

Application for Amendment to the Official Plan

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



Centre Wellington

Township Centre Wellington

1 MacDonald Square
PO Box 10, Elora, ON N0B 1S0
Tel: (519) 846-9691
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File No. **OP001-2026**

THE AMENDMENT

Date Submitted:

13 / 04 / 2026
dd mm yyyy

Date Application Deemed Complete:

28 / 04 / 2026
dd mm yyyy

1. Type of Amendment

- Official Plan
- Other (please specify):

2. Name of the Official Plan requested to be amended?

Township of Centre Wellington Municipal Official Plan

3. Purpose of and reason(s) for the proposed amendment(s):

Redesignation of the subject lands to permit the development of a residential subdivision within the urban boundary.

GENERAL INFORMATION

4. Applicant Information

Registered Owners Name(s): RBS & EJS Fergus G.P. Inc
 Address: 3700 Steeles Avenue West, Suite 800, Vaughan, ON, L4L 8M9
 E-mail address: _____
 Tel. No. Home: _____ Work: _____ Fax: _____

Applicant (Agent) Name(s): Catherine Pan (cpan@sorbara.com)
 Address: 3700 Steeles Avenue West, Suite 800, Vaughan, ON, L4L 8M9
 Tel. No. Home: _____ Work: (905)-850-6154 x 298 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: March 20, 2007 (lands) & August 17, 2016 (farmhouse)

5. 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)

6. Provide a description of the "entire" property:

Municipal Address: 6490 First Line & 8076 Wellington Road 19, Fergus. (Part of Lot 8, Concession 1, Township of Centre Wellington more particularly described as Parts 1 and 2 on Plan 61R-11802 and Part 1 on Plan 61R-21076)
 Concession: 1 Lot: 8 Registered Plan No.: 61R-11802 & 61R-21076
 Area: 39 ha 573 m Depth: 573 m Frontage: 718 m
 _____ ac _____ ft _____ ft _____ ft

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

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

8. Is the requested amendment consistent with the Provincial Policy Statement?

Yes No

9. 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

10. What is the current Official Plan Designation on the Subject Property?

Prime Agricultural, Core Greenlands

11. List the land uses that are permitted by the current Official Plan designation

Agricultural uses and a residential dwelling

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

EXISTING AND PROPOSED SERVICES

12. 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"/>

13. 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

OFFICIAL PLAN AMENDMENT

14. Does the proposed Official Plan Amendment do the following?

- Change a policy in the Official Plan Yes No Unknown
- Replace a policy in the Official Plan Yes No Unknown
- Delete a policy in the Official Plan Yes No Unknown
- Add a policy in the Official Plan Yes No Unknown
- Add or Change a designation in the Official Plan Yes No Unknown

15. As applicable provide the following:

- a) Section Number(s) of Policy to be Changed N/A
- b) Text of the proposed new policy attached on a separate page? Yes No
(Note: The Planning Act requires that if the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it must be provided)
- c) New Designation Name Residential and Core Greenlands
- d) Map of Proposed new Schedule attached on a separate page? Yes No
- e) The land uses that the requested official plan amendment would authorize
Extension of Summerfields subdivision, Residential, Park, SWM Pond, Multi-Residential

OTHER RELATED PLANNING APPLICATIONS

16. 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? *(Please use a separate sheet if necessary)*

	File No.	Approval Authority	Subject Lands	Status	Purpose	Effect on the requested amendment
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					

17. 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

18. 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.)*
Please refer to attached cover letter for full list of plans, reports, and studies provided in support of this application, as specified on the pre-consultation checklist

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) Gregory Tanzola of the City of Vaughan County/Region of York do hereby authorize Catherine Pan to act as my agent in this application.

[Signature]
Signature of Owner(s)

April 2, 2026
Date

AFFIDAVIT

I (we) Catherine Pan of the City of Vaughan County/Region of York 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 Vaughan in the County/Region of York this 2nd day of April, 2026.

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

April 2, 2026
Date

James Buckley Bujak,
a Commissioner, etc., Province of Ontario,
for Sorbara Group of Companies.
Expires August 25, 2027.

[Signature]
Signature of Commissioner

26.04.02
Date

Application fee of \$ <u>38,921.00</u> received by the municipality: <u>(in dd. deposit)</u>	Application deemed complete:
<u>[Signature]</u> Signature of Municipal Employee	<u>[Signature]</u> Signature of Municipal Employee
<u>April 13/26</u> Date	<u>April 28/26</u> Date