

**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 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

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 6586 Beatty Line North, Township of Centre Wellington and further described legally as LOT 17, CONCESSION 14 NICHOL DESIGNATED AS PART 1 ON 61R-11588 SUBJECT TO AN EASEMENT IN GROSS OVER PART 11, 61R22133 AS IN WC673953 TOWNSHIP OF CENTRE WELLINGTON (the “Site”), as illustrated on Schedule A, to *Residential* and *Core Greenlands* within the *Urban Boundary* on Schedule A-1, to *Urban Boundary* and *Neighbourhood Residential*, *Multiple Residential*, *Park/Open Space*, *Natural Area*, and *Stormwater Management* on Schedule A-3, and to *Northwest Fergus Municipal Service Area* on Schedule B. 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 residential uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the Township of Centre Wellington. The development in its entirety is situated on the west side of Beatty Line and south of Sideroad 15, and is currently 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 and permit urban-type low and medium density residential uses within a Designated Greenfield Area. The County of Wellington Official Plan supports the efficient expansion of urban areas and compact, higher-density developments within Designated Greenfield Areas. The inclusion of the Site within the

Fergus Settlement Area will achieve an efficient, cost-effective development pattern and assist in achieving a complete community in Fergus. The proposed amendment is appropriate and represents a logical extension of the infrastructure in the existing Storybrook Subdivision. The on-site natural heritage features will be protected from negative impacts. 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.

DRAFT

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. **Section PA1-15 North West Fergus Secondary Plan policies are amended by adding the following sub-section as follows:**

Site-Specific Policy - 6586 Beatty Line

For the lands identified on Schedule 1 of this Amendment, notwithstanding Section D.2.5.1 Medium Density Development, medium density development on full municipal services may exceed 35 units per hectare (14 units per acre) for townhouses or row houses in areas designated as Residential subject to the requirements of the implementing site-specific by-law. All other policies of the Plan shall continue to apply.

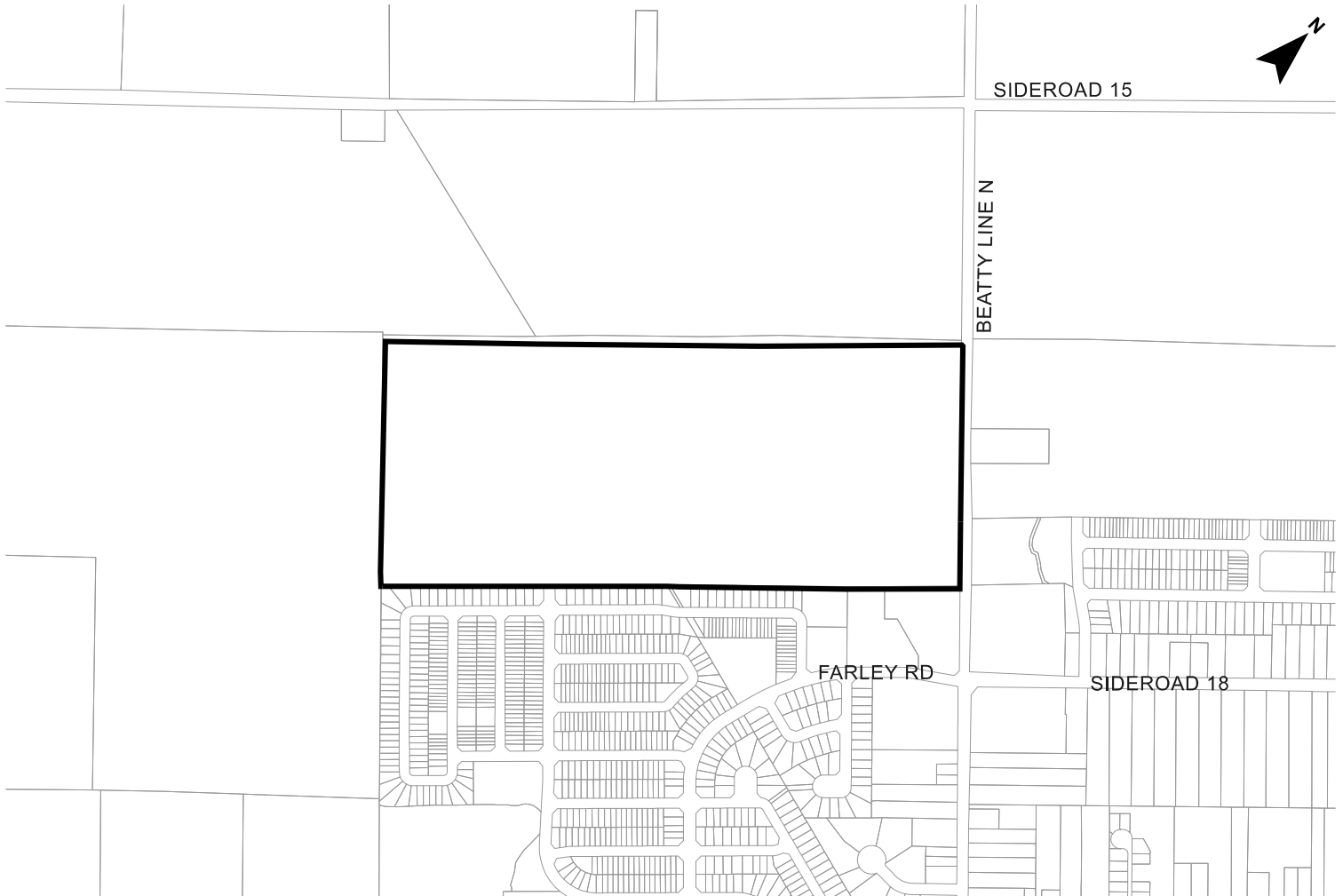
For the lands identified on Schedule 1 of this Amendment, notwithstanding Policy a) under Neighbourhood Residential of Section PA1-15, single detached housing is permitted.

For the lands identified on Schedule 1 of this Amendment, notwithstanding Policy b) under Neighbourhood Residential of Section PA1-15, ground-oriented multiple dwellings such as semi-detached dwellings, duplexes, and street townhouses are permitted in the Neighbourhood Residential designation.

2. 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*.
3. THAT Schedule A-3 of the Township of Centre Wellington Official Plan - Land Use Plan Fergus, Elora-Salem is amended by designating the area illustrated on Schedule 'A2' of this Amendment to within the *Urban Boundary* and *Neighbourhood Residential, Multiple Residential, Park/Open Space, Natural Area, and Stormwater Management*.
4. THAT Schedule B of the Township of Centre Wellington Official Plan – Municipal Servicing Plan is amended by designating the area illustrated on Schedule 'A3' of this Amendment to *Northwest Fergus Municipal Service Area*.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

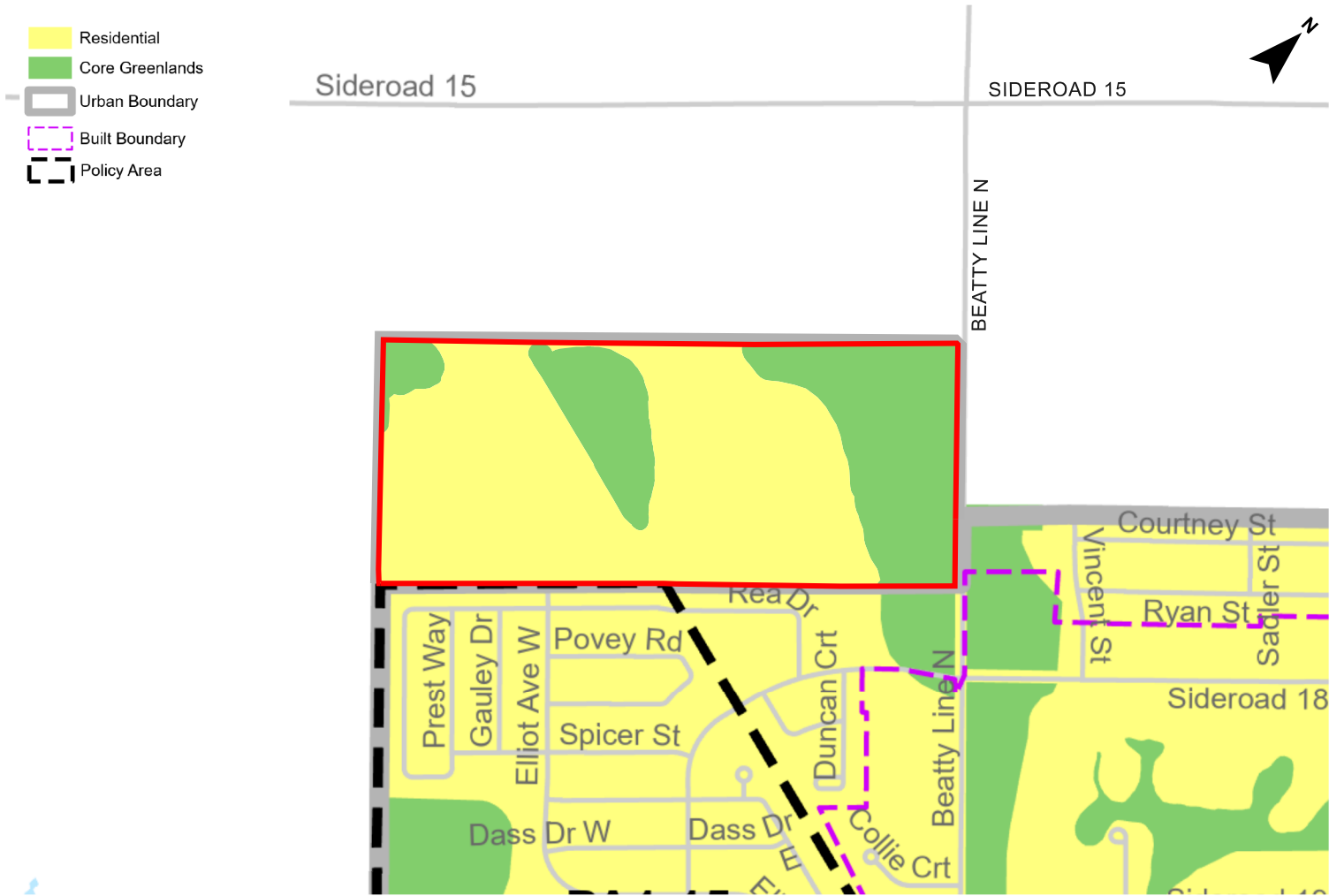
SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. ____



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. ____

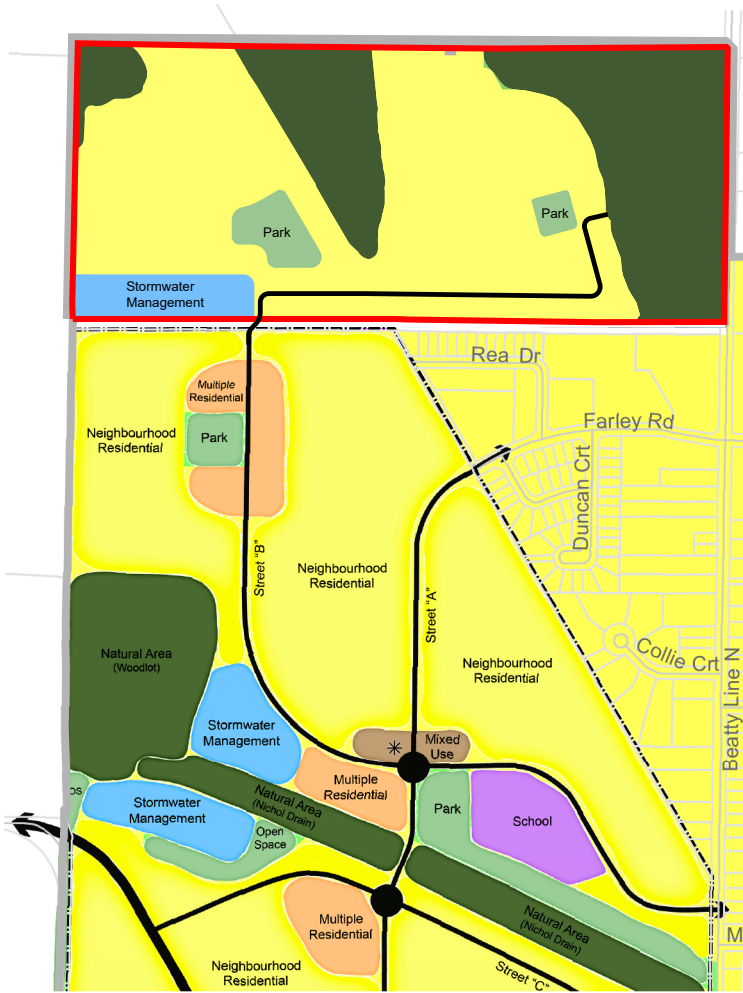


THIS SCHEDULE "A1" OF AMENDMENT NO. ____ TO THE TOWNSHIP OF CENTRE WELLINGTON DATED THIS ____ DAY OF ____, 2025.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "A2"
OF
OFFICIAL PLAN AMENDMENT NO. ____

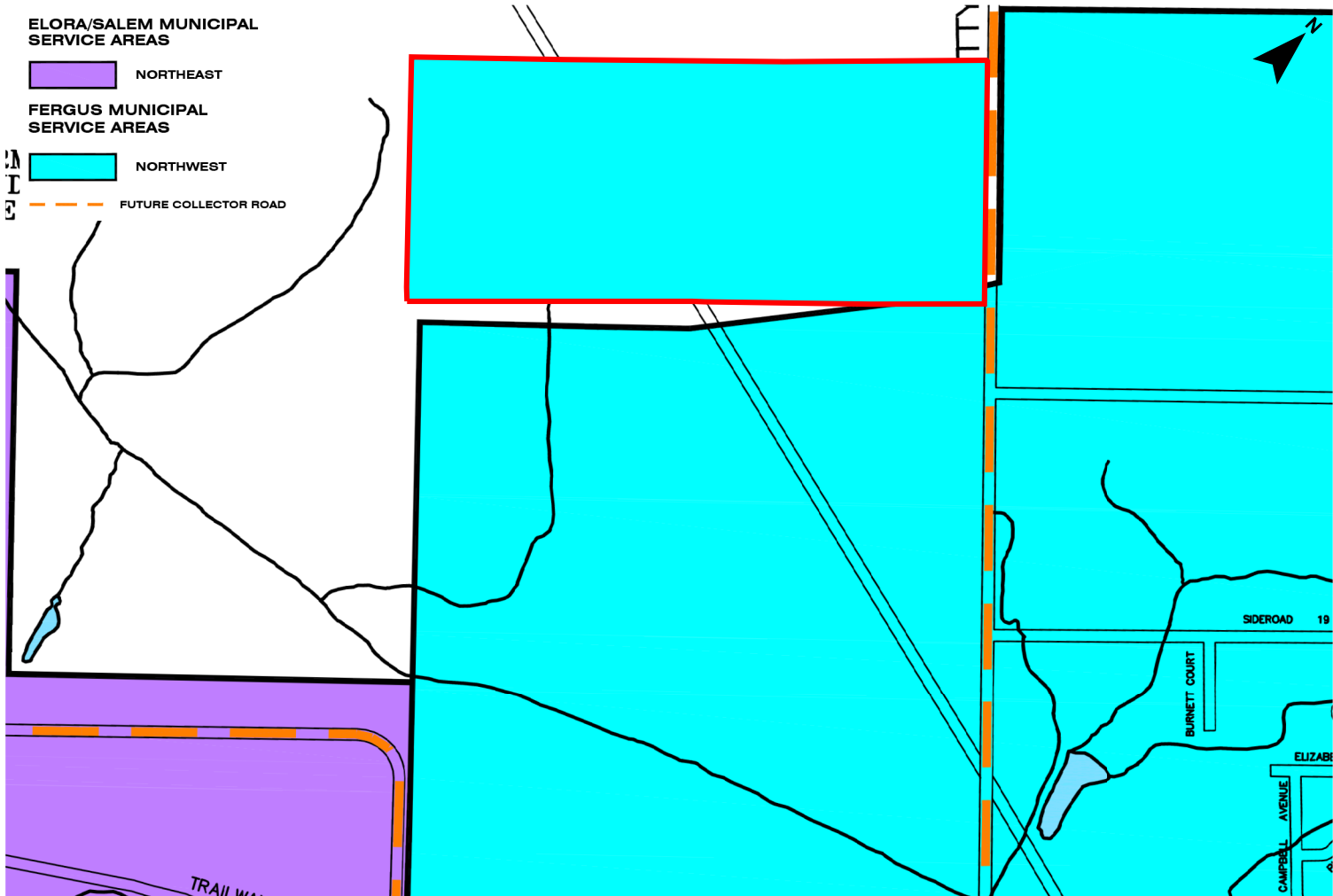
-  Neighbourhood Residential
-  Multiple Residential
-  Mixed Use
-  Commercial
-  School
-  Park/Open Space
-  Natural Area
-  Stormwater Management
-  Colborne Street
-  Internal Street
-  Existing Farm House
-  Urban Boundary



THIS SCHEDULE "A2" OF AMENDMENT NO. ____ TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL DATED THIS ____ DAY OF ____, 2025.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "A3"
OF
OFFICIAL PLAN AMENDMENT NO. ____



THIS SCHEDULE "A3" OF AMENDMENT NO. ____ TO THE TOWNSHIP OF CENTRE WELLINGTON DATED THIS ____ DAY OF ____, 2025.