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

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

File No. CP002-2026

THE AMENDMENT

1. **Type of Amendment**
   - ☒ Official Plan
   - ☐ Other *(please specify)*:

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

   Schedule A-1 – Land Use Plan Fergus, Elora-Salem

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

   Amend the land use mapping to reflect the changes from Settlement boundary expansions, in the County Official Plan and to permit residential uses for a plan of subdivision

GENERAL INFORMATION

4. **Applicant Information**

   Registered Owners Name(s): Elora Greens Inc. (Farhan Kamali Siddiqui)
   Address: 120 Matheson Blvd. E, Unit 3 Mississauga ON L4Z1X1
   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: _____

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: 127 First Line, Elora
   Concession: 1 Nichol Part 2 Lot: 3 Registered Plan No.: 61R501

   Area: 21.581 ha / 53.3 ac Depth: _____ m / _____ ft Frontage: 183 m / _____ ft

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

   Area: _____ ha / _____ ac Depth: _____ m / _____ ft Frontage: _____ m / _____ 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?** N/A
   ☐ 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 - Currently the Lands are outside the Urban Boundary but are designated Agricultural in the County of Wellington OP as part of the Rural System

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

    Agricultural uses and existing uses

    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.

    Proposed amendment is to reflect the changes to the settlement area boundary expansion identified the County Of Wellington Official Plan by OPA 126 to the Township Official Plan and further to permit a residential subdivision and a Special Policy Area for South Elora.

    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	☑	☐	☐	☐	☐	☐	☐	☐
b) Proposed	☐	☐	☐	☐	☐	☐	☐	☐

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	☐ Yes	☑ No	☐ Unknown
Replace a policy in the Official Plan	☐ Yes	☑ No	☐ Unknown
Delete a policy in the Official Plan	☐ Yes	☑ No	☐ Unknown
Add a policy in the Official Plan	☐ Yes	☑ No	☐ Unknown
Add or Change a designation in the Official Plan	☑ Yes	☐ No	☐ 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 _____

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

_____

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	☐ Yes	☐ No						
Zoning By-law Amendment	☑ Yes	☐ No	Concurrent					
Minor Variance	☐ Yes	☐ No						
Plan of Subdivision	☑ Yes	☐ No	Concurrent					
Consent (Severance)	☐ Yes	☐ No						
Site Plan Control	☐ Yes	☐ 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.)*

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

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]

Signature of Owner(s)

17th Sept 2026

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]

Signature of Owner or Authorized Solicitor or Authorized Agent

Sept 21, 2026

Date

[redacted]

Signature of Commissioner

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

09/21/2026

Date

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