

THE CORPORATION OF
THE TOWNSHIP OF
CENTRE WELLINGTON

By-law No. XX

A By-law to adopt Amendment No. XX 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 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

CLERK

AMENDMENT NUMBER XX TO THE 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 bring the lands municipally known as 7581 Nichol Road 15 and 6574 Gerrie Road, legally known as (Formerly Village of Elora) Township of Centre Wellington, County of Wellington (the “Subject Lands”), into the urban boundary and designate them as ‘Residential’ and ‘Core Greenlands’ in order to accommodate community area growth to 2051.

LOCATION

The Subject Lands are located on the northern side of the Village of Elora within the Township of Centre Wellington. The Subject Lands are generally bound by Nichol Road 15 to the north, Gerrie Road to the east, and Irvine Street to the west.



RATIONALE

Malone Given Parsons Ltd. (MGP) has prepared a Land Needs Assessment (LNA), which identified that additional lands are required to meet future needs and growth. The MGP LNA concludes that between 517 hectares and 766 hectares of additional Community Area land for the County is required to meet growth demands through 2051, which utilizes the new Ministry of Finance population projections and contemplates accommodating displaced growth from Guelph that cannot be accommodated within its boundaries.

Since Guelph and the County are within the same Regional Market Area, it is appropriate for the County—and specifically the Township of Centre Wellington—to consider accommodating a share of this growth. If the County were to allocate land to the Township of Centre Wellington based on the population growth projections, approximately 351 hectares of additional land in the Township of Centre Wellington is required to ensure the Township and County can meet the 2051 growth forecast, which is slightly more than what the County had concluded in its original analysis (204 hectares). Moreover, given the Township’s proximity to Guelph and

ability to efficiently accommodate residential growth, Centre Wellington represents a logical and appropriate location to accommodate the displaced growth from Guelph, which would amount to an additional 249 hectares.

A conceptual development has been prepared for the Subject Lands. As further described in the policy analysis of this report, the Concept Plan demonstrates how the Subject Lands can be developed in the future to meet the policy requirements of the PPS 2024 and the applicable Official Plans. At a high level, the Concept Plan shows how the natural heritage features can be protected on the Subject Lands and how a mix and range of housing and community uses can be realized on the Subject Lands in a manner that will help to achieve a complete community in the Community of Elora.

The inclusion of the Subject Lands within the urban boundary is essential to addressing identified growth needs to 2051, as demonstrated by MGP's comprehensive LNA. On this basis, both the settlement boundary expansion and the associated official plan amendment achieve the following:

Promote Logical and Orderly Development:

- Facilitating a logical, orderly, and efficient pattern of development, the Subject Lands are directly adjacent to the existing built-up area and form a natural extension of the urban boundary. Their location represents an optimal area to accommodate future growth in a way that ensures compatibility with surrounding uses.
- The Concept Plan demonstrates a transition to adjacent areas, including the thoughtful placement of low-density housing forms along the southern boundary to provide a compatible interface with existing single-detached dwellings.

Support Compact, Multi-Modal Communities:

- The proposed development pattern avoids leapfrogging, promotes efficient land use, and supports active transportation by fostering a pedestrian-oriented, transit-supportive environment.

Create a Complete Community:

- The Concept Plan proposes a thoughtfully designed development pattern that introduces a diverse range and mix of housing options, tailored to meet local needs while enhancing housing diversity.
- The proposed housing typologies are respectful of the existing dominant housing forms, incorporating low-density housing along the edges to maintain compatibility with adjacent single-detached dwellings, while also integrating higher-density and more attainable housing options in select locations to address broader community needs (townhomes and seniors home).

Protect Natural Heritage Systems (NHS):

- The Concept Plan protects and preserves identified NHS areas, with further evaluation to be conducted through future development applications.

Deliver Community Benefits:

- The proposed development increases available parkland for the benefit of current and future residents. The inclusion of a large centralized community park is designed to meet the recreational needs of the larger Elora/Salem community.
- The community park has an opportunity to connect to the NHS system with a trail and provide additional passive and active recreational opportunities

Alignment with Settlement Expansion Criteria:

- The lands are adjacent to the existing settlement area, strategically located for efficient infrastructure extension and service delivery.
- The expansion avoids Greenbelt lands, specialty crop areas, and other protected zones.
- The development pattern ensures compact, logical and orderly, growth aligning with the County's and Township's objectives

For the reasons stated above, it is our opinion that the requested OPA is appropriate, represents good planning, and should be approved on this basis.

The full planning assessment and analysis for this Amendment is set out in the Planning Opinion Report prepared by Malone Given Parsons Ltd. and the supplementary materials submitted in support of this 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 – Elora Land Use Plan is amended by designating the area illustrated on Schedule 'A' of this Amendment to 'Residential' and 'Core Greenlands' within the 'Modified Urban Boundary'.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE 'A'

OF

OFFICIAL PLAN AMENDMENT NO. XX

