

Application for Amendment to the Official Plan

under The Planning Act, R.S.O. 1990 c.P.13, as amended



Centre Wellington

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:

27 / 08 / 2026
dd mm yyyy

Date Application
Deemed Complete:

11 / 09 / 2026
dd mm yyyy

File No. OP002-2026

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

Township of Centre Wellington's Official Plan

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

The purpose of this amendment is to designate the lands municipally known as 6582 and 6585 Highway 6, Township of Centre Wellington and known legally as Part of Lot 17, Concession 15, Geographic Township of Nichol as within the "Urban Boundary" and "Built Boundary", and designated "Residential", "Highway Commercial", and "Core Greenlands" on "Schedule A-1 Land Use Plan". The amendment will facilitate the development of the Site for residential, commercial, and institutional uses, while preserving the natural heritage features on the Site.

GENERAL INFORMATION

4. Applicant Information

Registered Owners Name(s): 1052367 ONTARIO LTD. and Ted and Marlene Buczek

Address 6582-6585 Highway 6, Centre Wellington Ontario, N1M 0C8

E-mail address James@KrouseConsulting.com

Tel. No. Home 519-757-7117

Work

Fax

Applicant (Agent) Name(s): Zelinka Priamo Ltd. (c/o Robert MacFarlane)

Address 20 Maud Street, Suite 305, Toronto Ontario, M5V 2M5

Tel. No. Home

Work

416-801-6140

Fax

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

For 6582 Highway 6, TD bank

Send correspondence to: ☐ Owner ☒ Agent ☐ Other

When did the current owner acquire the subject land?

Date:

6585 Highway 6 on 1994/02/03

6582 Highway 6 on 1994/01/18

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 6585 Highway 6, Centre Wellington Ontario, N1M 0C8

Concession

15

Lot 17

Registered Plan No.

Area 29.3

ha

Depth 985

m

Frontage 303

m

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?

The Subject Lands fall outside of the "Urban Boundary" & "Built Boundary" and therefore do not have a designation under the Township of Centre Wellington Official Plan

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 enclosed Planning Justification Report for a fulsome planning analysis

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.

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 _____

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, Highway Commercial, and 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 including Single-detached, Townhouses, Apartments, and commercial/mixed-use.

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					
Minor Variance	☐ Yes ☐ No					
Plan of Subdivision	☐ Yes ☐ No					
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.)

Planning Report/PJR, Environmental Impact Study, Traffic Impact Assessment, Agricultural Impact Assessment, Fiscal Impact Assessment, Archaeological Assessment, Functional servicing report for water, wastewater, and storm water, Geotechnical Assessment, Overall Grading and Drainage Plan, Hydrogeological Impact Assessment, Noise Study (proximity to Hwy 6), Vegetation Overview (tree inventory)

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) Ted and Marlene Buczek of the Town of Fergus County/Region of Wellington do hereby authorize Zelinka Priamo Ltd. to act as my agent in this application.

Signature of Owner(s)

Date

August 26, 2026

AFFIDAVIT

I (we) Rob MacFarlane (Zelinka Priamo Ltd.) of the Town of Fergus County/Region of Wellington 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 Toronto in the County/Region of _____ this 26 day of August, 2026

Signature of ~~Owner~~ or Authorized Solicitor or Authorized Agent

Date

Aug 26/26

Signature of Commissioner

Date

Aug 26/26

DAVID JOHN HANNAM, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires October 4, 2027.

Application fee of \$ 32921 + \$2000
received by the municipality: \$44,921.00

Application deemed complete:

Signature of Municipal Employee

Signature of Municipal Employee

Date

Date

Aug 27/26

Sept 11/2026