

Application for Amendment to the Zoning By-law



Township Centre Wellington
1 MacDonald Square
PO Box 10, Elora, ON N0B 1S0
Tel: (519) 846-9691
Fax: (519) 846-2190

under The Planning Act, R.S.O. 1990 c.P.13, as amended

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

20 / 03 / 2023
dd mm yyyy

Date Application Deemed Complete:
19 / 04 / 2023
dd mm yyyy

File No. R2003-2023

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

Change current zone from Institutional (IN) to Residential R4 Zone to permit 100 unit apartment building. The subdivision plan was designed to accommodate a 100 suite retirement community. Current market trends suggest more apartment units are required and the design of the building could still accommodate retirement community needs.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Westminster Hills Ltd.
 Address: 5068 Whitelaw Road, Unit 1, Guelph, Ontario N1H 6J3
 E-mail address: ian.panabaker@wooddevelopment.ca
 Tel. No. Home: _____ Work: 519-827-1900 ext.20 Fax: _____

Applicant (Agent) Name(s): J.D. Barnes Ltd. (Nancy Shoemaker)
 Address: 257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1
 Tel. No. Home: _____ Work: 519-822-4031 Fax: _____

- ❖ Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:
 Township of Centre Wellington, 1 Macdonald Square, Elora N0B 1S0 (519-846-9691) - stormwater channel/sewer
 Hydro One Networks Inc., P.O. Box 4300, Markham Ontario L3R 5Z5 - electrical transmission lines

Send correspondence to: Owner Agent Other _____

- ❖ When did the current owner acquire the subject land? Date: December 12, 2014 with name change January 30, 2015

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: 77 McQueen Boulevard
 Concession: _____ Lot: Block 2 Registered Plan No.: 61M-185
 Area: 1.35 ha 3.33 ac Depth: 118.92 m 390 ft Frontage: 134.77 m 442.16 ft

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

Area: _____ ha _____ ac Depth: _____ m _____ ft Frontage: _____ m _____ 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?
Residential

List land uses permitted by the current Official Plan designation

Residential uses including single detached, semi-detached, townhouse and apartment dwellings will be developed. In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted.

❖ How does the application conform to the Official Plan?

The property is designated Residential and the predominant use of land in those areas shall be residential development. Multiple residential developments such as townhouses and apartments may be allowed in areas designated Residential. In Greenfield areas, the Township will encourage increased densities and a broader mix of housing and locating on major roadways, and roads designed to serve an arterial or collector function - McQueen Blvd. is a designated collector road.

❖ 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? Institutional IN Zone

❖ What uses are permitted? Public building, church, school, cemetery, hospital, day care centre, retirement residence, nursing home, group home in accordance with Section 4.16., museum, library, community centre, uses, buildings and structures accessory to the foregoing.

❖ What is the nature and extend of the rezoning requested? Change to Residential R4 Zone

❖ What is the reason why the rezoning is requested?

The subdivision plan was designed to accommodate a 100 suite retirement community. Current market trends suggest more apartment units are required and the design of the building could still accommodate retirement community needs.

❖ 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?
Vacant land

- ❖ 12. How long has the “existing” use(s) continued on the subject land?
No development has occurred on this land. Prior to the subdivision, the lands were idle rural lands.
- ❖ 13. What is the “proposed” use(s) of the subject land?
Apartment building

- 14. Provide the following details for all buildings or structures on the subject land: None
(please use a separate page if necessary)

	Existing		Proposed	
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
❖ Number of floors	_____	_____	_____	_____
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____ 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

- ❖ 15. 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 (please specify):	<input type="checkbox"/> Seasonally maintained municipal road	<input type="checkbox"/> Water access

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

- ❖ 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)*
N/A

- ❖ 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*):

The site includes a shared drainage ditch along the eastern property line as well as being serviced with a storm drain at the westerly driveway access point.

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.)

77 McQueen Street (Block 154) - Increase in Population Municipal Servicing Assessment Update - Triton Engineering
Technical Memo: Increase in Population 77 McQueen Boulevard - GM BluePlan

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) Westminster Hills Inc. of the City of
Guelph County/Region of xxxx do hereby authorize
J. D. Barnes Limited (Nancy Shoemaker) to act as my agent in this application.

[Signature]
Signature of Owner(s) SOSAN FRASSON,
PRESIDENT.

March 13, 2023
Date

❖ **Affidavit**

I (we) Nancy Shoemaker of the City of
Guelph County/Region of xxxx 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 Guelph
in the County/Region of xxxx Wellington this 13th day of March, 2023.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

March 13, 2023
Date

[Signature]
Signature of Commissioner
**Nancy Corinne Shoemaker, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires February 5, 2024.**

March 13, 2023
Date

Application fee of \$ <u>9521</u> received by the municipality:	Application deemed complete:
<u>[Signature]</u> Signature of Municipal Employee	<u>[Signature]</u> Signature of Municipal Employee
<u>March 20/23</u> Date	<u>APRIL 19. 23</u> Date