

# Zoning By-law Amendment Application Form

**Have you consulted the Planning Department regarding the proposed Zoning By-law Amendment application?**

Yes  No

Only select "yes" if you have discussed the proposed application with the Planning Department prior to submission.

**Have you undergone a formal Pre-consultation Meeting?**

Yes  No

Only select "yes" if you have participated in a pre-consultation meeting, scheduled by the Planning Department, and have been provided a list of submission requirements.

## PART 1 - General Information

*Personal Information is collected pursuant to Section 34 of the Planning Act and will be used in the processing of this application. Applicants are advised that the information contained within this application is considered public information and is available to anyone upon request.*

### 1.1 Contact Information

#### Applicant

**Name**

Pierre

First

Chauvin

Last

**Company**

MHBC Planning

**Position Title**

**Address**

Suite 200, 540 Bingemans Centre Drive

Address Line 1

Address Line 2

Kitchener

City

Ontario

State / Province / Region

N2B 3X9

Postal / Zip Code

Canada

Country

**Phone (1)**

(519) 576-3650

**Phone (2)**

**Email**

pchauvin@mhbcplan.com

**Primary Contact**

Yes  No

All communication will be directed to the primary contact(s).

#### Agent

Only complete if the Applicant and Agent have different contact information.

**Name**

First

Last

**Company**

**Position Title**

**Address**

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

**Phone (1)**

**Phone (2)**

**Email**

**Primary Contact**

Yes  No

All communication will be directed to the primary contact(s).

**Registered Owner(s)**

**Type of Ownership**

Company  Individual(s)

**Individual(s)**

**Name (1)**

First

Last

**Name (2)**

First

Last

**Address**

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

### Email

### Phone (1)

### Phone (2)

### Primary Contact

Yes  No

All communication will be directed to the primary contact(s).

## 1.2 Property Location

### Municipal Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

### Legal Description

### Registered Plan Number

### Additional Information

## 1.3 Property Dimensions

### Lot Frontage (m)

### Lot Depth (m)

### Lot Area (m2)

### Width of Road Allowance (m)

41,161

## 1.4 Encumbrances

Are there any mortgages, easements, or restrictive covenants affecting the property?

Yes  No

## PART 2 - PLANNING FRAMEWORK

### 2.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

Agricultural with special provision 21.60

e.g. Agricultural (A) Zone

### 2.2 Official Plan Designation

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property.

Identify the Existing Official Plan Designation of the Subject Property

Prime Agricultural

e.g. Prime Agriculture, Greenlands, etc.

Explain how the proposed Zoning By-law Amendment application conforms to the current Official Plan:

See Planning Justification Report

Is an Official Plan Amendment required to facilitate the proposed use?

Yes  No

### 2.3 Provincial Policy

Explain how the application is consistent with the Provincial Policy Statement, 2014:

See Planning Justification Report

Explain how the application conforms/conflicts with the Growth Plan for the Greater Golden Horseshoe?

N/A

## PART 3 - EXISTING & PROPOSED LAND USE(S)

### 3.1 Existing Land Use(s)

Please provide a detailed explanation of all existing uses on the subject property, including any accessory uses.

Type of Existing Land Use(s)

Agriculture  Single-family Residential  Multi-Residential  Commercial  Mixed-Use  Industrial

Institutional  Vacant

**Description of Existing Land Use(s) On-Site**

Long Term Care Home Facility

*Please identify the use of ALL existing buildings on-site, including any accessory uses.*

**Date the subject land was acquired by the current owner:**

2019-08-30

**Length of time the existing uses have continued on the land:**

50+ years

**3.1.1 Abutting Land Uses**

**North**

Agricultural

**East**

Residential

**South**

Agricultural

**West**

Agricultural

**Does the registered owner own the abutting lands?**

Yes  No

**If yes, please provide the civic address or legal description of each property:**

**3.2 Proposed Land Use(s)**

*Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.*

**Type of Proposed Land Use(s)**

Agriculture  Single-family Residential  Multi-Residential  Commercial  Mixed-Use  Industrial  
 Institutional  Vacant

**Describe the Proposed Land Use(s) On-Site**

To add a Retirement Home Use

*Please identify the use of ALL proposed buildings and accessory uses.*

**Explain the proposed amendment to the Zoning By-law, including any proposed change, deletion, replacement or addition to the regulations or mapping. Please list additional permitted uses and Zoning By-law section numbers (where applicable):**

**Explanation:**

See Planning Justification Report

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

Yes  No

### 3.2.2 Information for Residential Development

If Residential development is being proposed, please fill in and upload a copy of the [Information for Residential Development Handout](#).

#### Information for Residential Development Upload

24311A\_5016 Wellington County Road 29\_Eden House\_ Information for Residential Development.pdf

## PART 4 - SITE SPECIFICS

### 4.1 Site Access

#### Access Type

- Provincial Highway  Regional Road   
Township Road (Year-Round Maintenance)  
 Township Road (Seasonal Maintenance)  
 Private Road/ Right-of-Way

#### Access Name

Wellington County Road 29

e.g. Highway 7, Wellington Road 124, etc.

### 4.2 Servicing

#### 4.2.1 Existing Servicing

##### 4.2.1.1 Water Supply (Existing)

#### Water Supply

- Municipal Servicing  Private Well(s)

#### Type of Private Well(s)

- Individual  Communal

##### 4.2.1.2 Sewage Disposal (Existing)

#### Sewage Disposal

- Municipal Servicing  Private Well(s)

#### Type of Private Well(s)

- Individual  Communal

##### 4.2.1.3 Storm Drainage (Existing)

#### Storm Drainage Type

- Sewer  Ditches  Swales  Natural

### 4.2.2 Proposed Servicing

### 4.2.2.1 Water Supply (Proposed)

**Water Supply**

Municipal Servicing  Private Well(s)

N/A

### 4.2.2.2 Sewage Disposal (Proposed)

**Sewage Disposal**

Municipal Servicing  Private Well(s)

N/A

### 4.2.2.3 Storm Drainage (Proposed)

**Storm Drainage Type**

Sewer  Ditches  Swales  Natural

n/a

**Identify New Service Connections Expected to be Required for Proposed Development:**

## 4.3 Propane Facilities

**Is there a Commercial Propane Facility, Propane Retail Outlet, Propane Filling Tank, Cardlock/Keylock or Private Container Refill Centre within 1000m of the subject site?**

Select a response below.

Yes  No

**Excluding non-commercial uses (such as propane BBQ's in a residential setting), is the sale, use, handling, and/or storage of propane anticipated for the subject property?**

Select a response below.

Yes  No

## PART 5 - ADDITIONAL INFORMATION

### 5.1 Other Applications

**Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?**

Yes  No

## PART 6 - SUBMISSION MATERIALS

Please upload a copy of the [Applicant Authorization Form](#) (if applicable), **Site Plan**, and the **Pre-Consultation Checklist** identifying all required submission materials. All other materials are to be provided through a drop box link.

**Note:** physical submissions are no longer required.

### **Applicant Authorization Form (if applicable)**

24311A\_5016 Wellington County Road 29\_Eden House\_Applicant Authorization form - signed.pdf

*If the applicant is not the owner of the property, the owner must sign and date the [Applicant Authorization Form](#).*

### **Site Plan**

24311A\_5016 Wellington County Road 29\_Eden House\_Site Location Plan.pdf

### **Pre-Consultation Checklist**

24311A\_5016 Wellington County Road 29\_Eden House\_2024.01.25 PRE-CONSULTATION FORM.pdf

## 6.1 FULL SUBMISSION

Submission materials are to be provided through a **drop box link**.

Please include a copy of the:

- Site Plan;
- Applicant Authorization Form (if applicable);
- Ontario Building Code Analysis Sheet;
- Building Elevations;
- Floor Plans;
- Landscape Plan;
- Lighting Plan;
- Tree Preservation Plan (if required);
- General Vegetation Overview; and
- **All other documents** identified within the **Pre-Consultation Checklist**.

### **Drop Box Link**

[https://www.dropbox.com/scl/fi/0f6hxcnndnpwxengl2oq/24311A\\_5016-Wellington-County-Road-29\\_Eden-House\\_-ZBA-Application-Fee.pdf?rlkey=i3l093mde3kttt1mqo7hy1ww2&st=4ial43v3&dl=0](https://www.dropbox.com/scl/fi/0f6hxcnndnpwxengl2oq/24311A_5016-Wellington-County-Road-29_Eden-House_-ZBA-Application-Fee.pdf?rlkey=i3l093mde3kttt1mqo7hy1ww2&st=4ial43v3&dl=0)

### 6.1.2 Source Water Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, the application will proceed as normal. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a [Source Water](#)



[Protection Screening Application Form](#). The application will then be screened by municipal staff, and possibly the Risk Management Official, to assess if the proposed activities pose a risk to drinking water quality or quantity before an application can be approved.

**Upload a copy of the Pre-Screening Form here:**

24311A\_5016 Wellington County Road 29\_Eden House\_Source-Water-Protection-Application-2024 (1)-Signed.pdf

## 6.2 APPLICATION FEE & DEPOSIT

For the cost of a **Zoning By-law Amendment Application**, please refer to the Township's Planning Service Fee By-law 17/2024, as amended [here](#).

**Please note:** The Township uses consultants for Planning, Engineering, and Legal services. The Township's planning processes operate on a user-fee basis. As such, all consulting costs incurred by the Township in the processing of an application are to be paid by the applicant. Additional fees may be required by external commenting agencies, such as the Grand River Conservation Authority (GRCA) or Ministry of Transportation Ontario (MTO).

The County of Wellington serve as our Planning Consultants. Their Planning & Land Division Fees can be found online [here](#). Please refer specifically to the Local Municipal Charges for their consultant fees.

Please contact [planning@get.on.ca](mailto:planning@get.on.ca) to coordinate the submission of the **Application Fee & Deposit**.

**Please note that payment is not to be made without first consulting the Planning Technician at [planning@get.on.ca](mailto:planning@get.on.ca).**

### 6.2.1 COST ACKNOWLEDGMENT

Each application must be accompanied by the applicable application fee and deposit, identified in Planning Service Fee By-law 17/23, as amended, in the form of cash, cheque or e-transfer payable to the **Corporation of the Township of Guelph/Eramosa**. The Township will retain the deposit until the application has been completed and the applicant and the owner have paid all expenses incurred by the Township of Guelph/Eramosa in processing this application.

The applicant and the owner understand, acknowledge and accept that the Township of Guelph/Eramosa does not retain as full-time staff professional engineers, planners, or solicitors. The Township of Guelph/Eramosa contracts private firms for these services. **The applicant and the owner SHALL be jointly and severally liable for paying the Township of Guelph/Eramosa for all costs it incurs in processing this application, including but not limited to, fees for planning, engineering and legal services, in addition to Township of Guelph/Eramosa's administration fees.**

The Township of Guelph/Eramosa shall notify the applicant and owner from time to time of any costs incurred by the Township and the applicant and the owner shall have thirty (30) days to pay the Township for those costs after notice is given. In the event that the applicant and the owner do not pay those costs within thirty (30) days, the Township has a right to apply the deposit against those costs and further to cease doing any work on the processing of this application until such time as all outstanding costs are paid in full and the deposit has been restored to the initial deposit amount set out in the guidelines.

**Please note:** Other fees may be required by external agencies, such as the Grand River Conservation Authority, to be billed directly to the applicant.

**Applicant Signature:**

*Pierre Chauvin*

**Date:**

2024-12-12

### **6.3 CERTIFICATION**

I/We hereby certify that all required submission materials identified by commenting agencies, through the pre-consultation process, have been provided as part of this application.

**Applicant Signature:**

*Pierre Chauvin*

**Date:**

2024-12-12

### **PART 7 - DECLARATION**

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

**Applicant Signature:**

*Pierre Chauvin*

**Date:**

2024-12-12