

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. R2001/25

The Amendment

❖ Date Submitted:

7/13/2025
dd mm yyyy

Date Application
Deemed Complete:

7/13/2025
dd mm yyyy

1. Type of Amendment

- ☐ Site specific
☐ Other (please specify):

The proposed by-law is affecting all properties zoned residential and M2 (General Industrial)

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

The purpose of the proposed amendment is to change the ARU (Additional Residential Units) zoning regulations in Residential (Urban Areas) to align with provincial regulations and further to permit all uses in the M1 zone to be permitted uses in the M2 zone

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Corporation of the Township of Centre Wellington

Address 1 MacDonald Square, Elora, ON, N0B 1S0

E-mail address planningcomments@centrewellington.ca

Tel. No. Home _____ Work 519-846-9691

Fax _____

Applicant (Agent) Name(s): N/A

Address _____

Tel. No. Home _____ 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: N/A

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)

All properties zoned residential
and M2 (General Industrial)

❖ 5. Provide a description of the "entire" property:

Municipal Address N/A

Concession _____ Lot _____ Registered Plan No. _____

Area _____ ha _____ m _____ m
_____ ac _____ ft _____ ft

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

Area _____ ha _____ m _____ m
_____ ac _____ ft _____ ft N/A

❖ 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 and Industrial

List land uses permitted by the current Official Plan designation

various

❖ How does the application conform to the Official Plan?

ARU policies are required by the province. General intent of industrial use to remain by adding additional permitted uses that are in keeping with industrial zones

❖ 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? Various Residential Zones and M2 (General Industrial)

❖ What uses are permitted? Various uses

❖ What is the nature and extend of the rezoning requested? to permit ARU's on urban residential properties and to permit M1 uses in the M2 zone

❖ What is the reason why the rezoning is requested?

To allow ARU's in residential zones, aligning with provincial regulations and further to expand the permitted uses in the M2 zone.

❖ 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?

Various, Residential and M2

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

N/A

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

To permit ARU's and M1 uses in the M2 zone.

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				
❖ Date of construction				
❖ Building height		m		ft
Number of floors				
❖ Total floor area		sq. m		sq. ft.
Ground floor area (exclude basement)		sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line		m		ft
side lot line		m		ft
side lot line		m		ft
rear lot line		m		ft
% lot coverage				
# of parking spaces				
# of loading spaces				

N/A

EXISTING AND PROPOSED SERVICES

❖ 15. What is the access to the subject property? N/A

☐
☐

Provincial Highway
Other (please specify):

☐
☐

Continually maintained municipal road
Seasonally maintained municipal road

☐
☐

Right-of-way
Water access

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

❖ 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: N/A

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

N/A

- ❖ If yes, the following reports are required:

☐ A servicing options report; and

☐ A hydrogeological report

- ❖ 20. How is storm drainage provided? N/A

☐ 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?

	❖ File No.	Approval Authority	Subject Lands	❖ Status	Purpose
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Official Plan Amendment

☐ Yes ☐ No

❖ Zoning By-law Amendment

☐ Yes ☐ No

Minor Variance

☐ Yes ☐ No

❖ Plan of Subdivision

☐ Yes ☐ No

❖ Consent (Severance)

☐ Yes ☐ No

Site Plan Control

☐ Yes ☐ No

N/A

- ❖ 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.)

Draft EBA
