

# 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. RZ011-2022

## The Amendment

Date Application Deemed Complete:  
20 / 06 / 2022  
dd mm yyyy

### 1. Type of Amendment

26 / 05 / 2022  
dd mm yyyy

- Site specific  
 Other (please specify):

Zoning By-law Amendment to permit a mixed-use development within the C2 Zone, along with site-specific provisions.

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

To permit a comprehensive redevelopment, including the reconstruction of the existing "New to You" store and the introduction of stacked townhouse dwelling units. Current the Zoning By-law does not permit the establishment of mixed uses in a horizontal development form, thus requiring an amendment.

## GENERAL INFORMATION

### 3. Applicant Information

Registered Owners Name(s): Groves Hospital Volunteer Association (c/o Howard Dobson, President)  
Address 250 Union Street East, Fergus, ON N1M 1W3  
E-mail address howardd99@gmail.com  
Tel. No. Home \_\_\_\_\_ Work 519-843-2010 Fax \_\_\_\_\_

Applicant (Agent) Name(s): Baker Planning Group (c/o Caroline Baker)  
Address PO Box 23002 Stratford, ON N5A 7V8  
Tel. No. Home \_\_\_\_\_ Work 226-921-1130 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 Applicant: Reid's Heritage Homes

❖ When did the current owner acquire the subject land? Date: July 16, 2014

### 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 950-960 St. David Street North, Fergus Pt. Lt. 4 N/S Gordon St. PL 207; Pt Lt 5 N/S Gordon Street PL 207  
Concession Nichol PT 1, 61R3734; Pt 1 61R2844 Registered Plan No. \_\_\_\_\_  
Area 1.965 ha Depth 194.1 m Frontage 83.152 m  
ac ft ft

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

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?  
Highway Commercial

List land uses permitted by the current Official Plan designation

Commercial uses which require a larger land area due to building and loading requirements are also permitted. Residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.

❖ How does the application conform to the Official Plan?

The proposed front portion of the site will be utilized for a commercial use that requires a larger land area for off-street parking, loading and building space. The rear portion will be utilized for residential uses that can be appropriately integrated into the overall mixed-use redevelopment.

❖ 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.

No

❖ 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.

No

❖ 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.

No

10. Zoning

❖ What is the current zoning of the property? Highway Commercial (C2)

❖ What uses are permitted? Range of commercial uses, including retail and residential above the main floor.

❖ What is the nature and extend of the rezoning requested? To permit residential uses in a horizontal development form; along with site-specific provisions to permit the Conceptual Site Plan. See attached site plan.

❖ What is the reason why the rezoning is requested?  
To permit a mixed-use development in a horizontal form versus a vertical form.

❖ 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?

Retail (New to You Store)

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

>20 years

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

Residential and commercial

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

(please use a separate page if necessary)

	Existing		Proposed	
	Retail		See attached site plan	
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	5	m	_____	ft
Number of floors	1		_____	
❖ Total floor area	550	sq. m	_____	sq. ft.
Ground floor area (exclude basement)	550	sq. m	_____	sq. ft.
❖ Distance from building/structure to the:				
front lot line	24	m	_____	ft
side lot line	30	m	_____	ft
side lot line	32	m	_____	ft
rear lot line	140	m	_____	ft
% lot coverage	_____		_____	
# of parking spaces	40		_____	
# of loading spaces	1		_____	

**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?

St. David Street North

❖ 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 checked="" 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? *N/A*  
 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*):

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**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 checked="" type="checkbox"/> No					
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					
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					

- ❖ 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.*)

Planning Justification Report \_\_\_\_\_

Traffic Impact Study \_\_\_\_\_

Functional Servicing and Stormwater Management \_\_\_\_\_

Geotechnical 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; N/A
- ❖  woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.); N/A
- ❖  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 N/A
- ❖  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). N/A

**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)

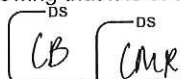
I (we) Howard Dobson of the \_\_\_\_\_ of \_\_\_\_\_ County/Region of \_\_\_\_\_ do hereby authorize Baker Planning Group to act as my agent in this application.

\_\_\_\_\_  
Signature of Owner(s) Date

❖ **Affidavit**

I (we) Caroline Baker of the City of Stratford County/Region of Perth 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 of the \_\_\_\_\_ of \_\_\_\_\_ in the County/Region of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2022~~

Declared remotely by Caroline Baker stated as being in the City of Stratford in the County of Perth before me at the Township of Blandford-Blenheim in the County of Oxford on April 25th 2022 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by: Caroline Baker 4/25/2022  
434EE88B333C4DB...  
Signature of Owner or Authorized Solicitor or Authorized Agent Date

DocuSigned by: Craig M. Robson 4/25/2022  
55FA83D7416D459...  
Signature of Commissioner Date

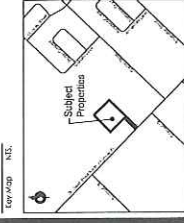
Craig McRae Robson - Commissioner for Taking Affidavits  
My commission expires on death.

Application fee of \$ <u>12 216 --</u> received by the municipality:	Application deemed complete:
	
Signature of Municipal Employee	Signature of Municipal Employee
<u>May 26/22</u>	<u>June 20/22</u>
Date	Date



Stantec Consulting Inc.  
 100 King Street West  
 Toronto, Ontario M5X 1C4  
 Tel: 416-593-9595  
 www.stantec.com

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 Fergus, Ontario N1M 2Y1

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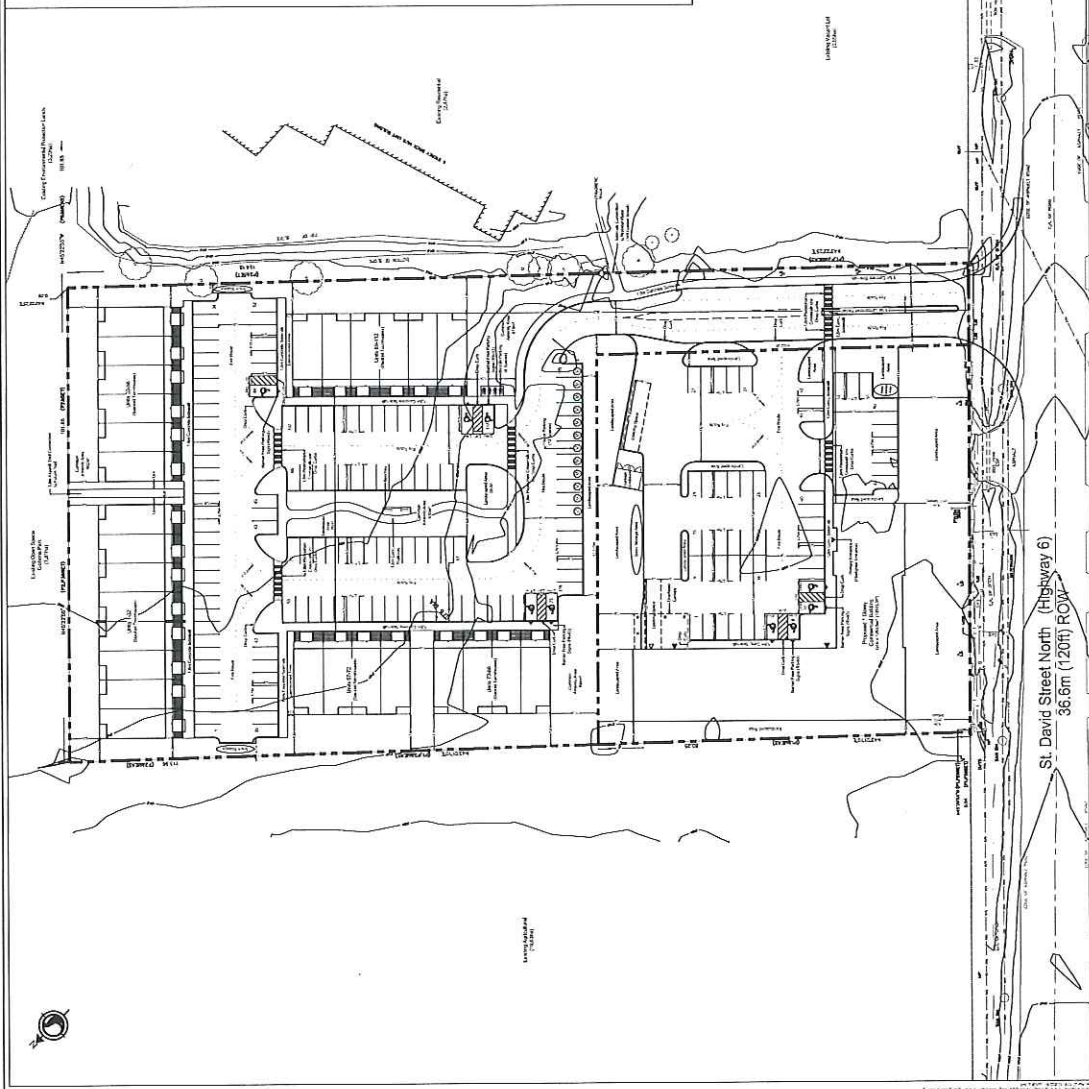
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