10/24</u></p> <p>Date</p>
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