

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:

10 / 07 / 2026
dd mm yyyy

Date Application
Deemed Complete:

27 / 07 / 2026
dd mm yyyy

File No. R2008.26

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

To rezone the portion of subject lands currently designated 'A' Agricultural to Residential

GENERAL INFORMATION

3. 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)

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

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 61R-11802 and Part 1 on Plan 61R-21076)

Concession

1

Lot 8

Registered Plan No.

61R-11802 & 61R-21076

Area

39

ha

Depth

573

m

Frontage

718

m

ac

ft

ft

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

Area

30

ha

Depth

515 (avg)

m

Frontage

700 (avg)

m

ac

ft

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 and core greenlands (OP001-2026)

List land uses permitted by the current Official Plan designation

Residential subdivision including single detached dwellings, multi-residential dwellings, park, SWM pond

❖ How does the application conform to the Official Plan?

Application conforms to the Official Plan designation following the recent OPA (#OP001-2026), refer to Planning Justification Report

❖ 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.

N/A

10. Zoning

❖ What is the current zoning of the property? Primarily zoned as Agricultural (A) with areas of (EP) and (CA)

❖ What uses are permitted? Uses permitted per Zoning By-law 2009-045 subsection 6.1.1

❖ What is the nature and extend of the rezoning requested? Lands currently zoned agricultural to be rezoned to residential

❖ What is the reason why the rezoning is requested?

To permit residential development

❖ 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.

In accordance with C.5.6.2. i. of the Town of Centre Wellington Official Plan, minimum density requirement is at least 16 units per gross hectare in newly developing subdivisions

EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agricultural use with a single detached dwelling

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

Approximately 135 years (per attached Heritage Impact Assessment)

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

Residential use including single detached dwellings and multi-residential dwellings

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	Single detached dwelling		Various	
❖ Date of construction	1890		(See Draft Plan)	
❖ Building height	6	m		ft
❖ Number of floors	2			
❖ Total floor area	330	sq. m		sq. ft.
Ground floor area (exclude basement)		sq. m		sq. ft.
❖ Distance from building/structure to the:				
front lot line	19.9	m		ft
side lot line	61.9 (to east lot line)	m		ft
side lot line	57.8 (to west lot line)	m		ft
rear lot line	11.5	m		ft
% lot coverage				
# of parking spaces				
# of loading spaces				

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

Access on the southern frontage by continually maintained county road (Wellington Rd 19). Access on the eastern frontage by continually maintained local road (First Line)

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

Wellington Road 19 & First Line

❖ 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):

Note: Future storm drainage to be provided by storm sewers and swales

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		OP001-2026,					application made to redesignate the subject lands to permit residential development
❖ Zoning By-law Amendment	☐ Yes ☒ No							
Minor Variance	☐ Yes ☒ No							
❖ Plan of Subdivision	☒ Yes ☐ No							Submitted concurrently with this application
❖ Consent (Severance)	☐ Yes ☒ No							
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.)

Please refer to the attached cover letter for a full list of plans, reports, and studies provided in support of this application

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) 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 of Owner(s)

Date

June 24th, 2026

❖ Affidavit

I (we) Catherine Pan 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 Vaughan in the County/Region of York this 24th day of June, 2026.

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

June 24th, 2026

Signature of Commissioner

Date

June 24th, 2026

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

Application fee of \$ 17268.00
received by the municipality:

Application deemed
complete:

Signature of Municipal Employee

Signature of Municipal Employee

Date

Date