

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. R2606.24

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: 25/11/2024
 dd mm yyyy

Date Application Deemed Complete: 13/12/2024
 dd mm yyyy

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

The purpose of the Application is to facilitate the development of 1 single-detached dwelling, 4 semi-detached dwellings (for a total of 8 units), 2 cluster townhouse buildings containing 6 units each (for a total of 12 units), and associated amenity area, visitor parking, and a stormwater management facility. Including the retained single-detached dwelling, 22 units are proposed. The current zoning on the Site will not facilitate the Proposed Development, therefore, a Zoning By-law Amendment is required.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Wrightshaven Homes (c/o Steven Wright)
Address 925 Gartshore Street, Fergus, Ontario N1M 3V9
E-mail address wrightshavenhomes@gmail.com
Tel. No. Home _____ Work (519) 787-6699 ext. 224 Fax _____

Applicant (Agent) Name(s): Valerie Schmidt Email: vschmidt@gspgroup.ca
Address 72 Victoria Street South, Suite 201, Kitchener, Ontario N2G 4Y9
Tel. No. Home _____ Work (519) 569-8883 Fax _____

❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
N/A

Send correspondence to: Owner Agent Other _____

❖ When did the current owner acquire the subject land? Date: Unknown

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 73 & 79 Sideroad 19, Fergus, Ontario N1M 2W3
Concession _____ Lot PT LOT 10, PT LT 10, PART 1 Registered Plan No. PT LT 10, PL 71, PART 1, 61R1529, TWP OF NICHOL, PL 71, PT 3, 61R5968, 61R8638, S/T RO691971 ON PT 3 61R8638, 61R1529, TWP OF NICHOL
Area 1.12 ha Depth 189.53 m Frontage 59.40 m
Approx. 2.77 ac Approx. 629.56 ft Approx. 194.88 ft 11229.35 sqm

❖ 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?

List land uses permitted by the current Official Plan designation

The Site is designated "Residential" in the Official Plan. The Residential designation permits a wide variety of residential uses, including single-detached dwellings, semi-detached dwellings, townhouse dwellings, and apartment dwellings, as well as other residential uses. See Planning Justification Report.

❖ How does the application conform to the Official Plan?

The Proposed Development includes the construction of townhouse dwellings, which are permitted in the Official Plan. Planning justification for how the Proposed Development is consistent with the Official Plan is provided in the Planning Justification Report that has been submitted with this application.

❖ 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? Residential R1A ("R1A") and Environmental Protection ("EP")

❖ What uses are permitted? R1A (to be amended) - single-detached dwelling, semi-detached dwelling (existing), existing link or twin dwelling, group home, accessory uses
EP (to remain untouched) - active recreation, passive recreation, public park, recreation centre, sports park, public building, public use, cemetery, museum, library, accessory buildings

❖ What is the nature and extend of the rezoning requested? See attached Planning Justification Report and Draft Zoning By-law.

❖ What is the reason why the rezoning is requested?

To facilitate the proposed development consisting of single and semi detached unit and townhouse units. See Planning Justification Report.

❖ 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 environmental protection.

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

Unknown. Since 2000 or earlier.

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

Residential (townhouses, semi-detached, and single-detached), including associated uses (amenity area, parking, stormwater management facilities; and environmental protection.

14. Provide the following details for all buildings or structures on the subject land:

(please use a separate page if necessary)

	Existing	Existing	Proposed	Proposed
	Single-detached (to be demolished)	Single-detached (to be retained)	Varies, see attached site plan	Varies, see attached site plan
❖ Type of building(s) or structures	Single-detached	Single-detached		
❖ Date of construction	Unknown	Unknown		
❖ Building height	Unknown m	Unknown ft		
Number of floors	1	1		
❖ Total floor area	Unknown sq. m	Unknown sq.-ft.		
Ground floor area (exclude basement)	203.01 sqm sq. m	164.91 sqm sq.-ft.		
❖ Distance from building/structure to the:			Varies, see attached site plan	
front lot line	26.19 m	16.54 m ft		
side lot line	8.70 m	9.07 m ft		
side lot line	4.43 m	6.57 m ft		
rear lot line	140.52 m	33.10 m ft		
% lot coverage	2.23%	7.72%		
# of parking spaces	Exact Unknown. 2+	Exact Unknown. 2+		
# of loading spaces	0	0		

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

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

Sideroad 19

❖ 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 checked="" 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*):

Proposed stormwater management pond at rear of Site. See site plan.

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
Official Plan Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Minor Variance	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Plan of Subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No				
❖ Consent (Severance)	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Site Plan Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Concurrent submission, details unknown.

❖ 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: N/A

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.*)

See attached planning justification report and cover letter for list and titles of supporting documents.

APPLICATION DRAWING

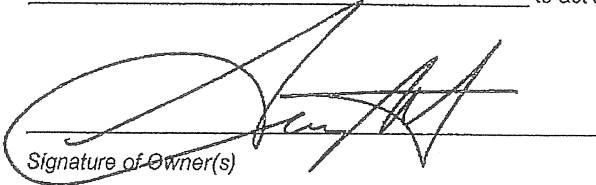
- ❖ 24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases it may be more appropriate to submit additional drawings at varying scales to better illustrate the proposal. The drawing must include the following information:
- owner's/applicant's 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.

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) Steven Wright of the TOWNSHIP of CENTRE WELLINGTON County/Region of WELLINGTON do hereby authorize GSP Group c/o Valerie Schmidt to act as my agent in this application.

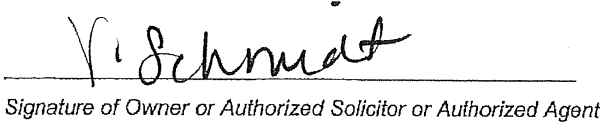

Signature of Owner(s)

November 18, 2024
Date

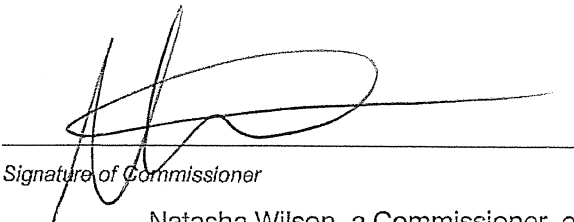
❖ **Affidavit**

I (we) Valerie Schmidt of the City of Waterloo County/Region of Waterloo 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 21 day of NOV, 2024.


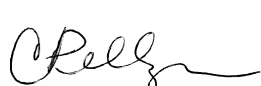

Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 21 / 24
Date


Signature of Commissioner

NOV. 21 / 2024.
Date

Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2027.

<p>Application fee of \$ _____ received by the municipality:</p> <p> Signature of Municipal Employee</p> <p>_____ Date</p>	<p>Application deemed complete:</p> <p> Signature of Municipal Employee</p> <p><u>Dec 13 / 24</u> Date</p>
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