

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. **R213/22**

The Amendment

❖ Date Submitted: 29/06/2022
dd mm yyyy

Date Application Deemed Complete: 04/08/2022
dd mm yyyy

1. Type of Amendment

- Site specific
 Other (please specify):

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

The property is currently zoned C1 and located within the Heritage Area Overlay. The C1 zone and Heritage Area limit building height to 3 storeys. This amendment is seeking site specific regulations to permit a building height of 5 storeys (16.6 metres) for the C1 zone.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): MMDG Health Services Inc.
Address 309 Daniel Crescent, Elora, ON N0B 1S0
E-mail address dgillisrentals@outlook.com
Tel. No. Home _____ Work _____ Fax _____

Applicant (Agent) Name(s): MHBC Planning Ltd. c/o Pierre Chauvin
Address 540 Bingeman's Centre Drive, Suite 200, Kitchener, ON N2B 3X9
Tel. No. Home _____ Work 519 576 3650 Fax pchauvin@mhbcplan.com

❖ 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: 2021

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 223 St Andrew Street E, Fergus
Concession _____ Lot 70 Registered Plan No. PI 55 Fergus, Centre Wellington
Area 0.09 ha 38 m Frontage 25.6 m
ac ft ft

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

Area _____ ha _____ 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?
Central Business District

List land uses permitted by the current Official Plan designation

Retail, office, service, administrative, religious, cultural and entertainment uses. Residential uses are permitted above ground floor permitted uses.

❖ How does the application conform to the Official Plan?

Please refer to Planning Report.

❖ 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? Central Business District Commercial (C1)

❖ What uses are permitted? A range of commercial and retail uses. Residential uses are permitted above ground floor permitted uses.

❖ What is the nature and extend of the rezoning requested? To permit a height of 5 storeys whereas the zoning by-law currently limits height to 3 storeys.

❖ What is the reason why the rezoning is requested?
The application is seeking to amend the existing C1 zone in order to facilitate intensification of an under utilized property within the built-up area.

❖ 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 redevelopment will contribute to the intensification targets established by the County Official Plan and will conform to the redevelopment policies of the Township Of

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Two storey building with ground oriented commercial use and residential use above.

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

unknown

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

Mixed-use commercial and residential. Commercial units will be street fronting at ground level with multiple-residential use above.

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>2 storey building</u> | | <u>5 storey mixed-use</u> | |
| ❖ Date of construction | <u>unknown, post 1970's</u> | | | |
| ❖ Building height | <u> </u> m | <u> </u> ft | <u>16.6</u> m | <u> </u> ft |
| Number of floors | <u>2 storeys</u> | | <u>5</u> | |
| ❖ Total floor area | <u> </u> sq. m | <u> </u> sq. ft. | <u>1928</u> sq. m | <u> </u> sq. ft. |
| Ground floor area (exclude basement) | <u> </u> sq. m | <u> </u> sq. ft. | <u>380</u> sq. m | <u> </u> sq. ft. |
| ❖ Distance from building/structure to the: | | | | |
| front lot line | <u>+/- 6.5</u> m | <u> </u> ft | <u>0.16</u> m | <u> </u> ft |
| side lot line | <u>+/- 5.5</u> m | <u> </u> ft | <u>1.6</u> m | <u> </u> ft |
| side lot line | <u>+/- 10</u> m | <u> </u> ft | <u>0.35</u> m | <u> </u> ft |
| rear lot line | <u>+/- 30</u> m | <u> </u> ft | <u>4.6</u> m | <u> </u> ft |
| % lot coverage | <u>unknown</u> | | <u>40</u> | |
| # of parking spaces | <u>3+</u> | | <u>21</u> | |
| # of loading spaces | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

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. Andrew Street and Gowrie Street

❖ 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 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

❖ 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?

| | ❖ 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. Heritage Impact Assessment. Urban Design Brief, Shadow Study, Servicing Brief, Site Plan and Building Elevations.

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) MMDG Health Services Inc. of the Township of Centre Wellington of
Wellington County/Region of Wellington do hereby authorize
MHBC Planning Ltd. to act as my agent in this application.



Signature of Owner(s)

02/07/22

Date

❖ **Affidavit**

I (we) Pierre Chauvin of the Township of
Centre Wellington County/Region of Wellington 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 29 day of June, 2022.



Signature of Owner or Authorized Solicitor or Authorized Agent

June 29, 2022



Date



Signature of David William Aston, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires January 9, 2023.

June 29 / 2022

Date

| | |
|---|--|
| Application fee of \$ <u>6880</u> - received by the municipality: | Application deemed complete: |
|  _____ Signature of Municipal Employee |  _____ Signature of Municipal Employee |
| <u>JUNE 29. 22</u> _____ Date | <u>Aug 4 / 22</u> _____ Date |