

# 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  
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File No. RZ 11/16

Date Application Deemed Complete:

13/10/2017  
dd mm yyyy

### The Amendment

#### 1. Type of Amendment

- Site specific
- Other (please specify):

15/12/2016  
dd mm yyyy

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

To implement the land use direction of OPA No. 7  
To allow for the development of residential and related uses

### GENERAL INFORMATION

#### 3. Applicant Information

Registered Owners Name(s): Sorbara/Tribute Nigus Holdings Inc.  
 Address: 3700 Steeles Ave. W. Suite 800 L4L 8M9  
 E-mail address: [REDACTED]  
 Tel. No. Home: [REDACTED] Work: [REDACTED] Fax: [REDACTED]

Applicant (Agent) Name(s): Catherine Pan  
 Address: Same as above  
 Tel. No. Home: \_\_\_\_\_ Work: \_\_\_\_\_ Fax: \_\_\_\_\_

❖ 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: April 15, 2011

#### 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: 7708 Colborne Street  
 Concession: 14 Lot: 18, 19 & 20 Registered Plan No.: 61R-11272  
 Area: 99.3357 ha ac Depth: ~ 1104 m ft Frontage: ~ 991 m ft

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

Area: 70.64 ha ac Depth: ~ 1104 m ft Frontage: ~ 991 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 & Core Greenland

List land uses permitted by the current Official Plan designation

Residential development, schools, churches, clinics, local convenience store, home occupation, neighbourhood parks, other public transit facilities, garden suites, agriculture and existing uses permitted to continue in core greenlands designation.

❖ How does the application conform to the Official Plan?

See Planning Justification 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? Principally zoned Future Development (FD), portions are zoned Environmental Protection (EP) & Environmental Protection Overlay (EPO)

❖ What uses are permitted? FD zone: only permits those uses, buildings & structures that existed at the time of the Comprehensive ZBL. EP Zone: principally & passive recreation uses. EP overlay: special provisions showing demonstration of impacts depending on type of natural feature.

❖ What is the nature and extend of the rezoning requested? See Planning Justification Report

❖ What is the reason why the rezoning is requested?

To implement the land use direction of OPA No. 7

❖ 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.

Minimum residential density = 22 unit per net hectare per "Special Policy Area (PA1-15)"

**EXISTING AND PROPOSED LAND USES AND BUILDINGS**

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

Agriculture

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

At least since current owner has owned the land (since 2011)

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

Primarily residential, with a mix of other uses including: park, open space, SWM pond, commercial/mixed use.

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>Farmhouse</u> | <u>Farm shed</u> | <u>Residential/Institutional</u> |               |
| ❖ Date of construction                     | <u>~ 1881</u>    | <u>unknown</u>   |                                  |               |
| ❖ Building height                          | _____ m          | _____ ft         | _____ m                          | _____ ft      |
| ❖ Number of floors                         | <u>2</u>         |                  |                                  |               |
| ❖ 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                             | <u>~ 565</u> m   | _____ ft         | _____ m                          | _____ ft      |
| side lot line                              | <u>~ 385</u> m   | _____ ft         | _____ m                          | _____ ft      |
| side lot line                              | <u>~ 555</u> m   | _____ ft         | _____ m                          | _____ ft      |
| rear lot line                              | <u>~ 635</u> 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?

Colborne 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input 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):

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**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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | OP01/13    | Town               | Subject lands            | Approved    | Allow residential development |
| ❖ Zoning By-law Amendment | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | RZ02/16    | County             | ph. 1 of entire property | In progress | To implement OPA No. 7        |
| Minor Variance            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |            |                    |                          |             |                               |
| ❖ Plan of Subdivision     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 23T-15005  | County             | ph.1 of subject lands    | in progress |                               |
| ❖ 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.)

Planning Justification Report

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## 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.**

