

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
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Tel: (519) 846-9691
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THE AMENDMENT

1. Type of Amendment

- ☒ Official Plan
☐ Other (please specify):

Date Submitted:

09/04/2025
dd mm yyyy

Date Application
Deemed Complete:

05/05/2025
dd mm yyyy

File No. OP006-25

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):

Please refer to the submitted Planning Justification Report

GENERAL INFORMATION

4. Applicant Information

Registered Owners Name(s): Tribute (Fergus Oaks) Limited

Address 1815 Ironstone Manor, Unit 1, Pickering ON L1W 3W9

E-mail address susan.z@mytribute.ca

Tel. No. Home _____ Work 905-839-3500 x.384 Fax _____

Applicant (Agent) Name(s): Landwise c/o Edward John

Address 310 Limeridge Road West, Suite 6, Hamilton ON L9C 2V2

Tel. No. Home _____ Work 905-574-1993 ext. 202 Fax _____

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

Send correspondence to: ☐ Owner ☒ Agent

☐ Other _____

When did the current owner acquire the subject land?

Date: August 23, 2023: 6704 Beatty Line N, 6684-6688
Beatty Line N, 7692 Sideroad 15
November 2016: 7715 Nichol Road

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 6704 Beatty Line N, 6684-6688 Beatty Line N, 7692 Sideroad 15, 7715 Nichol Road

Concession and Lots: Lots 13 and 14 and Part of Lot 15, Concession 14 and
Part of Lots 11, 12, 13, 14 and 15, Concession 13

Registered Plan No. 61R-22668

Area 226.03 ha Depth _____ m Frontage _____ m
560.61 ac _____ ft _____ 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?

Currently, the subject lands are outside of the Urban Boundary

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

N/A

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.

Please refer to the submitted Planning Justification Report

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 | <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 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, 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

Residential uses, commercial uses, institutional uses, open space, protect natural heritage

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 see submitted Cover Letter

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) Tribute (Fergus Oaks) Limited c/o Steven Libfeld ASO of the Province of
Ontario County/Region of City of Toronto do hereby authorize
Landwise c/o Edward John to act as my agent in this application.

Signature of Owner(s)

Date

FEBRUARY 19, 2025

AFFIDAVIT

I (we) Tribute (Fergus Oaks) Limited c/o Steven Libfeld ASO of the Province of
Ontario County/Region of City of Toronto 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 PICKERING
in the County/Region of DURHAM this 19th day of FEBRUARY, 2025.

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

FEBRUARY 19, 2025

Signature of Commissioner

Date

FEBRUARY 19, 2025

Gus Stavropoulos, a Commissioner, etc.,
Province of Ontario, for Westhall Corporation
o/a Tribute Communities and its subsidiaries,
associated companies, and affiliates.
Expires June 10, 2027.

Application fee of \$3118 -
received by the municipality:

Application deemed
complete:

C. Pelly

Signature of Municipal Employee

April 9/25
Date

Chantelle Pelly

Signature of Municipal Employee

May 5/25
Date