

Application for Amendment to the Official Plan

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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THE AMENDMENT

1. Type of Amendment

- ☒ Official Plan
☐ Other (please specify):

Date Submitted:

31 / 03 / 2025
dd mm yyyy

Date Application
Deemed Complete:

28 / 04 / 2025
dd mm yyyy

File No. **OP 005-2025**

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

Township of Centre Wellington Official Plan

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

To bring the land into the Fergus Urban Area and redesignate the lands for residential development

GENERAL INFORMATION

4. Applicant Information

Registered Owners Name(s): Polocorp Inc (c/o Joseph Puopolo or Mike Puopolo)

Address 379 Queen St S, Kitchener ON N1G 1W5

E-mail address joseph@polocorpinc.com mike@polocorpinc.com

Tel. No. Home Work 519-745-3249

Fax

Applicant (Agent) Name(s): UP Consulting (c/o David Galbraith)

Address Unit 206 - 100 Ahrens St W, Kitchener ON N2H 4C2

Tel. No. Home email: david@upconsulting.ca Work 647-961-8353

Fax

Name, address and phone number of all persons having any mortgages, charges or encumbrances on the property:

Mortgage with Seller/previous owner of 6581 Highway 6

Send correspondence to: ☐ Owner ☒ Agent ☐ Other

When did the current owner acquire the subject land? Date: June 7, 2024

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 6581 Highway 6

Concession 16 Lot 17 Registered Plan No.

Area ±20.0 ha Depth ±485 m Frontage ±407 m
±49.5 ac ±1593 ft ±1335 ft

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

Area ha Depth m Frontage m
ac 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 Lands

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

Agricultural, agriculture-related, single detached 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.

The lands would be incorporated into the Urban Boundary and designated as Primary Urban Centre in the County Official Plan, and Residential in the Township Land Use Plan for Fergus, Elora-Salem.

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.

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 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Replace a policy in the Official Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Delete a policy in the Official Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Add a policy in the Official Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Add or Change a designation in the Official Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> 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
- 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
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					Submitted concurrently to County	
Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					Submitted concurrently to Township	
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Plan of Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					Submitted concurrently to County	
Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						

*Applications for ZBA/OPA/DPS submitted to Twp & County on March 12, 2025 for lands at 968 St. David St N.

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.)

Planning Justification Report, Environmental Impact Assessment, Arborist Report & TPP, Landscape Plans, Heritage Impact Assessment
Archaeology Impact Assessment, Traffic Impact Assessment, Geotechnical & Hydrogeological Studies, Stormwater Management Report, Functional Servicing Report
Salt Management Plan, Noise Study, Agricultural Impact Assessment, Civil Drawing Set, Land Needs Assessment

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) Polocorp Inc. (c/o Joseph Puopolo or Mike Puopolo) of the City of Kitchener County/Region of Waterloo do hereby authorize UP Consulting (c/o David Galbraith) to act as my agent in this application.

[Signature]
Signature of Owner(s)

March 19/2025
Date

AFFIDAVIT

I (we) Polocorp Inc. (c/o Joseph Puopolo or Mike Puopolo) of the City of Kitchener County/Region of Waterloo 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 19 day of March, 2025

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

March 19/2025
Date

[Signature]
Signature of Commissioner



March 19/2025
Date

Application fee of \$ 39,950
received by the municipality:

[Signature]
Signature of Municipal Employee
MARCH 31/25
Date

Application deemed
complete:

[Signature]
Signature of Municipal Employee
April 28/2025
Date