

The Corporation of the Township of Centre Wellington

By-law 2020-27

A By-law to adopt Amendment Number 9 to the Official Plan for the Township of Centre Wellington.

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.) 1990, as amended, does hereby enact as follows:

1. That Amendment Number 9 to the Official Plan for the Township of Centre Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. That this By-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and finally passed this 29th day of June, 2020.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

Amendment Number 9
Township of Centre Wellington
Official Plan

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Part A – The Preamble

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information but does not form part of this amendment.

Part B – The Amendment

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Official Plan.

Part C – The Appendices

The Appendices, if included, herein, provide information related to the Amendment, but do not constitute part of the Amendment.

Part A – The Preamble

Purpose

The purpose of this amendment is to redesignate the lands legally known as All of Lots 1, 2, 3 and 4 south side of Ross Street, all of Lot 12, south side of Allan Street – northeast of Guelph Road, part of Allan Street, closed by By-laws 1482 and 1144-Inst. No. R12-6582, all of Ross Street, closed by By-law 2017-57 as an Inst. WC514970 Registered Plan 181 (Formerly Village of Elora) and Township of Centre Wellington County of Wellington (the “Site”), from Residential to Central Business District. The Site was purchased subsequent to the 2012 purchase of the remainder of the Elora Mill South lands. These properties were purchased in order to “round out” the southeast side of the Elora Mill South master planned development. As such, an Official Plan Amendment is required to permit development of these lands as it pertains to the Elora Mill South development. The Residential designation is no longer required or relevant as these properties are no longer intended to be used for a low rise residential use. The single detached dwellings that were previously on the lands have been demolished with the exception of the dwelling at the formerly municipally addressed 18 Ross Street which is proposed to be demolished in the near future. A demolition permit for this dwelling has been approved.

Location

The Elora Mill development is located in the Village of Elora within the Township of Centre Wellington. The development in its entirety is situated on both the north and south side of the Grand River. The area of the master plan that is located south of the Grand River and subject to the proposed amendment is bound by Elora South Inc. lands to the north, low rise residential to the east and west and Wellington Road 7 to the south.



Rationale

The proposed amendment is consistent with the policies of the Provincial Policy Statement as it will ultimately provide for the intensification of the Site. The proposed amendment will realize the ultimate development of a master planned community that will contribute to the mix of housing, employment and recreational uses in the Village of Elora.

The guiding principles of the Growth Plan speak to the achievement of complete communities that meet the needs of residents for daily living. The rounding out of the central business district is necessary to permit the development of the overall master plan which

will ultimately create a complete community that proposes a mix of commercial, recreational and residential uses.

The proposed amendment and expansion of the central business district to round out the site is appropriate and represents a logical extension of the existing central business district land use. The proposed amendment will ultimately create a compact, pedestrian oriented community and will not create any negative impacts on adjacent lands. The proposed amendment is consistent with the policies of the Provincial Policy statement, Growth Plan, conforms with the policies for lands within the Urban Centre in the County of Wellington Official Plan and conforms with the Central Business District expansion policies in the Centre Wellington Official Plan.

Part B – The Amendment

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 9 to the Township of Centre Wellington Official Plan.

Details of the Amendment

The Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. That Schedule A-1 of the Township of Centre Wellington Official Plan – Elora Land Use Plan is amended by designating the area illustrated on Schedule 'A' of this Amendment to Central Business District.

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment Number 9

