

# Application for Amendment to the Zoning By-law

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

File No. R2003-2026

### The Amendment

❖ Date Submitted:

21 / 11 / 2025  
dd mm yyyy

Date Application Deemed Complete:

18 / 02 / 2026  
dd mm yyyy

#### 1. Type of Amendment

- Site specific
- Other (please specify):

Fee submitted Feb 4/26

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

To rezone the Subject Lands under the Township of Wellington Zoning By-Law to facilitate the proposed residential development .

### GENERAL INFORMATION

#### 3. Applicant Information

Registered Owners Name(s): ELORA SANDS DEVELOPMENT INC. c/o Marcus Gagliardi  
 Address 361 Connie Crescent, Ste 200  
 E-mail address marcus@cachethomes.com  
 Tel. No. Home 416-738-7560 Work \_\_\_\_\_ Fax \_\_\_\_\_

Applicant (Agent) Name(s): Matthew Cory, Malone Given Parsons Ltd.  
 Address 140 Renfrew Drive, Suite 201 Markham ON L3R 6B3  
 Tel. No. Home \_\_\_\_\_ Work 905.513.0170 x116 Fax \_\_\_\_\_

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

Brown Brick Holdings Inc., 7780 Sideroad 10, Fergus, ON, N1M 2W3, Gibson Roger, 7581 Nichol Road 15, Elora ON N0B 1S0

Send correspondence to:  Owner  Agent  Other \_\_\_\_\_

❖ When did the current owner acquire the subject land? Date: Feb 23, 2022

#### 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 7581 Nichol Road 15  
 Concession 12 Lot 16 Registered Plan No. PT 1 61R1012 & PT 1 61R4394  
 Area 40.02 ha Depth 941 m Frontage 330 m  
98.89 ac 3087 ft 1780 ft

#### ❖ 6. 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

#### ❖ 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?

Undesignated

List land uses permitted by the current Official Plan designation  
Please refer to the Planning Opinion Report prepared by Malone Given Parsons Ltd.

❖ How does the application conform to the Official Plan?

Please refer to the Planning Opinion Report prepared by Malone Given Parsons Ltd.

❖ 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 concurrent OPA application proposes to expand the settlement area. Please refer to the Planning Opinion Report prepared by Malone Given Parsons Ltd.

❖ 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? AGRICULTURAL (A) ZONE

❖ What uses are permitted? An agricultural use, A single detached dwelling, A group home, A commercial kennel, A lawfully existing institutional use, A wayside pit or quarry, A temporary portable

❖ What is the nature and extend of the rezoning requested? To permit the uses required to facilitate the residential development.

❖ What is the reason why the rezoning is requested?

To implement the inclusion of the lands into the settlement area.

❖ 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.

N/A

**EXISTING AND PROPOSED LAND USES AND BUILDINGS**

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

Agricultural uses and associated residential.

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

Unknown

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

Planned Community Uses including residential, recreation, infrastructure (swm ponds) and environmental.

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	livestock barns, drive sheds			
	dwellings, a grain silo			
❖ Date of construction	Unknown			
❖ Building height	_____ m	_____ ft	_____ m	_____ ft
❖ Number of floors	_____	_____	_____	_____
❖ Total floor area	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
Ground floor area (exclude basement)	_____ sq. m	_____ sq. ft.	_____ sq. m	_____ sq. ft.
❖ Distance from building/structure to the:				
front lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
side lot line	_____ m	_____ ft	_____ m	_____ ft
rear lot line	_____ m	_____ ft	_____ 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                       Continually maintained municipal road                       Right-of-way  
 Other (please specify):                       Seasonally maintained municipal road                       Water access

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

Nichol Road 15 and Irvine Street

❖ 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	<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"/>

❖ 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*):

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### 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County File OP-2025-06 & Township File OP003-2025					
❖ Zoning By-law Amendment	<input type="checkbox"/> Yes <input 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						

❖ 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.)

Planning Opinion Report, Traffic Impact Study, Environmental Impact Study, Agricultural Impact Assessment

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Functional Servicing and Stormwater Management Report

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## 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) ELORA SANDS DEVELOPMENT INC. c/o Marcus Gagliardi of the Township of Centre Wellington County/Region of Wellington do hereby authorize Matthew Cory, Malone Given Parsons Ltd. to act as my agent in this application.

October 9, 2025

Signature of Owner(s)

Date

❖ **Affidavit**

I (we) Matthew Cory, Malone Given Parsons Ltd. 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 Markham in the County/Region of York this 9th day of October, 2025.

October 9, 2025

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

October 9, 2025

Signature of Commissioner

Date

**Diane Patricia Russelle,  
a Commissioner, etc.,  
Province of Ontario,  
for Malone Given Parsons Ltd  
Expires March 31, 2028**

Application fee of \$ <u>16847.<sup>00</sup></u> received by the municipality:	Application deemed complete:
Signature of Municipal Employee	Signature of Municipal Employee
<u>Feb 4/26</u>	<u>Feb 18/26</u>
Date	Date