

# 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  
Fax: (519) 846-2190

### THE AMENDMENT

#### 1. Type of Amendment

- ☒ Official Plan  
☐ Other (please specify):

Date Submitted:

27 / 08 / 2025  
dd mm yyyy

Date Application  
Deemed Complete:

22 / 09 / 2025  
dd mm yyyy

File No. **OP007.2025**

#### 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 re-designate the site from industrial to residential. Refer to Planning Justification Report by GSP Group.

### GENERAL INFORMATION

#### 4. Applicant Information

Registered Owners Name(s): 2566201 Ontario Inc.

Address 105 Six Point Road, Etobicoke, ON M8Z 2X3

E-mail address w.nawaz@dunpar.ca

Tel. No. Home Work 437-522-8453 Fax

Applicant (Agent) Name(s): Waleed Nawaz

Address 105 Six Point Road, Etobicoke, ON M8Z 2X3

Tel. No. Home Work 437-522-8453 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: December 2023

#### 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 650 Victoria Terrace  
Concession Lot Park lot 14/15 Registered Plan No. 55  
Area 4.78 ha Depth 202.9 m Frontage 255.8 m  
11.81 ac 665.7 ft 639.2 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?

Industrial

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

Service commercial and general industrial uses.

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.

Refer to Planning Justification Report by GSP Group.

## 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 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"/>
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 N/A

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 type="checkbox"/> No	<input type="checkbox"/> Unknown
Replace a policy in the Official Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Delete a policy in the Official Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Add a policy in the Official Plan	<input checked="" type="checkbox"/> Yes	<input 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 \_\_\_\_\_

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

Mixed-use development

## 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				Concurrent County OPA application	
Zoning By-law Amendment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Concurrent application	
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.)

Tree Preservation and Inventory Report, Tree Protection Plan, Architectural Plans, Functional Servicing and Storm Water Management Report,

Functional Site Grading Plan, Functional Site Servicing Plan, Land Use Compatibility Report, Noise Impact Study, Phase One Environmental Site Assessment, Transportation Impact Study

## 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) 2566201 Ontario Inc. of the \_\_\_\_\_ City \_\_\_\_\_ of  
\_\_\_\_\_ Toronto \_\_\_\_\_ County/Region of \_\_\_\_\_ do hereby authorize  
Waleed Nawaz to act as my agent in this application.

Signature of Owner(s)

Date

08/27/2025

## AFFIDAVIT

I (we) Waleed Nawaz of the \_\_\_\_\_ City \_\_\_\_\_ of  
\_\_\_\_\_ Toronto \_\_\_\_\_ County/Region of \_\_\_\_\_ 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 Toronto  
in the County/Region of \_\_\_\_\_ this 27<sup>th</sup> day of August, 2025

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

Aug 27, 2025

Signature of Commissioner

Date

August 27, 2025

Application fee of \$ 45,950.00  
received by the municipality:

Application deemed  
complete:

Chantalle Pellizzari

Signature of Municipal Employee

Chantalle Pellizzari

Signature of Municipal Employee

Date

Date

Sept 21/25

Sept 22/25