

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
Fax: (519) 846-2190

THE AMENDMENT

Date Submitted:

21 / 03 / 2025
dd mm yyyy

Date Application
Deemed Complete:

15 / 04 / 2025
dd mm yyyy

File No. **OP003-25**

1. Type of Amendment

- ☒ Official Plan
☐ Other (please specify):
N/A

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

Township of Centre Wellington Official Plan, 2005 (amended February 28, 2024)

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

To redesignate the Subject Lands under the Township of Centre Wellington Official Plan in accordance with a privately initiated Settlement
Boundary Expansion and to facilitate future development of community uses on these lands.

GENERAL INFORMATION

4. 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

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 7581 Nichol Road 15

Concession 12 Lot 16 Registered Plan No. PT 1 61R1012 & PT 161R4394

Area 40.02 ha Depth 941 m Frontage ~330 m
98.89 ac 3087 ft ~1780 ft

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

Area 40.02 ha Depth 941 m Frontage ~330 m
98.89 ac 3087 ft ~1780 ft

Refer to Appendix 'A' for Additional
Property Information

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?

Undesignated

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

[see below]

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 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

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 [X] No []

e) The land uses that the requested official plan amendment would authorize

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

DRAFT
OPA is
provide
d

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	23T-22005/ZBA; Township; Part of Lot 16, Concession 11; Implement the OP to permit residential uses on the lands; Under Review (OLT Appeal)			
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Plan of Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	RZ14-2022; Township; Part of Lot 16, Concession 11; Implement the OP to permit residential uses on the lands; Under Review (OLT Appeal)			
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.)

Planning Opinion Report, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Environmental Impact Study, Agricultural Impact 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) ELORA SANDS DEVELOPMENT INC. c/o Marcus Gagliardi of the City of Mississauga County/Region of Peel do hereby authorize Malone Given Parsons Ltd. c/o Matthew Cory to act as my agent in this application.


Signature of Owner(s)

03/06/2025
Date

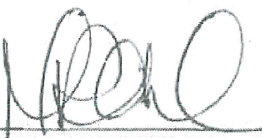
AFFIDAVIT

I (we) Ramsey Shaheen of the City of Mississauga County/Region of Peel 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 Mississauga
in the County/Region of Peel this 6th day of March, 2025


Signature of Owner or Authorized Solicitor or Authorized Agent

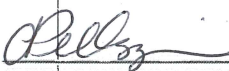
March 6th, 2025
Date


Signature of Commissioner
MARILYN RENDINE,
a Commissioner, etc. Province of Ontario
for Desl C. Auciello, Barrister & Solicitor.
Expires September 21, 2026.

March 6th, 2025
Date

Application fee of \$ 31,335.00
received by the municipality:

Application deemed
complete:


Signature of Municipal Employee
March 21/25
Date

Signature of Municipal Employee

Date

Appendix 'A': Property Information (Section 5)

Participating Landowner(s)			
Owner: ELORA SANDS DEVELOPMENT INC.			
Municipal Address: 7581 Nichol Road 15			
Legal Description: LT 16 CON 12 NICHOL EXCEPT PT 1 61R1012 & PT 1 61R4394; CENTRE WELLINGTON			
Concession: 12	Lot: 16	R Plan No.: PT 1 61R1012 & PT 1 61R4394	
Area (ha): 40.02	Depth (m): approx. 941	Frontage (m): approx. 328	
Area (ac): 98.89	Depth (ft): approx. 3087	Frontage (ft): approx. 1076	

Additional Properties Subject to OPA			
Owner: 1389461 ONTARIO LIMITED (James Keating Construction)			
Municipal Address: 6574 Gerrie Rd			
Legal Description: PART LOT 17 CONCESSION 12 NICHOL, PARTS 1, 2, 3, 4, 5, 6, AND 7 61R22574 SUBJECT TO AN EASEMENT OVER PARTS 5 AND 6 61R22574 AS IN WC171333 TOWNSHIP OF CENTRE WELLINGTON			
Concession: 12	Lot: 17	R Plan No.: PARTS 1, 2, 3, 4, 5, 6, AND 7 61R22574	
Area (ha): 39.02	Depth (m): approx. 941	Frontage (m): approx. 265	
Area (ac): 96.42	Depth (ft): approx. 3087	Frontage (ft): approx. 870	