

Patterson Planning Consultants Inc.

Digital Submission

Our File: 115

December 31, 2022

Brett Salmon
Managing Director of Planning & Development
Township of Centre Wellington
1 MacDonald Square,
Elora, ON
N0B 1S0

Dear Mr. Salmon

**Re: 22 Park Road, Elora
Official Plan Amendment and Zoning By-Law Amendment**

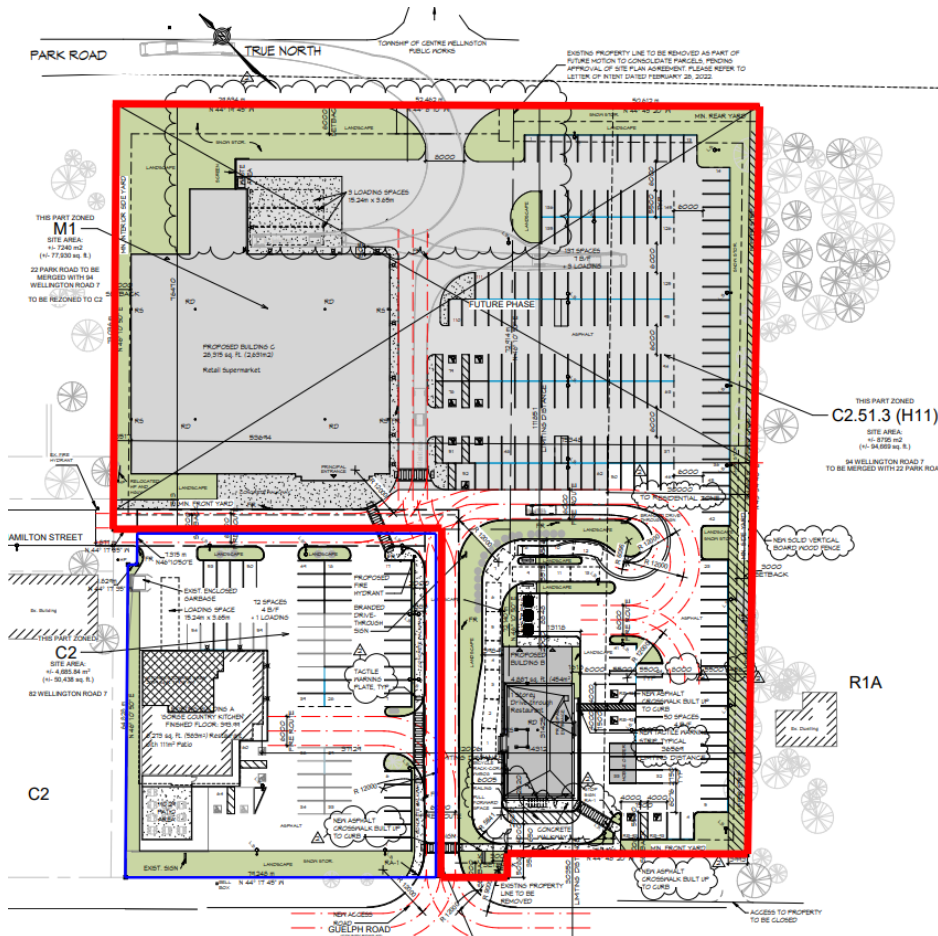
**94 Wellington Road 7
Zoning By-law Amendment**

2247377 Ontario Inc.

On behalf of 2247377 Ontario Inc., Patterson Planning Consultants Inc. is pleased to submit the following applications:

1. An Official Plan Amendment application to change the lands use designation of the lands at 22 Park Road in Elora from "Industrial" to "Highway Commercial"
2. A Zoning By-law Amendment application to change the zoning of the 22 Park Road lands in Elora from "M1" to "C2" to implement the Official Plan
3. A Zoning By-law Amendment application for the lands of 94 Wellington Road 7 to remove / lift the holding provision (H11)

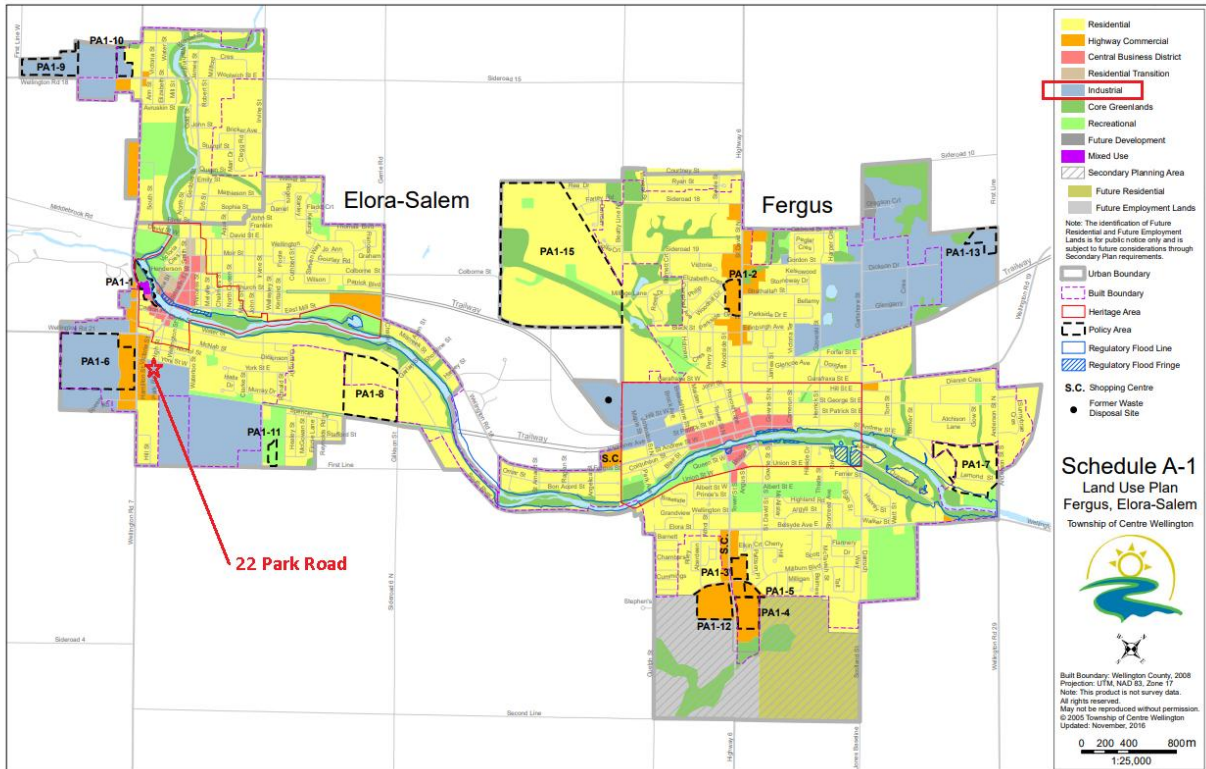
As you are aware the subject lands are currently subject to a Site Plan Approval application which is being processed by the Township of Centre Wellington under file No. SP005-2022. This application seeks approval for the development of a new stand alone restaurant (McDonald's) on the 94 Wellington Road 7 portion of the property. Included in this application are the lands at 82 Wellington Road 7 (currently occupied by the Gorge Country Kitchen). Consent applications are current in process with the County of Wellington for a lot addition between the subject lands (conveyance from 82 Wellington to the combined lands of 22 Park Road/ 94 Wellington) and the creation of right-of-ways and easements for shared access and servicing. The application file numbers are B140-22, B141-22 and B142-22. The entirety of the subject lands are outlined on the aerial photo below and a copy of the current site plan for the property is also provided below for reference.



The Site Plan is advancing through the approvals process and we are hopeful that final approvals will be granted in the near future.

As noted on the Site Plan, the “rear” of the property is contemplated for development as well. A Retail Food Store is being proposed for these lands. While this is detailed on the Site Plan and is being rightfully considered with regard to parking, access and other matters of good planning, this land use cannot occur under the current permissions of the Municipal Official Plan of the Township of Centre-Wellington or under the provisions of Zoning By-law No. 2009-045 as they related to the lands addressed as 22 Park Road.

As per Schedule “A-1”, Land Use Plan Fergus, Elora-Salem of the Municipal Official Plan the 22 Park Road lands are currently designated “Industrial”.



The County of Wellington is currently undertaking an Official Plan Review. This Review is being undertaken to update Official Plan policies to prepare for added growth in the County and to ensure that the Plan is equipped to support healthy, compact and complete communities in the County.

The landowners had submitted a request to the County that the lands at 22 Park Road not be included as protected employment lands. On September 8, 2022 a Land Needs Assessment was presented to County of Wellington Council as part of this Municipal Comprehensive Review (MCR) process. Watson & Associates, acting on behalf of the County, had completed an assessment of the land needs requirement. The ultimate recommendation for the lands at 22 Park Road is as follows:

“It is recommended that the County convert the site to Highway Commercial Use, with no permissions for residential uses (Highway Commercial generally permits residential uses subject to a criteria and zoning). The proposed use would integrate well within the established commercial corridor and would have a minimal impact on the Employment Area land supply and adjacent uses...”

This recommendation of the Watson report was available for public review and comment and County staff presented the results of the report to Centre Wellington Council on November 22, 2021.

At the September 8, 2022 County Council meeting, Council approved the results of the Land Needs Assessment in principle. On the basis of the Watson report, support for the recommendations of the Watson Report as it pertains to 22 Park Road by Centre Wellington Council and the endorsement in principle by County Council; the landowners are submitting this Official Plan Amendment request to convert the lands from their current “Industrial” designation to the “Highway Commercial” land use designation. As the other lands included for review under Site Plan Application SP005-2022 are also designated “Highway Commercial” and the properties are to be development comprehensively, I am of the opinion that the conversion of these lands is appropriate and reflects good planning.

The 22 Park Road lands are currently zoned “M1” in conformity with the current land use designation. A concurrent Zoning By-law amendment application is also requested to change the zoning of the property from “M1” to “C2”. The “C2” zoning would permit a Retail Food Store which is the use contemplated for the subject lands and as illustrated through SP005-2022.



The Zoning Amendment will reflect the change in land use designation, will allow for the proposed development to occur and will reflect the zoning permissions already in place for the lands of 82 and 94 Wellington Road 7.

Lastly, the lands of 94 Wellington Road 7 are zoned "C2.51.3" (H11).

The site specific zoning notes the following:

Notwithstanding any other provision of this by-law, on lands zoned C2.51.3, the following special provisions shall apply:

Permitted Uses

All uses permitted by the C2 zone, with the exception of the following:

- *Automobile body repair and painting*
- *Automobile service station*
- *Automobile wash*
- *Building or lumber supply outlet*
- *Farm implement sales and services establishment*
- *Gas bar*



The landowners are not seeking to modify the existing zoning as it pertains to these lands. However they are proposing that the holding provision (H11) be removed / lifted. The conditions of the Holding Zone are as follows:

14.2.11 Holding Zone H11 (94 Wellington Road 7)	
<p><i>14.2.11.1 Interim Uses Prior to the Removal of the Holding Zone Symbol</i></p> <p>a) <i>A single detached dwelling and uses accessory thereto, to be regulated in accordance with the provision so the R1A zone.</i></p>	<p>The subject lands are currently utilized for a single detached dwelling. As noted, the landowners have submitted a Site Plan Application to the Township which is currently being processed as file No. SP005-2022. The proposed use of the land is for a restaurant with drive-thru.</p>
<p><i>14.2.11.2 Requirements for Removal of the Holding Zone Symbol</i></p>	
<p>a) <i>Completion of a noise assessment report prepared by a qualified professional, to the satisfaction of the Township, to address any noise mitigation measures necessary to provide appropriate buffering of proposed uses from adjacent residential development.</i></p>	<p>A noise assessment report has been completed and submitted as part of the Site Plan Approval application. Recommendations of the noise study will be implemented through the Site Plan Approval process.</p>
<p>b) <i>Submission of a Vegetation Management Plan prepared by a qualified professional to the satisfaction of the Township. Such a Plan shall evaluate the existing vegetation on site and determine any existing vegetation that should be retained and integrated into the site plan, as well as the measures that will be undertaken before, during and after construction to ensure that vegetation to be preserved is not damaged by construction activities and is maintained following construction. A compensation plan should be developed for any existing vegetation that cannot be retained and the Plan shall be implemented through appropriate agreements.</i></p>	<p>A Tree Management Plan has been submitted for review and approval as part of the SP005-2022. Compensation is to be provided by the landowner on the basis of trees that are being removed.</p>
<p>c) <i>Execution of any agreements deemed necessary by the Township to provide for the proper and orderly development of the subject lands, including but not limited to, development agreements, site plan agreements, and an agreement to provide for the provision of and connection to, municipal services, including conveyance of any necessary easements.</i></p>	<p>The landowner is eager to proceed with securing final Site Plan Approval and the necessary building permits to allow development of the restaurant to proceed. Applications B140-22, B141-22 and B142-22 are proceeding via the expedited approval process. Fryett Turner Architects are addressing comments provided regarding the Site Plan materials and we are hopeful that all matters can be addressed in a timely manner, any fees and securities provided and all necessary agreements executed.</p>

On the basis that the requirements for removal of the Holding Zone Symbol are well underway we have included the request to remove / lift the holding at this time. We recognize that until all of the requirements are satisfied that this matter cannot be brought before Council, however including the request at this time, in conjunction with the current fees, and concurrently with the other requests would appear appropriate rather than the submission of a separate application.

I look forward to working with the Township to advance these applications and see the entire project come to fruition. In the meantime, should you have any questions or concerns regarding these applications please do not hesitate to contact myself.

Yours truly,

Patterson Planning Consultants Inc.

A handwritten signature in cursive script that reads "Scott Patterson".

**Scott J. Patterson, BA, CPT, MCIP, RPP
Principal**