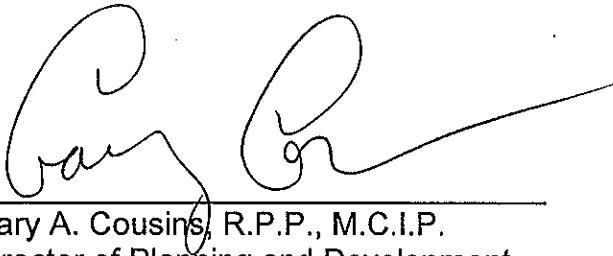


DECISION
With respect to an Official Plan Amendment
Subsection 17(34) of The Planning Act

I hereby approve as modified all of **Amendment No. 5** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington By-law Number 2010-042 on May 17, 2010.

Dated at the City of Guelph this 29 day of June, 2010.

A handwritten signature in black ink, appearing to read 'Gary Cousins', written over a horizontal line.

Gary A. Cousins, R.P.P., M.C.I.P.
Director of Planning and Development
Corporation of the County of Wellington

CENTRE WELLINGTON OFFICIAL PLAN AMENDMENT #5 MODIFICATIONS

Mod. #	Item	Section	Change
1	4	C.18.2	Conversion is amended by replacing the bracketed " <i>Industrial and Highway Commercial</i>)" and replacing it with " <i>Industrial, Highway Commercial and Future Employment Lands</i>)".
2	13	C.6.5	<p>ADD:</p> <p>THAT Section C.6.5 SANITARY SEWAGE COLLECTION AND TREATMENT be amended by adding the following at the end of C.6.5.4 Increasing Capacity:</p> <p><i>"Construction of new, or expansion of existing municipal or private communal wastewater systems should only be considered where the plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target."</i></p>
3	14	C.6.6	<p>ADD:</p> <p>THAT Section C.6.6 WATER SUPPLY AND DISTRIBUTION be amended by adding the following at the end of C.6.6.4 Improvements:</p> <p><i>"Construction of new, or expansion of existing municipal or private communal water systems should only be considered where: strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target."</i></p>
4	15	C.8	<p>ADD:</p> <p>THAT C.8 TRANSPORTATION be amended by adding the following at the end of the last sentence in the second paragraph of C.8.11 Bicycling:</p> <p><i>"and provide linkage between intensification areas and adjacent neighbourhoods."</i></p>

**AMENDMENT NO. 5 TO THE MUNICIPAL
OFFICIAL PLAN FOR THE TOWNSHIP OF
CENTRE WELLINGTON**
(Growth Plan Conformity Amendment)

May 17, 2010

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON


BY-LAW 2010-042

A By-law to adopt Amendment No. 5 to the
Municipal 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.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number 5 to the Municipal Official Plan for the Township of Centre Wellington, consisting of 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 AND SECOND TIME THIS 17th DAY OF MAY 2010.

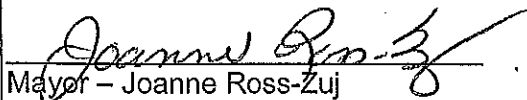


Mayor - Joanne Ross-Zuj



Clerk - Marion Morris

READ A THIRD TIME AND FINALLY PASSED THIS 17th DAY OF MAY 2010.



Mayor - Joanne Ross-Zuj



Clerk - Marion Morris

**AMENDMENT NUMBER 5
TO THE
TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN**

INDEX

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 Municipal Official Plan which constitute Official Plan Amendment Number 5.

PART A – THE PREAMBLE

PURPOSE

The purpose of this proposed Official Plan Amendment is to bring the Township of Centre Wellington Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe by:

- a) revising or adding text to conform with Places to Grow policies on growth management, employment lands, and infrastructure;
- b) introducing targets for residential intensification, greenfield density, affordable housing, and jobs to residents ratio for urban expansions; and,
- c) amending Schedule A-1 to identify the built boundary.

LOCATION

The proposed amendment applies to all lands affected by the Official Plan for the Township of Centre Wellington.

BACKGROUND

On June 16, 2006 the Province of Ontario issued its Growth Plan for the Greater Golden Horseshoe (known also as Places to Grow). Wellington County is included in the Growth Plan. Upper-tier municipalities in the Greater Golden Horseshoe were required to bring their Official Plans into conformity with Places to Grow by June 16, 2009. Lower-tier municipalities were permitted an extension to June 16, 2010.

The County of Wellington adopted Amendment No. 65 to the Wellington County Official Plan (OPA #65) in May of 2009.

This amendment incorporates revisions included in OPA #65 into the applicable portions of the Township Official Plan.

Township staff has consulted with the County of Wellington Planning Department (the approval authority) in preparing this amendment.

BASIS

Growth Management

The Greater Golden Horseshoe is expected to experience significant long range growth pressures. Places to Grow was created to provide a framework for building stronger, prosperous communities by better managing growth, by providing a plan and the planning tools for the province and communities in the Greater Golden Horseshoe to:

- maximize the benefits and minimize the costs of growth;

- maximize the value of public investments;
- support improved global competitiveness;
- preserve agricultural resources; and
- sustain the natural environment.

Intensification and Greenfield Targets

Places to Grow requires upper-tier municipalities to establish targets for greenfield density and intensification. The County of Wellington has obtained Provincial approval for an alternative intensification target of 20% (in lieu of 40%) and an alternative greenfield density target of 40 persons and jobs per hectare (in lieu of 50 people and jobs). These targets are addressed in this amendment.

Affordable Housing

Places to Grow requires municipal official plans to include an affordable housing target. The County Planning and Housing departments worked jointly on developing an affordable housing definition and target. The proposed target would require 25% of new housing in the County to be affordable to low and moderate income households. This target is incorporated into this amendment.

Settlement Expansions and Employment Land Conversions

Municipally-initiated comprehensive reviews are required for consideration of settlement expansions or changing land use from employment to other uses.

Walking and Cycling

Places to Grow envisions a greater modal share of transportation being provided by alternatives to the automobile, and communities with a range of opportunities for active lifestyles. This amendment incorporates additional policies addressing walking and cycling as alternatives to the automobile.

In particular, the proposed amendment to the Township Official Plan:

- a) Incorporates the goal/objective of a “culture of conservation” pursuant to Policy 4.2.4 of the Growth Plan and Section 3.3 of the County of Wellington Official Plan.
- b) Incorporates the urban expansion policy from Section 4.8.2 of the County of Wellington Official Plan, which conforms with Policy 2.2.8 of the Growth Plan.
- c) Incorporates Sections 4.2.1 and 4.2.2 of the County Official Plan. It is a requirement of the Growth Plan to incorporate policies addressing the conversion of employment lands.
- d) Incorporates Section 4.4.5 of the County Official Plan. It is a requirement of the Growth Plan to incorporate policies addressing affordable housing.

- e) Incorporates Section 4.4.3 of the County Official Plan. It is a requirement of the Growth Plan to incorporate policies encouraging intensification within the built up area.
- f) Incorporates Section 4.4.6 of the County Official Plan. It is a requirement of the Growth Plan to incorporate policies addressing the supply of housing.
- g) Incorporates Section 4.4.4 of the County Official Plan. It is a requirement of the Growth Plan to include policies requiring higher densities in “greenfield” development.
- h) Incorporates revisions to Section 8.3.5 of the County Official Plan. The Growth Plan requires higher development densities. This policy increases the apartment density from 65 units per hectare to 75 units per hectare.
- i) Incorporates Section 8.3.12 of the County Official Plan. Growth Plan Policy 2.2.3.6 g) requires policies addressing the appropriate type and scale of development in intensification areas. Growth Plan Policy 2.2.3.7 requires consideration of design.
- j) Incorporates revisions to Section 8.6.3 of the County Official Plan. Growth Plan Policy 2.2.3.7 b) encourages mixed use.
- k) Incorporates revisions to Section 13.9 of the County Official Plan. Implements Growth Plan policies addressing design consideration for intensification within the built up area.
- l) Incorporates the Built Boundary established by the Province. The Built Boundary is key to implementing the County Official Plan and the Growth Plan’s intensification target.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Township of Centre Wellington Municipal Official Plan and the County of Wellington Official Plan.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and mapping change, constitutes Amendment No. 5 to the Township of Centre Wellington Municipal Official Plan.

DETAILS OF THE AMENDMENT

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

1. THAT Schedule A1 is hereby amended by delineating the built boundary as an overlay in accordance with the attached Schedule "A", which forms part of this Amendment.

2. THAT Section B.4 Major Goals is hereby amended by adding the following subsection B.4.13:

13. Create a culture of conservation, including water, energy and cultural heritage conservation and air quality protection.

3. THAT Subsection B.5 Urban Area Expansion is deleted and replaced with the following:

B.5 Urban Area Expansion

An Urban Centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate the allocation in the County growth forecast through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;*
- b) the expansion makes available sufficient lands for a time horizon not exceeding the growth forecast;*
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan;*
- d) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a safe, efficient, financially and environmentally sound manner;*

- e) *in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- f) *impacts on agricultural operations which are adjacent to or close to the urban centre are mitigated to the extent feasible;*
- g) *in determining the most appropriate direction and location for expansion, the following are addressed:*
 - i. *the existing development pattern in the community;*
 - ii. *the potential impacts on people;*
 - iii. *the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources;*
 - iv. *the impacts on natural heritage systems and features;*
 - v. *the impacts on groundwater and surface water;*
 - vi. *the impacts on the safety and efficiency of existing or planned infrastructure;*
 - vii. *the impacts on archaeology, cultural heritage landscapes, and built heritage resources;*
 - viii. *logical boundaries based on existing property lines or recognized physical features where possible; and*
 - ix. *other planning criteria considered appropriate in the circumstances.*
- h) *The Township will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre.*

4. THAT Section C.18 Economic Development is amended by consolidating the existing text under the heading C.18.3 Strategic Action Plan and adding the following new subsections C.18.1 and C.18.2 before the existing text:

C.18.1 Supply

The Township will ensure that sufficient land is designated and available to accommodate an appropriate range and mix of employment opportunities (including industrial, commercial and institutional uses) to meet projected needs for the growth forecast.

The Township will encourage and support decisions, which ensure that an adequate supply of employment lands is available at all times.

An adequate supply includes maintaining a range and choice of suitable sites of various sizes for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

C.18.2 *Conversion*

Conversion of employment lands (Industrial and Highway Commercial) within employment areas to non-employment uses which, for the purposes of this sub-section includes major retail uses, may be permitted only through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion;*
- b) the municipality will meet its employment forecast allocation;*
- c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan.*
- d) there is existing or planned infrastructure to accommodate the proposed conversion;*
- e) the lands are not required over the long term for the employment purposes for which they are designated; and*
- f) cross-jurisdictional issues, if any, have been considered.*

5. THAT Section C.5 Housing is amended by deleting subsection C.5.4 and replacing it with the following:

C.5.4 *Affordable Housing*

For ownership housing, affordable means housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the regional market area.

In consultation with the County of Wellington, the Township will ensure that opportunities exist to provide housing to moderate and lower income households. A substantial portion of the Township's existing housing stock is affordable. In order that this continues as Centre Wellington grows, the Township will support the County policy of ensuring that a minimum of 25% of new housing units in the County will be affordable.

Accessory residences, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities.

6. THAT Section C.5 Housing is amended by deleting subsection C.5.5 and replacing it with the following:

C.5.5 Residential Intensification

This Plan contains policies encouraging intensification primarily in the urban centres. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
 - b) supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
 - c) encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
 - d) encouraging intensification within urban centres along major roadways and arterial roads;*
 - e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;*
 - f) conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;*
 - g) encouraging intensification which results in new rental accommodation;*
 - h) encouraging small scale intensification in rural areas and hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions; and*
 - i) encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character.*
7. THAT Section C.5 Housing is amended by deleting the existing subsection C.5.6 and replacing it with the following policy, renumbered to C.5.7:

C.5.7 Special Needs and Seniors Housing

The Township will provide opportunities for special needs housing to address the needs of seniors and persons with physical, sensory and mental health disabilities.

An aging population will result in greater need for senior's housing. Facilities such as senior citizen's complexes, homes for the aged, rest homes and nursing homes are encouraged in urban areas. Additionally "life-style" or "leisure" communities oriented to healthy seniors and usually providing common recreational amenities are increasingly being proposed. These housing facilities will be encouraged in urban areas with appropriate services.

8. THAT Section C.5 Housing is amended by adding the following new subsection C.5.6:

C.5.6 Greenfield Housing

In Greenfield areas, the Township will encourage increased densities and a broader mix of housing and will:

- 1. encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
 - 2. require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:
 - i. strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
 - ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
 - iii. In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and**
- 3. encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

9. THAT Subsection D.2.5 Medium Density Development is amended by:

- a) Deleting Policy D.2.5.1 and replacing it with the following:

- 1. that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites.*

- b) Inserting the following policies between D.2.5.4 and D.2.5.5 and renumbering subsequent policies:

- 5. that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*

6. *that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;*
10. THAT Section D.2 RESIDENTIAL is amended by renumbering the existing subsection D.2.12 Residential Staging Policies to D.2.13 and adding the following new subsection D.2.12:

D.2.12 Intensification Criteria

Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) *the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;*
 - b) *the degree to which building height and massing shall provide a transition between planned and existing development;*
 - c) *the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
 - d) *the ability of roads or municipal infrastructure to accommodate the proposal;*
 - e) *the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;*
 - f) *the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and*
 - g) *the conservation of significant cultural heritage resources.*
11. THAT Section D.5 HIGHWAY COMMERCIAL is amended by deleting the second paragraph in Section D.5.3 Permitted Uses and adding the following new paragraph:

Residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.
 12. THAT Section E.4.3 Exemptions from Site Plan Control is amended by inserting the following phrase into the subsection E.4.3.1, after the phrase, "unless the purpose of site plan control is for grading or drainage purposes":

“,addressing design for intensification.”

SCHEDULE A TO AMENDMENT NO. 5 TO THE OFFICIAL PLAN FOR THE TOWNSHIP
OF CENTRE WELLINGTON

