

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. R2015-22

The Amendment

1. Type of Amendment

- Site specific
- Other (please specify):

❖ Date Submitted: 31 / 08 / 2022
dd mm yyyy

Date Application Deemed Complete: 28 / 09 / 2022
dd mm yyyy

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

To rezone the lots that are proposed to be developed as single detached dwellings to R1C, with a special provision to permit a reduced lot area, and to rezone the remaining lots that are proposed to be redeveloped with townhouse units to R3, with site specific provisions to permit reduced lot areas, reduced lot frontage, and reduced lot depth.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Zachary and Jacob Oliveira (c/o David Medeiros)
 Address: [REDACTED]
 E-mail address: david@remaxcentre.ca
 Tel. No. Home: [REDACTED] Work: _____ Fax: _____

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

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: 961 St. David Street North, Fergus
 Concession: _____ Lot: Pt Park Lot 1 Registered Plan No.: Plan 87
 Area: 1.4 ha 3.4 ac Depth: 26 m _____ ft Frontage: 24.4 m _____ 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
A variety of residential housing types are permitted.

❖ How does the application conform to the Official Plan?

The proposed development conforms to the County of Wellington Official Plan and no amendment is required.
The proposed development contributes to the intensification target for the Built-Up Area

❖ 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? R1A.70.1

❖ What uses are permitted? Residential - single detached

❖ What is the nature and extend of the rezoning requested? Rezone the lands from R1A to R1C and R3 with special provisions

❖ What is the reason why the rezoning is requested?

R1A to R1C with site specific provisions to provide for a reduced lot area; and R1A to R3, with site specific provisions to permit a reduced lot area, reduced lot frontage, and reduced lot depth

❖ 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?
Single detached dwelling with accessory structures (to be demolished)

- ❖ 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?
Residential vacant land condominium development with 50 dwelling units

14. Provide the following details for all buildings or structures on the subject land:
(please use a separate page if necessary)

	Existing		Proposed	
	dwelling and accessory structures		Single Detached	Townhouses
❖ Type of building(s) or structures	_____	_____	_____	_____
❖ Date of construction	_____	_____	_____	_____
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
Number of floors	_____	_____	1/2	2/3
❖ 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?
 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?
Highway 6 (St. David 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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?
 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 type="checkbox"/> No					
❖ Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					
Minor Variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No					
❖ Plan of Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				Vacant Land Condominium - submitted concurrently	
❖ Consent (Severance)	<input type="checkbox"/> Yes	<input type="checkbox"/> No					
Site Plan Control	<input type="checkbox"/> Yes	<input 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.)

Functional Servicing and Stormwater Management Report - MTE Consultants (July 2022)

Transportation Impact Study - Paradigm Transportation Solutions Ltd. (June 2022)

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) Jacob Oliveira Zachry oliveira David Medeiros of the _____ of _____ County/Region of _____ do hereby authorize MHBC Planning Ltd. to act as my agent in this application.

DocuSigned by: _____

7ECF2F72B9BC40E... F0F707A3A20A455... 143065A1DC224CA...
Signature of Owner(s)

July 25, 2022 | 2:47:54 PM EDT | 3:04:37 PM EDT | 6:4

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 ITCHENER in the County/Region of WATERLOO this 30 day of AUGUST, 2022

Signature of Owner or Authorized Solicitor or **Authorized Agent**

August 30, 2022
Date

[Signature]
Signature of Commissioner

AUG 30/22
Date

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

Application fee of \$ _____ received by the municipality: _____ Signature of Municipal Employee <u>Aug 31/22</u> Date	Application deemed complete: _____ Signature of Municipal Employee <u>Sept 29/22</u> Date
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