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

File No. R7010-2026

The Amendment

❖ Date Submitted: 21 / 10 / 2026 (dd / mm / yyyy)

Date Application Deemed Complete: 10 / 11 / 2026 (dd / mm / yyyy)

1. **Type of Amendment**
   - ☒ Site specific
   - ☐ Other *(please specify)*:

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

Amend the landuse designation from Agricultural Zone to various Residential Zones for development of residential and commercial uses.

GENERAL INFORMATION

3. **Applicant Information**

Registered Owners Name(s): Elora Greens Inc. (Farhan Kamali Siddiqui)
Address: 120 Matheson Blvd. E Unit 3, Mississauga, ON, L4Z 1X1
E-mail address: farhan@eloragreens.com
Tel. No. Home: [redacted] Work: _____ Fax: _____

Applicant (Agent) Name(s): Juliane von Westerholt
Address: 540 Bingemans Centre Drive, Suite 200, Kitchener ON, N2B 3X9
Tel. No. Home: [redacted] Work: 519-576-3650 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: _____

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: 127 First Line, Elora
Concession: 1 Nichol Part 2 Lot: 3 Registered Plan No.: 61R501
Area: _____ ha / _____ ac Depth: _____ m / _____ ft Frontage: _____ m / _____ ft

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

Area: 21.581 ha / 53.3 ac Depth: _____ m / _____ ft Frontage: 183 m / _____ 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 - outside of Primary Urban Centre Boundary

List land uses permitted by the current Official Plan designation

Agricultural

❖ How does the application conform to the Official Plan?

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.

The requested Official Plan Amendment amends Schedule A-1 of the in-effect Township Official Plan to bring subject land within the local Urban Area Boundary and reflect the changes from the County Official Plan brought on by OPA 126. In addition the OPA will create a Special Policy Area 18 to permit the development of the lands for a residential subdivision,

❖ 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

❖ What uses are permitted? Farm/Agriculture

❖ What is the nature and extend of the rezoning requested? The lands are being rezoned to permit residential uses and mixed use within a plan of subdivision.

To facilitate the proposed development and establish appropriate zones to reflect the proposed Draft Plan of Subdivision.

❖ 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

EXISITING AND PROPOSED LAND USES AND BUILDINGS

❖ **11. What is the "existing" use(s) of the subject land?**

Vacant Agricultural

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

N/A

❖ **13. What is the "proposed" use(s) of the subject land?**

Low Density Residential, Medium Density Residential, stormwater management facility and Recreational Land Use designations to permit development.

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	N/A				N/A N/A			
❖ Date of construction	N/A				N/A			
❖ Building height	N/A	m		ft	N/A	m		ft
Number of floors	N/A				N/A			
❖ Total floor area	N/A	sq. m		sq. ft.	N/A	sq. m		sq. ft.
Ground floor area (exclude basement)	N/A	sq. m		sq. ft.	N/A N/A	sq. m		sq. ft.
❖ Distance from building/structure to the:								
front lot line	N/A	m		ft	N/A	m		ft
side lot line	N/A	m		ft	N/A	m		ft
side lot line	N/A	m		ft	N/A	m		ft
rear lot line	N/A	m		ft	N/A	m		ft
% lot coverage	N/A				N/A			
# of parking spaces	N/A				N/A			
# of loading spaces	N/A				N/A			

EXISITING 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

Municipal road maintained continually

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

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	Concurrent				
❖ **Zoning By-law Amendment**	☐ Yes ☐ No					
Minor Variance	☐ Yes ☐ No					
❖ **Plan of Subdivision**	☐ Yes ☐ No	Concurrent				
❖ **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.)*

Environmental Impact Study, Functional Servicing Report (including Servicing Capacity Check), Geo-technical Investigation Report, Grading & Drainage Plan, Hydrogeological Study; Planning Justification Report, Draft Plan of Subdivision; Site Servicing Plan; Stormwater Management Report; Transportation Impact Study, Archaeological Study; Environmental Site Assessment Phase 1 and 2

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) Farhan Kamali Siddiqui / MOHAMMAD TAHIR of the City of Mississauga County/Region of Peel do hereby authorize MHBC Planning, Juliane von Westerholt to act as my agent in this application.

[redacted] 17th Sept 2026

Signature of Owner(s) *Date*

Affidavit

I (we) Juliane von Westerholt of the Town of Minto County/Region of Wellington County 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 Kitchener in the County/Region of Waterloo this 21st day of September, 2026.

[redacted] Sept 21, 2026

Signature of Owner or Authorized Solicitor or Authorized Agent *Date*

[redacted] 09/21/2026

Signature of Commissioner *Date*

David William Aston, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermsen
Britton Clarkson Planning Limited.
Expires January 9, 2036.

Application fee of $ 40949 - (combined) **received by the municipality:**

[redacted]

Signature of Municipal Employee

Sept 21/26

Date

Application deemed complete:

[redacted]

Signature of Municipal Employee

NOV 10/26

Date