

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

1. Type of Amendment

- ☐ Site specific
☐ Other (please specify):

❖ Date Submitted:

28/08/2026
dd mm yyyy

Date Application
Deemed Complete:

14/09/2026
dd mm yyyy

File No. R2009-26

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

Lands are zoned R1-A which does not permit townhouses.

GENERAL INFORMATION

3. Applicant Information

Registered Owners Name(s): Elora Greens Inc.

Address 120 Matheson Blvd E, Unit 3 Mississauga ON L4Z 1X1

E-mail address farhan@eloragreens.com

Tel. No. Home

Work 365 228 2890

Fax

Applicant (Agent) Name(s): Juliane von Westerholt

Address 540 Bingemans Centre Drive, Suite 200, Kitchener ON, N2B 3X9

Tel. No. Home

Work 519-576-3650

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:

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 65 and 69 Bridge St.

Concession

Lot

Registered Plan No.

Area 0.102 ha
0.25 ac

Depth 34.44-35.62m m
113-116.8 ft

Frontage 60.345 m
119 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

Single Detached and Semi-detached Residential Use.

❖ How does the application conform to the Official Plan?

Policy D.2.5 provides direction for Medium Density development and states that Multiple residential developments such as townhouses and apartments may be allowed in areas designated Residential subject to the requirements of the Zoning By-law.

❖ 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.

Policy C 5.5.5 provides direction of residential intensification and specifically directs that encouraging intensification primarily in the urban centres.

10. Zoning

❖ What is the current zoning of the property? Residential 1-A

❖ What uses are permitted? single detached and semi-detached dwellings

❖ What is the nature and extend of the rezoning requested? R3 Zone with site specific regulation for zero lot line for internal townhouse units

❖ What is the reason why the rezoning is requested?

The subject lands are currently zoned Residential 1-A zone which permits single detached and semi-detached residential use and does not permit Townhouses which is proposed for the subject lands.

❖ 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.

Maximum density = 35 units per hectare. Height 3 storeys

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Vacant

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

N/A

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

4 street fronting freehold Townshouses on individual lots

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	VACANT		Townhouse	
❖ Date of construction				
❖ Building height		m		ft
❖ Number of floors				
❖ Total floor area		sq. m		sq. ft.
❖ Ground floor area (exclude basement)		sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line		m	6.0	ft
side lot line		m	1.8	ft
side lot line		m	4.03	ft
rear lot line		m	12.54-13.12	ft
% lot coverage			N/A	
# of parking spaces			12 spaces	
# of loading spaces			N/A	

EXISTING AND PROPOSED SERVICES

❖ 15. What is the access to the subject property?

☐

Provincial Highway
Other (please specify):

☐

Continually maintained municipal road
Seasonally maintained municipal road

☐

Right-of-way
Water access

continually maintained municipal road

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

Bridge St.

❖ 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	☐	☐	☐	☐	☐	☐	☐	☐
b) Proposed	☐	☐	☐	☐	☐	☐	☐	☐

- ❖ 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):
To Street

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	☐ Yes ☐ No				
❖ Zoning By-law Amendment	☐ Yes ☐ No				
Minor Variance	☐ Yes ☐ No				
❖ Plan of Subdivision	☐ Yes ☐ No				
❖ Consent (Severance)	☐ Yes ☐ No		Severance of 65 / 69 Bridge from 25 Clarke Street		
Site Plan Control	☐ Yes ☐ 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.)

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) Farhan Kamali Siddiqui of the 65 & 69 Bridge Street, Elora of
Elora Greens Inc. County/Region of Centre Wellington Township do hereby authorize
Juliane von Westerholt to act as my agent in this application.



Signature of Owner(s)

28th July 2026

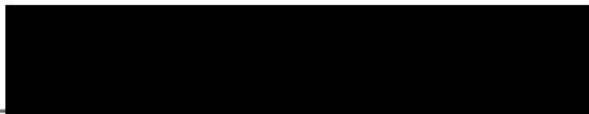
Date

❖ Affidavit

I (we) Juliane von Westerholt of the Town of
Minto 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 Kitchener
in the County/Region of Waterloo this 19th day of August, 2026



Signature of Owner or Authorized Solicitor or Authorized Agent

August 19, 2026

Date



Signature of Commissioner

August 19, 2026

Date

David William Aston, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires January 9, 2036.

Application fee of \$ 8634 + 2400
received by the municipality:



Signature of Municipal Employee

Sept 11/2026 (Deposit Rec'd)

Date

Application deemed
complete:



Signature of Municipal Employee

Sept 14/26.

Date