

**THE CORPORATION OF  
THE TOWNSHIP OF  
CENTRE WELLINGTON**

By-Law No. XX

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.O. 1990, as amendment, does hereby enact as follows:**

- 1. THAT Amendment Number XX 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 AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**COUNTY CLERK**

**AMENDMENT NUMBER XX**  
**TO THE 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 A – THE PREAMBLE**

### **PURPOSE**

The purpose of this amendment is to designate the lands municipally known as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in the Township of Centre Wellington in the County of Wellington and further described legally as LEGAL DESCRIPTION (“the Site”), as illustrated on Schedule A, to *Residential* and *Core Greenlands* within the *Urban Boundary* on Schedule A-1. The Site is currently outside of the planning area of the Township of Centre Wellington Official Plan. The designation will facilitate the development of urban-type communities including residential, commercial, institutional and parks which are buffered from the on-site natural heritage features.

### **LOCATION**

The Site is located in the County of Wellington. The development is its entirety is situated west of Beatty Line North with frontage on the north and south side of Sideroad 15. The Site is north of 6586 Beatty Line North, which is immediately adjacent to the existing Storybrook residential subdivision.

### **RATIONALE**

The proposed amendment is consistent with the policies of the Provincial Planning Statement as it will expand the Fergus Settlement Area boundaries to include the Site, incoordination with the expansion to include 6586 Beatty Line North and permit urban-type low and medium density residential uses with supporting commercial, institutional and park uses within a Designated Greenfield Area. The Provincial Planning Statement

supports land use patterns within Settlement Areas that efficiently utilize land, infrastructure, and public service facilities. The inclusion of the Site within the Fergus Settlement Area will achieve an efficient and logical development pattern and contribute towards achieving a complete community in Fergus that will accommodate population growth over the long-term planning horizon. The Site can be serviced with coordinated water, sanitary, stormwater and transportation infrastructure. The on-site natural heritage features will be protected from negative impacts through appropriate mitigation. 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, subject to the approval of a County Official Plan Amendment.

## PART B – THE AMENDMENT

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

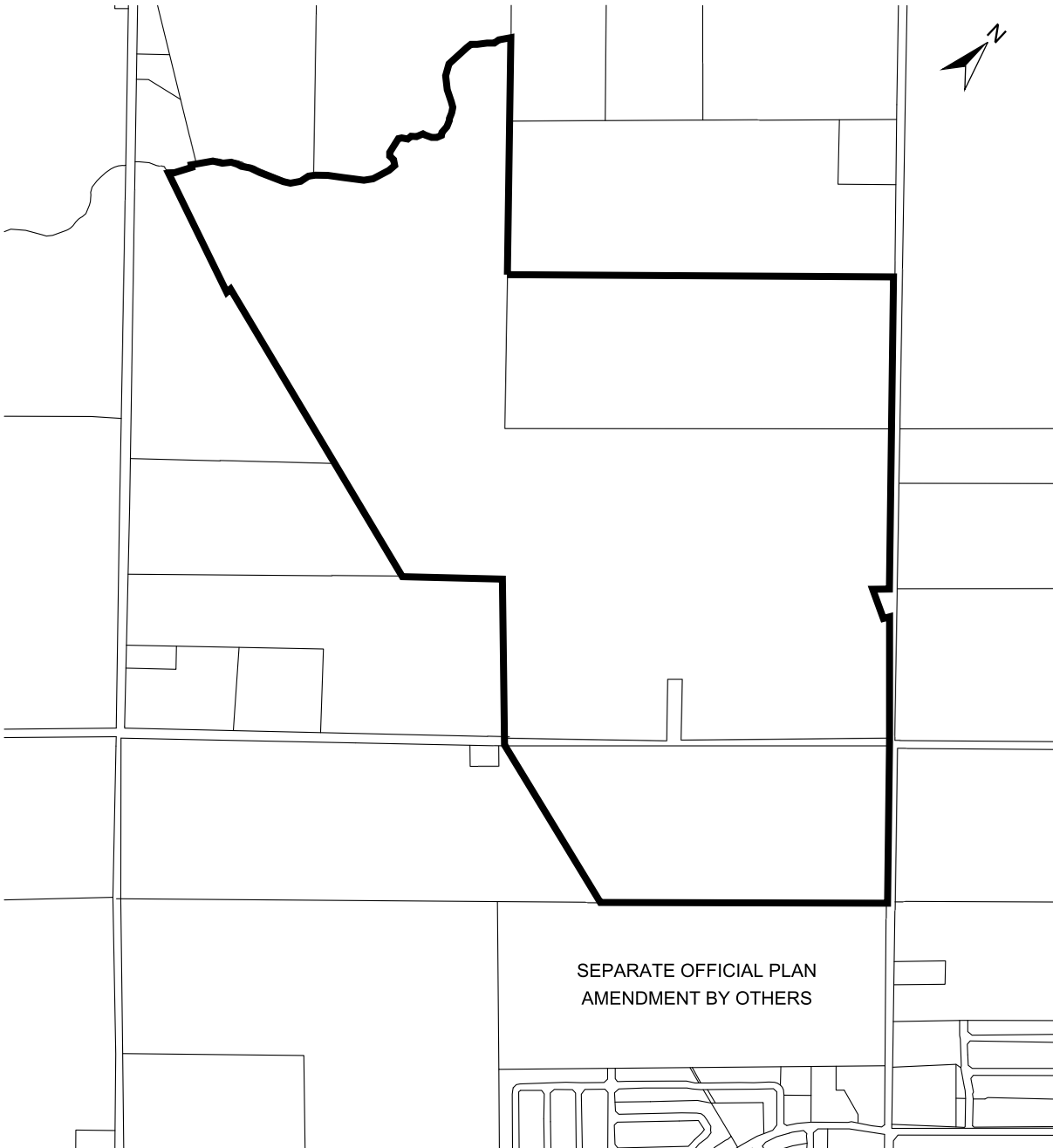
### DETAILS OF THE AMENDMENT

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 designating the area illustrated on Schedule ‘A1’ of this Amendment to *Residential* and *Core Greenlands* within the *Urban Boundary*.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

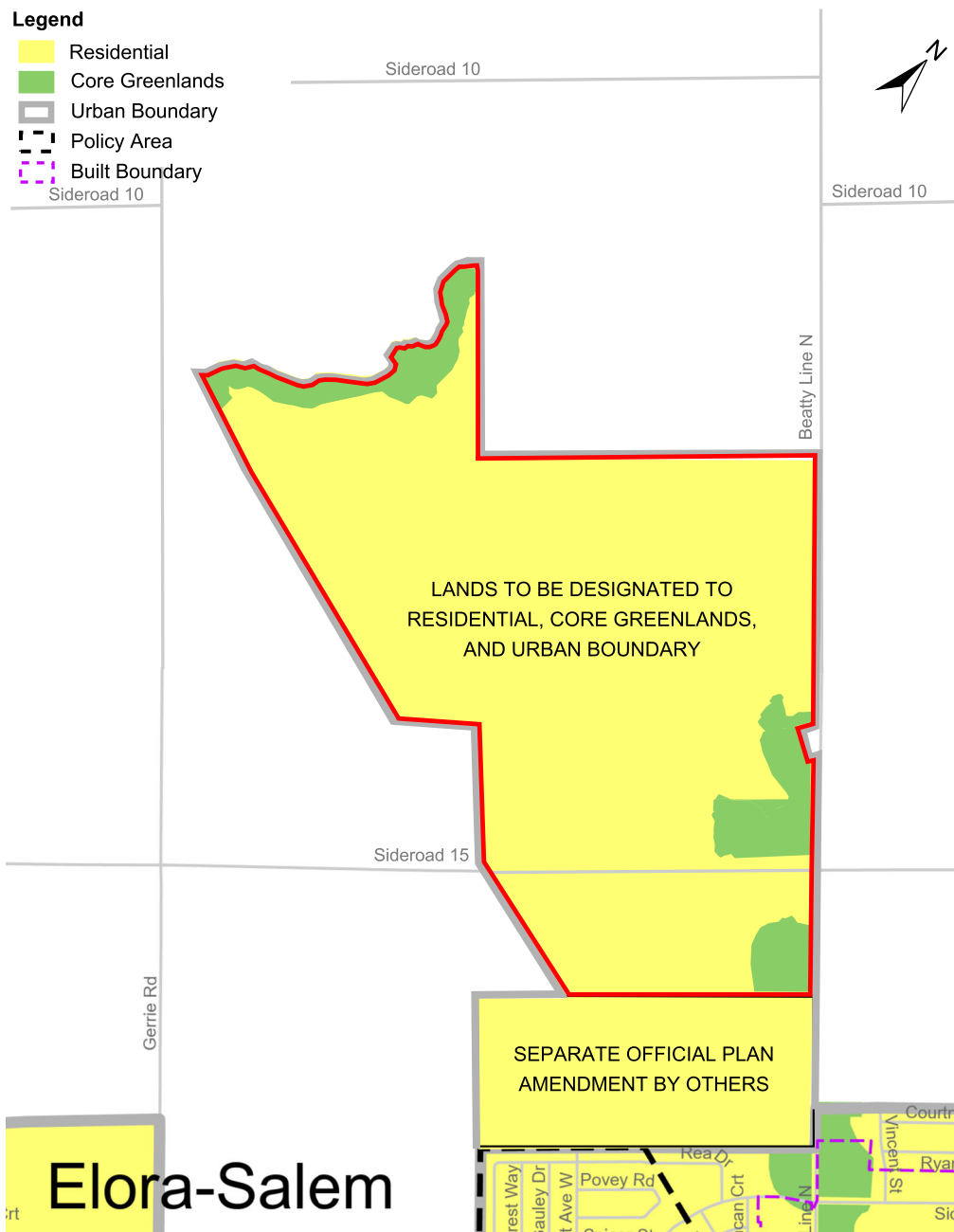
SCHEDULE "A"  
OF  
OFFICIAL PLAN AMENDMENT NO. XX



THIS SCHEDULE A OF AMENDMENT NO. \_\_\_\_ TO THE TOWNSHIP OF CENTRE  
WELLINGTON OFFICIAL PLAN DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

# THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

## SCHEDULE 'A1' OF OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE "A-1" (LAND USE PLAN FERGUS, ELORA-SALEM)