

The Corporation of the Township of Centre Wellington

By-law No. 2025-__

A By-law to adopt Amendment Number ____ 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 ____ 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 ____th day of _____, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Amendment Number ____
Township of Centre Wellington
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 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 include the lands municipally known as 6581 Highway 6, Township of Centre Wellington and known legally as Part Lot 17, CON 16 Nichol as in ROS228713 ('Subject Property' or 'Subject Lands') within the Township's "Urban Boundary" and "Built Boundary", as well as redesignate portions of the Subject Lands from "Agricultural" to "Residential" in Schedule A-1 (Land Use Plan). The intent of this amendment is to develop the subject lands for residential purposes, which contemplates a mix of low to medium density residential dwellings.

Location

The Subject Lands are located on the east side of Highway 6, directly east of the intersection of St. David Street North and Highway 6, north of Gordon Street, and west of Gartshore Street. The subject lands are currently used for agricultural purposes.

Rationale

The proposed amendment is consistent with the policies of the Provincial Planning Statement, notably the Settlement Area Expansion policies, as it will provide for residential development that is adjacent to an existing urban area, provides a diverse range of housing types and options, and will make efficient use of existing public infrastructure and services. The range of residential dwelling types and sizes which will provide additional housing choices for existing and future residents within this Urban Centre and will ultimately add to the existing housing stock within the Wellington County and Township of Centre Wellington.

The proposed amendment for the Subject Lands is appropriate and represents a logical expansion of the Urban Boundary Built Boundary within the Township. The inclusion of the lands within the urban area and redesignation will provide continuity to the "Residential" designation and an opportunity to create a complete community given the location of existing commercial uses adjacent and within proximity of the subject lands.

The proposed amendment is consistent with the policies of the Provincial Planning Statement and conforms with the policies of the County of Wellington Official Plan and the Township of 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 Number ____ 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 (Land Use Plan - Fergus, Elora-Salem) is amended by including the area illustrated on Schedule 'A' within the "Urban Boundary" and "Built Boundary" and designating from "Agricultural" to "Residential".

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment Number _____

