

**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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2025.

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Mayor – Shawn Watters

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Clerk – Kerri O’Kane

**Amendment Number \_\_\_\_**  
**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 include the lands municipally known as 968 St. David Street North, Township of Centre Wellington and known legally as Part Lot 18, CON 16 Nicholson 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" and "Core Greenlands" 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 St. David Street North, 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, as well as wooded area and wetland in the north-eastern portion of the site.

### **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 redesignation of the portion of the subject lands identified as a wooded area and wetland to "Core Greenlands" would provide continuity of the same land use designation to the south of the subject lands and further protect these environmentally sensitive 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" and "Core Greenlands".

# The Corporation of the Township of Centre Wellington

## Schedule 'A'

Official Plan Amendment Number \_\_\_\_

