

# 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

## The Amendment

❖ Date Submitted:

16 / 07 / 2018  
dd mm yyyy

Date Application Deemed Complete:

20 / 08 / 2018  
dd mm yyyy

File No. R207/18

### 1. Type of Amendment

- Site specific
- Other (please specify):

2. Purpose of and reasons for the proposed amendment(s): To implement the Residential designation in the Township Official Plan for the subject property.

## GENERAL INFORMATION

### 3. Applicant Information

Registered Owners Name(s): Taylor McDaniel Jennark Homes  
Address 66 Wellington Road 7, Elora, Ontario, N0B 1S0  
E-mail address: [REDACTED]

Tel. No. [REDACTED] Fax [REDACTED]

Applicant (Agent) Name(s): Astrid Clos, Astrid J. Clos Planning Consultants  
Address 423 Woolwich Street, Suite 201, Guelph, Ontario N1H 3X3  
E-mail address astrid.clos@ajcplanning.ca  
Tel. 519-836-7526 Fax 519-836-9568

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

- ❖ 6552 Beatty Line North: Wayne Pettitt and Lori Pettitt  
Mortgage: Meridian Credit Union Limited, 75 Corporate Park Drive, St. Catharines, ON, L2S 3W3
- 6554 Beatty Line North: Mark Blair Martin and Nicole Robin Martin  
Mortgage: The Bank of Nova Scotia, 10 Wright Blvd., Stratford, Ontario N5A 7X9
- 6556 Beatty Line North: Paul Nixon and Rhiannon Nixon  
Mortgage: n/a
- 6558 Beatty Line North: Paul Daniel Nixon and Elizabeth Anne Nixon  
Mortgage: n/a

Send correspondence to:  Owner  Agent  Other \_\_\_\_\_

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

### 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 6552, 6554, 6556 and 6558 Beatty Line North, Fergus

Legal Description Part of Lot 18, Concession 4 (Geographic Township of Nichol) Township of Centre Wellington, County of Wellington

Area	<u>1.865 ha</u>	Depth <u>152.4</u>	m	Frontage <u>111.24 m</u>
	<u>4.60 ac</u>	<u>500</u>	ft	<u>365 ft</u>

### ❖ 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

❖ **Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?**

- ❖  Yes  No

❖ **7. 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

**8. Official Plan**

- ❖ What is the current Official Plan designation of the subject property?

County of Wellington Official Plan – Schedule A1 – Centre Wellington – Urban Centre U.C.  
Township of Centre Wellington Official Plan Fergus Urban Centre - Residential

List land uses permitted by the current Official Plan designation

County of Wellington Official Plan – 8.3.3 A variety of housing types shall be allowed, but low rise and low density housing forms such as **single-detached and semi-detached dwelling units** shall continue to predominate. Townhouses and **apartments**, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

Township of Centre Wellington Official Plan – D.2.3 A variety of housing types shall be allowed, but low rise and low-density housing forms such as **single-detached and semi-detached dwelling units** shall continue to predominate. Townhouses and **apartments**, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

- ❖ How does the application conform to the Official Plan?

The zone change application proposes 32 semi-detached units, 1 single detached unit and 71 apartment units which are permitted within the Urban Centre designation.

- ❖ 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

**9. Zoning**

- ❖ What is the current zoning of the property?

R1A Zone

- ❖ What uses are permitted? 7.1.1 Permitted Uses

- a) A single detached dwelling
- b) An existing semi-detached dwelling
- c) An existing link or twin dwelling
- d) A group home in accordance with Section 4.16
- e) Uses, buildings and structures accessory to the foregoing, including:

i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6

ii. An accessory apartment in accordance with Section 4.1

iii. A home occupation in accordance with Section 4.18

What is the nature and extend of the rezoning requested?

Please see the proposed zoning map

- ❖ What is the reason the rezoning is requested?

To implement the residential proposal.

- ❖ 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 proposal has a density of 55.76 units per hectare which meets the minimum target of 16 units per hectare.

## EXISTING AND PROPOSED LAND USES AND BUILDINGS

- ❖ 10. What is the “existing” use(s) of the subject land?  
Existing large residential lots.
- ❖ 11. How long has the “existing” use(s) continued on the subject land?  
unknown
- ❖ 12. What is the “proposed” use(s) of the subject land?  
32 semi-detached units, 1 single detached unit and 71 apartment units

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

*(please use a separate page if necessary)*

	Existing Single detached (to be demolished)	_____	_____	Proposed	_____	_____
❖ Type of building(s) or structures	_____	_____	_____	Please see the Concept Plan provided.		
❖ Date of construction	1950's	_____	_____	_____	_____	_____
❖ Building height	_____ m	_____	_____ ft	_____ m	_____	_____ ft
❖ Number of floors	_____	_____	_____	_____	_____	_____
❖ Total floor area	150 per unit	sq. m	_____	_____	sq. m	_____ sq. ft.
Ground floor area (exclude basement)	_____	sq. m	_____	_____	sq. m	_____ sq. ft.
❖ Distance from building/structure to the:						
front lot line	_____ m	_____	_____ ft	_____ m	_____	_____ ft
side lot line	_____ m	_____	_____ ft	_____ m	_____	_____ ft
side lot line	_____ m	_____	_____ ft	_____ m	_____	_____ ft
rear lot line	_____ m	_____	_____ ft	_____ m	_____	_____ ft
% lot coverage	_____	_____	_____	_____	_____	_____
# of parking spaces	_____	_____	_____	_____	_____	_____
# of loading spaces	_____	_____	_____	_____	_____	_____

## EXISTING AND PROPOSED SERVICES

### ❖ 14. What is the access to the subject property?

- |   |   |                                       |
|---|---|---------------------------------------|
| <input type="checkbox"/> Provincial Highway             | <input checked="" type="checkbox"/> Continually maintained municipal road | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other <i>(please specify):</i> | <input type="checkbox"/> Seasonally maintained municipal road             | <input type="checkbox"/> Water access |

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

Farley Road and Beatty Line North

### ❖ 16. 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)*

### ❖ 17. 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	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ❖ 18. 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

- ❖ 19. How is storm drainage provided?

Storm Sewers       Ditches       Swales       Other means (explain below):

Please see Functional Servicing and Stormwater Management Report, Van Harten Surveying and Engineers, July 3, 2018.

**OTHER RELATED PLANNING APPLICATIONS**

- 20. 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 Condominium	<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						

- ❖ 21. 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**

- 22. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study,

Planning Report, Astrid J. Clos Planning Consultants, July 2018

Functional Servicing and Stormwater Management Report, Van Harten Surveying and Engineers, July 3, 2018.

Tree Inventory, Saving Plan and Compensation Plan, Aboud & Associates Inc. 2018

**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, Taylor McDaniel, Jennark Homes of the Township of Centre Wellington, County of Wellington do hereby authorize Astrid J. Clos Planning Consultants to act as my agent in this application.

[Redacted Signature]

Taylor McDaniel, Jennark Homes  
*Signature of Authorized Agent*

July 11, 2018  
*Date*

❖ **Affidavit**

I, Astrid Clos, Astrid J. Clos Planning Consultants of the City of Guelph, County of Wellington solemnly declare that all the statements contained in this application are true, and I, 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 Guelph in the County of Wellington this 11 day of July, 2018.

[Redacted Signature]  
*Astrid Clos*  
*Signature*

JULY 11, 2018  
*Date*

[Redacted Signature]

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2021.

James Laws  
*Signature of Commissioner*

JULY 11, 2018  
*Date*

<p>Application fee of \$ <u>6350 + 2400 deposit</u> received by the municipality:</p>	<p>Application deemed complete: <u>Aug 2018</u></p>
<p>[Redacted Signature]</p>	<p>[Redacted Signature]</p>
<p><i>Signature of Municipal Employee</i> <u>July 16, 2018</u> <i>Date</i></p>	<p><i>Signature of Municipal Employee</i> <u>August 2018</u> <i>Date</i></p>

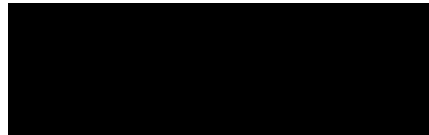
**AUTHORIZATION**

RE: **6556 Beatty Line North, Fergus Ontario**, being comprised of  
Pt Lt 18 Con 14 Nichol Pts 1 & 2, 61R8246; Centre Wellington (PIN 71404-0111);  
AND,  
Pt Lt 18 Con 14 Nichol designated as Part 2, 61R9948; Centre Wellington (PIN  
71404-0217)

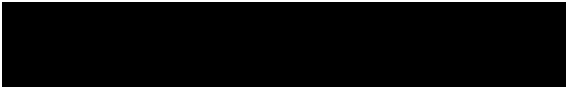
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We, Paul Nixon and Rhiannon Nixon, the registered owners of the subject noted lands, hereby authorize and consent to Taylor McDaniel acting as our agent for the submission of Draft Plan of Condominium, Zone Change, Land Titles Absolute applications and any other required planning applications for the noted lands.

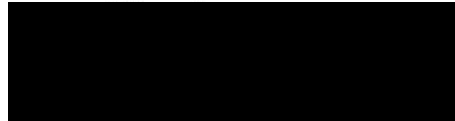
DATED at Township of Centre Wellington this 11 day of July, 2018.



Paul Nixon



WITNESS



Rhiannon Nixon

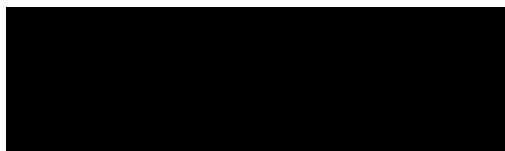
**AUTHORIZATION**

RE: **6552 Beatty Line North, Fergus Ontario**, being comprised of  
Pt Lt 18 Con 14 Nichol Pts 4&5, 61R8246; Centre Wellington (PIN 71404-0110);  
AND,  
Part Lot Con 14 designated as Part 5, 61R9874; Nichol; Township of Centre  
Wellington (PIN 71404-0223)

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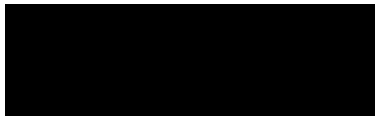
We, Wayne Pettitt and Lori Pettitt, the registered owners of the subject noted lands, hereby authorize and consent to Taylor McDaniel acting as our agent for the submission of Draft Plan of Condominium, Zone Change, Land Titles Absolute applications and any other required planning applications for the noted lands.

DATED at Township of Centre Wellington this 11<sup>th</sup> day of July, 2018.



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WITNESS



Lori Pettitt

**AUTHORIZATION**

RE: **6558 Beatty Line North, Fergus Ontario** being  
Pt Lt 18 Con 14 Nichol Pt 1 61R9948; Centre Wellington (PIN 71404-0219)

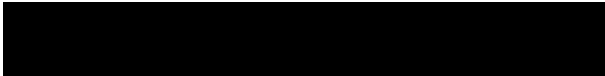
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We, Paul Daniel Nixon and Elizabeth Anne Nixon, the registered owners of the subject noted lands, hereby authorize and consent to Taylor McDaniel acting as our agent for the submission of Draft Plan of Condominium, Zone Change, Land Titles Absolute applications and any other required planning applications for the noted lands.

DATED at Township of Centre Wellington this 10 day of July, 2018.



Paul Daniel Nixon



WITNESS



Elizabeth Anne Nixon



**AUTHORIZATION**

RE: **6554 Beatty Line North, Fergus Ontario**, being comprised of  
Pt Lt 18 Con 14 Nichol Pt 3 61R8246; Centre Wellington (PIN 71404-0107); AND,  
Pt Lt 18 Con 14 Nichol designated as Part 6, 61R9874; Centre Wellington (PIN  
71404-0215)

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We, Mark Blair Martin and Nicole Robin Martin, the registered owners of the subject noted lands, hereby authorize and consent to Taylor McDaniel acting as our agent for the submission of Draft Plan of Condominium, Zone Change, Land Titles Absolute applications and any other required planning applications for the noted lands.

DATED at Township of Centre Wellington this 10 day of July, 2018.



Mark Blair Martin

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WITNESS



Nicole Robin Martin