

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No: Amendment No. 6
Municipality: Township of Centre Wellington

Date of Decision: December 14, 2012
Date of Notice: December 14, 2012
Last Date of Appeal: January 3, 2013

Subject Land: Lot 8, South Side of Allan Street, Northeast Side of Guelph Road, Lots 1 to 6, both inclusive, South Side of Allan Street, Lot 7, South Side of Allan Street Abutting Guelph Road, Part of Allan Street (closed), Part of the Reserve Between Allan Street and the River, The Lot at the West End of Allan Street Abutting the River, Lots 4, 5 and 6 and Part of Lots 7 and 8, Northwest side of Carlton Place, Part of Lot 5, Southeast Side of Ross Street, Registered Plan 181 (Formerly Village of Elora) And Part of the Road Allowance along the Boundary between the Geographic Townships of Pilkington and Nichol (closed), and Part 1, 61R-8958, Township of Centre Wellington, County of Wellington.

NOTICE OF DECISION

**With Respect to an Amendment to a Local Official Plan
Subsection 17(35) and Section 21 of The Planning Act**

Take Notice that a decision was made on December 14, 2012 to approve as modified all of **Amendment No. 6** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington by By-law Number 2012-089 on November 19, 2012.

Purpose and Effect of the Official Plan Amendment

The purpose of this Amendment is to update the Township of Centre Wellington Official Plan to establish policies for the orderly development of the Little Folks lands which are currently designated Policy Area PA1-1. The Little Folks Secondary Plan established guidelines and detailed provisions to direct the future course of development, sets out land use patterns, densities of residential development, urban design principles, heritage attributes and conservation measures and environmental policies for this area.

Modifications to Amendment – Page two

When and How to file An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Corporation of the County of Wellington no later than 20 days from the date of this notice as shown above as the last date of appeal. The notice of appeal must be sent to the attention of the Director of Planning and Development for the County of Wellington at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for appeal, and
- (3) be accompanied by the fee prescribed under the Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Corporation of the County of Wellington to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When the Decision is Final

The decision of the Corporation of the County of Wellington is final if a Notice of Appeal is not received on or before the last date of appeal.

Getting Additional Information

Additional information regarding this amendment is available for public inspection during regular office hours at the County of Wellington at the address noted below or from the Township of Centre Wellington at 1 MacDonald Square, Elora, Ont.

Mailing Address for Filing a Notice of Appeal

Director of Planning and Development
County of Wellington Administration Centre
74 Woolwich Street Guelph ON N1H 3T9

tel: (519) 837-2600

fax: (519) 823-1694

**CENTRE WELLINGTON OFFICIAL PLAN AMENDMENT #6
MODIFICATIONS**

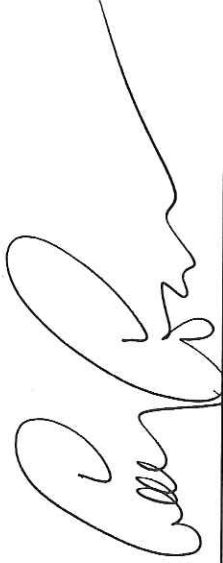
Mod. #	Item	Section	Change
1	PART A	Location	<p>The legal description identified in the second paragraph is amended by replacing it with the following:</p> <p>These lands are identified as Lot 8, South Side of Allan Street, Northeast Side of Guelph Road, Lots 1 to 6, both inclusive, South Side of Allan Street, Lot 7, South Side of Allan Street Abutting Guelph Road, Part of Allan Street (closed), Part of the Reserve Between Allan Street and the River, The Lot at the West End of Allan Street Abutting the River, Lots 4,5 and 6 and Part of Lots 7 and 8, Northwest side of Carlton Place, Part of Lot 5, Southeast Side of Ross Street, Registered Plan 181 (Formerly Village of Elora) And Part of the Road Allowance along the Boundary between the Geographic Townships of Pilkington and Nichol (closed), and Part 1, 61R-8958, Township of Centre Wellington, County of Wellington. See Schedule "1".</p>

DECISION

With respect to an Official Plan Amendment
Subsection 17(34) of The Planning Act

I hereby approve as modified all of Amendment No. 6 to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington By-law Number 2012-089 on November 19, 2012.

Dated at the City of Guelph this 14 day of December, 2012.



Gary A. Cousins, R.P.P., M.C.I.P.
Director of Planning and Development
Corporation of the County of Wellington

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW 2012-089

A By-law to adopt Amendment No. 6 to the Municipal 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 6 to the Municipal Official Plan for the Township of Centre Wellington, consisting of 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 19th DAY OF NOVEMBER 2012.


Mayor - Joanne Ross-Zujewski


Clerk - Marion Morris

READ A THIRD TIME AND PASSED THIS 19th DAY OF NOVEMBER 2012.


Mayor - Joanne Ross-Zujewski


Clerk - Marion Morris

**AMENDMENT NO. 6 TO THE MUNICIPAL OFFICIAL PLAN FOR
THE TOWNSHIP OF CENTRE WELLINGTON**

(Little Folks Secondary Plan)

November 19, 2012

**AMENDMENT NUMBER 6 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE
TOWNSHIP OF CENTRE WELLINGTON**

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PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Official Plan of the Township of Centre Wellington which constitute Official Plan Amendment Number 6

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PART C – THE APPENDIX

The "Appendix" (**Secondary Plan, Township of Centre Wellington**) is contained under separate cover. The Appendix does not form part of this amendment. It contains background information relevant to the amendment.

PART A – THE PREAMBLE

TITLE AND COMPONENTS

This document is entitled “Secondary Plan” and shall be referred to as Amendment Number 6 to the Township of Centre Wellington Official Plan.

Part “A”, The Preamble provides a summary of background information regarding the amendment and does not form part of the actual amendment.

Part “B”, and Schedule “1”, form the amendment to the Official Plan of the Township of Centre Wellington.

Part “C”, The Appendix contains the supplementary material for reference and explanatory purposes only and does not form part of this amendment. The Appendix, entitled LITTLE FOLKS SECONDARY PLAN is contained under separate cover.

PURPOSE

The purpose of this Secondary Plan is to establish policies for the orderly development of the Little Folks lands which are currently designated Policy Area PA1-1 in the Township of Centre Wellington Official Plan. The Little Folks Secondary Plan establishes guidelines and detailed provisions to direct the future course of development. The Secondary Plan also sets out land use patterns, densities of residential development, urban design principles, heritage attributes and conservation measures and environmental policies for this area.

Specifically, the purpose of the amendment is:

- To establish land use designations as shown on Schedule “1” attached;
- To establish a new land use designation to be known as “Mixed Use” for the Little Folks land.
- To establish urban design guidelines for the land contained within the Little Folks Secondary Plan area;
- To identify natural heritage features and development constraints as they apply to certain land within the Secondary Plan; and
- To identify additional environmental policies associated with the Core Greenland designation identified within the Secondary Plan area.

LOCATION

The Little Folks Secondary Plan area is located in the central part of the Village of Elora and includes an irregular shaped area of approximately 2.84 hectares of land. It is bounded on the north by the Grand River, on the east by Metcalfe Street, on the south by Carlton Place and Ross Street and on the west by Wellington Road 7 and Grand River Conservation Authority land.

These lands are identified as Part Broken Front Lots G and H, Division “F” and Part of Lots 1 and 1, Concessions “C”, Division “F”, formerly Township of Guelph and now within the Township of Centre Wellington. See Schedule “1”.

BASIS

The basis for this amendment to the Township of Centre Wellington Official Plan is to establish land use designations and policies for the Little Folks land.

Detailed studies have been completed in accordance with Section D.11 of the Official Plan to serve as a basis for the land use allocation and planning policy established in this Secondary Plan. A summary of these studies entitled LITTLE FOLKS SECONDARY PLAN (contained under separate cover) serves as the Appendix.

Section D.11.4 of the Official Plan contains policies regarding the scope and content of secondary plans. This section establishes the requirements for the preparation of a Secondary Plan which shall include:

- A general statement of the intended character of the area along with objectives for the development of the area;
- A conceptual plan which establishes the boundaries of the area, land use and transportation;
- A strategy for the provision of housing, employment, community facilities, open space, commercial services and shall address form and intensity of development;
- Detailed urban design policies;
- Detailed transportation plan including pedestrian and bicycle paths;
- Strategy for protection of the natural environment;
- Servicing strategy;
- Population capacity and employment targets, density location and types, phasing, servicing and financing of development: and
- Heritage and archaeological requirements.

Based on the detailed background studies, the Secondary Plan has been prepared with regard to the following goals and objectives:

1. Guide and manage growth consistent with the principles of sustainable development and healthy communities;
2. Restore and reanimate built heritage features, where feasible, as principle design components of a mixed use heritage district;
3. Provide a natural extension of the Elora Village commercial district;
4. Respect adjacent residential land uses and create a living environment that promotes a desirable quality of life and social interaction;
5. Embrace the natural environmental edges of the river bank, while accommodating pedestrian and visual access;
6. Create a sense of identity and general continuity through the use of design and architectural treatments;
7. Create an ambiance that enhances and promotes Elora as a destination community; and
8. Develop a clear, concise planning framework that results in a user friendly approvals process.

By adopting The Little Folks Secondary Plan as part of the Official Plan, the Township establishes a comprehensive basis for guiding the future development of the area.

HISTORY

Prior to the adoption of the Official Plan for the Township of Centre Wellington in 2005, the County of Wellington Official Plan designated the subject land as Policy Area 1-1 (Elora Kiddie Car Factory) and Policy Area 1-2 (Elora Furniture Factory). The Plan set out specific requirements for the redevelopment of these lands.

In 2002, the Township initiated a study to develop the long term objectives, concepts, enabling policies and legislation, with public input, for Township owned land, the Little Folks property and adjacent private properties. The study was completed by the Landplan Collaborative Ltd., and involved public meetings and consultation with a variety of stakeholders over a two year period. The study concluded with the creation of a redevelopment concept for the subject land.

The Township of Centre Wellington adopted an Official Plan that established policies for the development within the designated centres of the municipality. This Plan was approved by the Ontario Municipal Board on May 31, 2005 and provides more detailed policies beyond the County Official Plan for urban land use.

Within the municipality's Official Plan, the subject lands are designated as Policy Area 1-1. The provisions of this policy area establish that these lands should be developed with mixed commercial and secondary residential uses. Redevelopment of the site will require the preparation and adoption of a Secondary Plan.

PAST AND EXISTING LAND USE

The study area was part of the early industrial and commercial heart of Elora. In the 1800's the subject land was occupied by a foundry and then a textile and woolen factory along the river. In the mid-1940's the site became a manufacturer of chairs and by the early 1980's, the operation changed to the production of children's furniture. Little Folks occupied the property until 2004 at which time it was decided to demolish the buildings. The site at that time contained Plant 1 and the main office, 3 sheds, Plant 2, kilns, the Kiddie Car factory, asphalt and gravel areas as well as the undeveloped wooded land located at the westerly end of the property.

The site retains the remains of the following assets; the original mill raceway structure, the Kiddie Car Factory ruin, the Waiser building ruin and the Little Folks Administration office.

Also, in the mid-1800's a flume was constructed along the south side of the Grand River to provide water to power a turbine that supplied electrical power to adjacent industrial uses. Remains of the flume can be seen along the south bank of the Grand River.

While there are currently no active uses on the site, the Township of Centre Wellington recognizes that this property is part of a heritage area. Wherever feasible, these assets should be restored and integrated into the new built form to be comprised of a mix use development to be developed on these lands.

SIGNIFICANT CULTURAL HERITAGE FEATURES

Heritage attributes of the site include:

- Little Folks Building including the entire exterior of the remaining building elements, including location, size (height and plan), material (stonework and surviving windows and doors) and associated landscape features such as the mill race;
- The foundry building (Kiddie Car Factory) remnant walls anchor the site and their presence is an important attribute of the site including, location, size (height and plan), material (historic stonework) and associated landscape features such as the mill race;
- The presence of the mill race is an important heritage attribute of the cultural landscape although the material of the mill is considered much less important;
- The site as a cultural landscape including the relationship of the site to the immediate adjacent streets and their houses, the river, the historic buildings on Mill Street across the river, the dam and the remains of the Victoria Street bridge.
- Context including the location of the site in relation to designated structures and inventoried buildings on Mill Street, Ross Street and Guelph Road, surrounding residential streets, the mill race and the open space along the west side of the site; and
- Adjacency to the Grand River which is a Canadian Heritage River.

SIGNIFICANT NATURAL FEATURES

The area has varied topography and includes remnants of abandoned industrial buildings which overlook the Grand River. The study area also includes the following:

Elora Gorge Life Science Area of Natural and Scientific Interest (ANSI)

The Elora Gorge ANSI is considered to be a "Regionally Significant" Life Science ANSI. This ANSI covers 95 hectares of area and extends downstream along the Grand River from the Little Folks Secondary Plan limit for a distance of about 2 kilometres. Regionally Significant ANSI's do not receive any planning protection in the Provincial Policy Statement.

The Ministry of Natural Resources' ecologist confirmed that the eastern boundary of the cedar forest on the Little Folks property represents the current easterly ANSI boundary.

Elora Gorge Environmentally Sensitive Area

The Elora Gorge ESA is 95 hectares in area and is the same size as the Life Science ANSI. The boundaries of these two features have been identical on historic mapping.

Grand River Corridor

Vegetation and environmental considerations on the easterly portion of the site area related to the river and associated banks. Historically, this area was an active industrial site where the original tree cover was cleared. Bedrock is close to the surface.

Fish Habitat and Community Structure

The Grand River between Belwood Reservoir and West Montrose supports a coldwater fish community typified by resident Brown Trout in the tailwaters of the Belwood Reservoir. The Elora site is within reach of the Grand River. The habitat in the Grand River for 25 kilometres downstream of Belwood Lake appears to be highly affected by the presence of the Devonian limestone bedrock. There are regional groundwater discharge points originating from the bedrock and ground water seepage along the face of the Gorge has been observed on the Little Folks bank of the Grand River. During much of the year, flow in the Grand River downstream of the Elora Mill dam does not extend laterally to the south bank but instead, flows through the central and northern portions of the river.

PART B – THE AMENDMENT

Details of the Amendment

The following section outlines the actual amendments to the Official Plan of the Township of Centre Wellington resulting from the background studies undertaken as part of the Little Folks Secondary Plan. Unless specifically stated otherwise, any reference to "Little Folks", the "Little Folks Area", the Little Folks Community, Or the "Little Folks Secondary Plan Area" shall mean that part of the Township of Centre Wellington located within the Elora Urban Centre and delineated by the Grand River on the north, Metcalfe Street on the east, Carlton Place and Ross Street on the south and on the west by Wellington Road 7 and the Grand River Conservation Authority land.

Format of the Amendment

The Little Folks Secondary Plan is a detailed amendment to the Official Plan for the Township of Centre Wellington. The individual changes and/or modifications to various policies contained in the Plan collectively comprise the Little Folks Secondary Plan and will take the form of one of the following:

1. Minor changes to existing policy (i.e. the addition, deletion or change to a few words within an existing policy);
2. The addition of entire new sections or subsection to the Plan;
3. The addition of new policy into existing sections; and
4. Changes to the various "Schedules" (maps) contained as part of the Official Plan, or the addition of new schedules to the Official Plan.

Individual elements of the amendment are referred to as an "ITEM"; with each "ITEM" representing a sub-component of the overall amendment. For clarity, a brief statement regarding the purpose of each "ITEM" has been included and is displayed in italic font as illustrated below:

The description for each part of the amendment (each "ITEM") is displayed in italic font like this one. The description is not intended to be part of the actual amendment, only a clarification of the purpose of each part of the overall amendment.

Text which is being amended will always appear within quotation symbols (i.e. " ") and will be preceded by a formal statement (shown in bold text) regarding the section to be amended and the mechanics of the amendment.

In most cases, wherever and modification has been made to existing Official Plan text, the entire section or subsection affected by the modification has been deleted and then replaced with the new (i.e. amended) text. This approach is particularly efficient where more than one type of change is occurring in the same section (i.e. some new policy and/or some modified policy).

THE OFFICIAL PLAN FOR THE TOWNSHIP OF CENTRE WELLINGTON IS HEREBY AMENDED AS FOLLOWS:

ITEM (1): The purpose of ITEM (1) is to:

1. *Establish a new subsection to section D.10.2 of the Official Plan which contains specific policies for the Little Folks Secondary Plan Area;*
2. *Establish general goals and objectives for the Little Folks Secondary Plan Area;*
3. *Extension of the Central Business designation to a portion of the Secondary Plan Area;*
4. *Establish a new Mixed Use land use designation and create associated policies;*
5. *Recognize Core Greenland Features and Development constraint policies, while also recognizing opportunities for waterpower generation;*
6. *Recognize specialized Heritage policies; and*
7. *Recognize specialized Urban Design policies.*

Section D.10.2 is amended by deleting subsection PA1-1 Little Folks (Elora) and replacing with the following new subsection.

"PA1-1 Little Folks (Elora)

The following Secondary Plan policies shall apply to the lands identified on Schedule "1" as PA1-1 (Little Folks Secondary Plan Area). Although all other policies of the Plan shall continue to apply, these policies provide specific guidance and direction for the physical development of this Secondary Plan Area. Where land use designations are identified for which no corresponding specific policy has been developed in this Secondary Plan, the reader should refer to the applicable policy contained in the general Official Plan text.

Vision Statement

In addition to the overall vision for the Township of Centre Wellington set out in Section B.3 of the Official Plan, the following vision for the Little Folks community seeks to describe the long term vision for what this community will become as it matures and establishes its role within the Village of Elora urban structure. This vision includes the creation of a healthy community structure through the integration of social, economic, environmental and heritage considerations.

The Little Folks Secondary Plan will promote and balanced growth and sustainable development strategy for these lands. It will be planned as a compact, pedestrian-oriented, urban community containing a broad range of commercial and residential opportunities.

The character and pattern of the community will be influenced by the built heritage and open space systems. Development will be in harmony with the existing natural systems and will also maximize opportunities to integrate natural areas with built form.

This community will be known for its walkable streets, inter-connected public realm, intimate pedestrian-oriented commercial area, live-work opportunities and revitalized heritage structures.

Goals and Objectives

The major goals and objectives of the Little Folks community are to:

1. Guide and manage growth consistent with the principles of sustainable development and healthy communities;
2. Restore and re-vitalize built heritage features, where feasible, as principle design components of a mixed use heritage district;
3. Provide a natural extension of the Elora Village commercial district;
4. Respect adjacent residential uses and create a living environment that promotes a desirable quality of life and social interaction;
5. Embrace the natural environmental edges of the river bank, while accommodating pedestrian and visual access;
6. Create a sense of identity and general continuity through the use of design and architectural treatments;
7. Create an ambiance that enhances and promotes Elora as a destination community; and
8. Develop a clear, concise planning framework that results in a user friendly approvals process.

Mixed Use

Integration of commercial and residential land uses is a critical component of achieving better places to live.

Goals and Objectives

The major goals and objectives of this mixed use community are to:

- Encourage mixed residential and commercial development to ensure intensive and efficient use of land;
- Provide new opportunities for housing and employment which support the growth and development of the community;
- Preserve existing non-residential buildings;
- Provide a range of retail and service uses which serve the daily and weekly shopping needs of the community;
- Provide a range of retail and service uses that will compliment the existing tourist market within the community;
- Protect significant natural features which are not suitable for development due to physical constraints and to incorporate these lands into Environmental/Protection or Open Space systems;
- Provide an environment which is pedestrian and cyclist friendly and ensures their comfort, safety and convenience; and
- Provide visual and pedestrian access to the river.

Policies

The following general policies are intended to assist in achieving the goals and objectives for a mixed use development for the Little Folks Secondary Plan Area.

- Mixed use areas are intended to provide for a range of commercial and residential opportunities;
- Mixed use areas are intended to provide greater overall density of development;
- Residential units may be integrated as apartment/condo units above non-residential use or may be located in distinct and separate buildings in the same area as non-residential uses. The actual scale of any development in Mixed Use Areas in terms of building height, lot coverage, floorspace, density and setbacks may be included in the implementing Zoning By-law.
- The general commercial and residential targets for this Mixed Use area shall be approximately 1,000 square metres of commercial and service type uses either freestanding or in "live-work" space and a combination of approximately 135 multiple and low rise residential units.
- Provision of sufficient parking to accommodate both residential and commercial will be required, although shared parking should be considered where appropriate.

Core Greenlands

The lands located below the top of bank setback along the Grand River, plus the Elora Gorge ANSI and the Elora Gorge ESA that extends from the eastern boundary of the cedar forest to the westerly limit of the Little Folks area, including a 5 metre buffer, shall be designated as "Core Greenlands". In addition to the policies contained in Section D.8 of the Official Plan, the following specific policies shall apply to the Little Folks Secondary Plan Area.

Environmental Policies

- Prior to any development, stormwater management reporting will be completed and approved by the Township and the Grand River Conservation Authority that address, infiltration water budget and infiltration gallery location. The stormwater management system shall infiltrate pre-development quantities of "clean" stormwater and will include an snow and ice management plan which will address snow melt quality. The stormwater management system shall replicate pre-development surface water flow paths and shall provide an Enhanced Level treatment for street run-off.
- To ensure no direct impacts on the Gorge, including habitat loss, no development shall occur within a 10 metre setback of the ESA except for the installation of infiltration galleries.
- Prior to any development, a Sediment and Erosion Control Plan devised to prevent erosion and sediment transport during construction shall be approved by the Township and Grand River Conservation Authority before being installed.
- Prior to any development, a Tree Saving Plan shall be completed and approved by the Township. The Tree Saving Plan shall address the 10 metre buffer adjacent to the ESA boundary and plantings/removals along the Grand River bank. Native species will be utilized to provide cover, soil stabilization and wildlife movement.

Heritage Attributes

The Little Folks property has distinctive heritage attributes found in the remnant structures on the site, the cultural landscape and the relationship of the site to the adjacent designated and inventoried buildings. Redevelopment of this site must respect the following key attributes:

1. A large enclosed portion of the Mundell Factory Buildings circa 1851 named the Little Folks Administrative Building;

2. A less complete ruin of a second section of the Mundell Factory Buildings named The Walsler Building circa 1851;
3. The ruins, standing walls only, of the Potter Foundry Buildings (Ross & Company) named the Kiddie Car Building circa 1848;
4. The head race feature of the former water power system that drove the mills. The original channel circa 1840 altered with current material in 1911.
5. The cultural landscape setting created by the works as related to the views from the Gorge, Mill Street, Victoria Street and the relationship with the designated and inventoried buildings on the south side of Mill Street on the other side of the river; and
6. A relationship to the inventoried houses on Ross Street and Guelph Road.

In addition to the policies contained in Section C.2 of the Official Plan, the following specific policies shall apply to the Little Folks Secondary Plan Area.

Little Folks Administrative Building

Preservation and restoration of the Little Folks Administrative Building which may include:

- Reconstruction of missing form;
- Alteration of windows and doors to suit adaptive reuse;
- Reconstruction including alteration of the original roof design to include dormers for adaptive reuse;
- No restrictions on interior building work.

Walsler Building

Preservation and restoration of the Walsler Building may include:

- Reconstruction of missing form;
- New windows and doors to suit adaptive reuse;
- Reconstruction including alteration of the original roof design to include dormers for adaptive reuse;
- No restrictions on interior building work.

Kiddie Car Building

Preservation and restoration of the Kiddie Car Building which may include:

- Restoration of remaining walls;
- New interior structure for stabilization and use including new floors, roof, partitions, doors, windows and trim;
- Addition at northwest corner of existing structure;
- Modern doorway in original opening; and
- Addition of balconies

Head Race Feature

- Allow restoration of water power system; and
- Existing materials are not considered as being important heritage elements.

Cultural Landscape Setting

Development on the Little Folks Secondary Plan area should respect the cultural landscape setting by following the principles set out below:

- New building on the site should draw their inspiration from the building history of the site; stone mill buildings in a simple industrial Georgian vernacular style;
- Contemporary elements in new buildings such as residential balconies will be allowed; and

- The distribution on new buildings along the river bank and internal streets in a traditional and orthogonal pattern is considered appropriate; and
- End units of new buildings adjacent or opposite existing buildings on Ross Street and Carlton Place should step down a floor thereby reducing their height.

Conservation Plan

Prior to approving a Site Plan and issuance of Building Permits for the development of this site, a Conservation Plan should be developed that will include the following information:

- Identification of Heritage Principles to be applied to the site;
- Analysis of the resource as a follow-up to the Heritage Impact Assessment with added detail such as a building condition survey;
- Recommendations for conservation work in light of existing conditions of buildings, implementation, maintenance and required qualifications of those undertaking the conservation work;
- An implementation schedule, including short and long term maintenance, cost and any phasing; and
- A proposal for monitoring of resource and reporting program.

Urban Design

Given the unique Elora context, the approach to the design for the Little Folks area must sensitively address the prevailing scale and character of the existing built heritage. Similarly, attributes of the site must be carefully incorporated to achieve a successful market acceptance of the project.

Urban Design Guidelines

To assist in the achievement of the goals and objectives of the Plan, and the implementation of the principles of design and development, the urban design guidelines presented below may be applied when the development proposals are evaluated. These guidelines will be applied on a general basis in keeping with the overall intent and spirit of the Plan; however, individual variations, where appropriate and justified, will be permitted.

- Create a natural extension of the Elora Village commercial district.
- Maintain a heritage character and scale in all new built form.
- Restore and reuse heritage structures with new purpose and vitality to ensure their on-going life as assets to Elora and to preserve memories of the site history.
- Respect existing adjacent residential lots and provide appropriate boundary conditions.
- Maintain public access to the south bank of the Grand River where environmentally feasible, while protecting the privacy of new residents.
- Create an interconnected public realm that is rich in planting and pedestrian amenity.
- Respect the natural environment edges of the river bank and adjacent woodlot.
- Minimize the visual presence of cars on the surface.
- Vitalize the ground floor plane of all streets and spaces with active uses at grade, such as retail, office and home studios.
- Ensure a year round vitality for the district.

Use of Holding Zone Provisions

The implementing zoning by-law shall apply holding zone provisions to the subject land and holding zone. It is the intent that holding provisions be used to:

- Ensure appropriate phasing of development;
- Ensure appropriate provisions for municipal services and utilities are in place;
- Encourage good site plan design;

- d) Ensure appropriate studies and impact assessments (i.e. heritage impact assessment(s)) have been undertaken or updated to the satisfaction of the Township;
- e) Provide for other conditions as deemed necessary by Council prior to proceeding.

Site Plan Control

The Township of Centre Wellington may pass a site plan control by-law for the subject land pursuant to Section 41 (2) of the Planning Act. Such a by-law may provide for the consideration of matters related to exterior design, including without limitation the character, scale, appearance and design features of the buildings, and their sustainable design to the extent that it is a matter of exterior design; as well as the sustainable design elements on any adjoining highway, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

ITEM (2):

The purpose of "ITEM (2)" is to amend Schedule "A-1", Land Use Plan of the Official Plan to incorporate the land use pattern developed through the Little Folks Secondary Plan. The amendment will redesignate Policy Area PA1-1 to the land uses illustrated on the attached "Schedule 1". Specifically the amendment will be structured as follows:

"SCHEDULE A-1 LAND USE PLAN Fergus-Elora-Salem" is amended by deleting the "PA1-1" blank area from all land within the Little Folks Secondary Plan Area and replacing it with the land use pattern as illustrated on the attached "Schedule 1" which forms part of this amendment.

Implementation and Interpretation

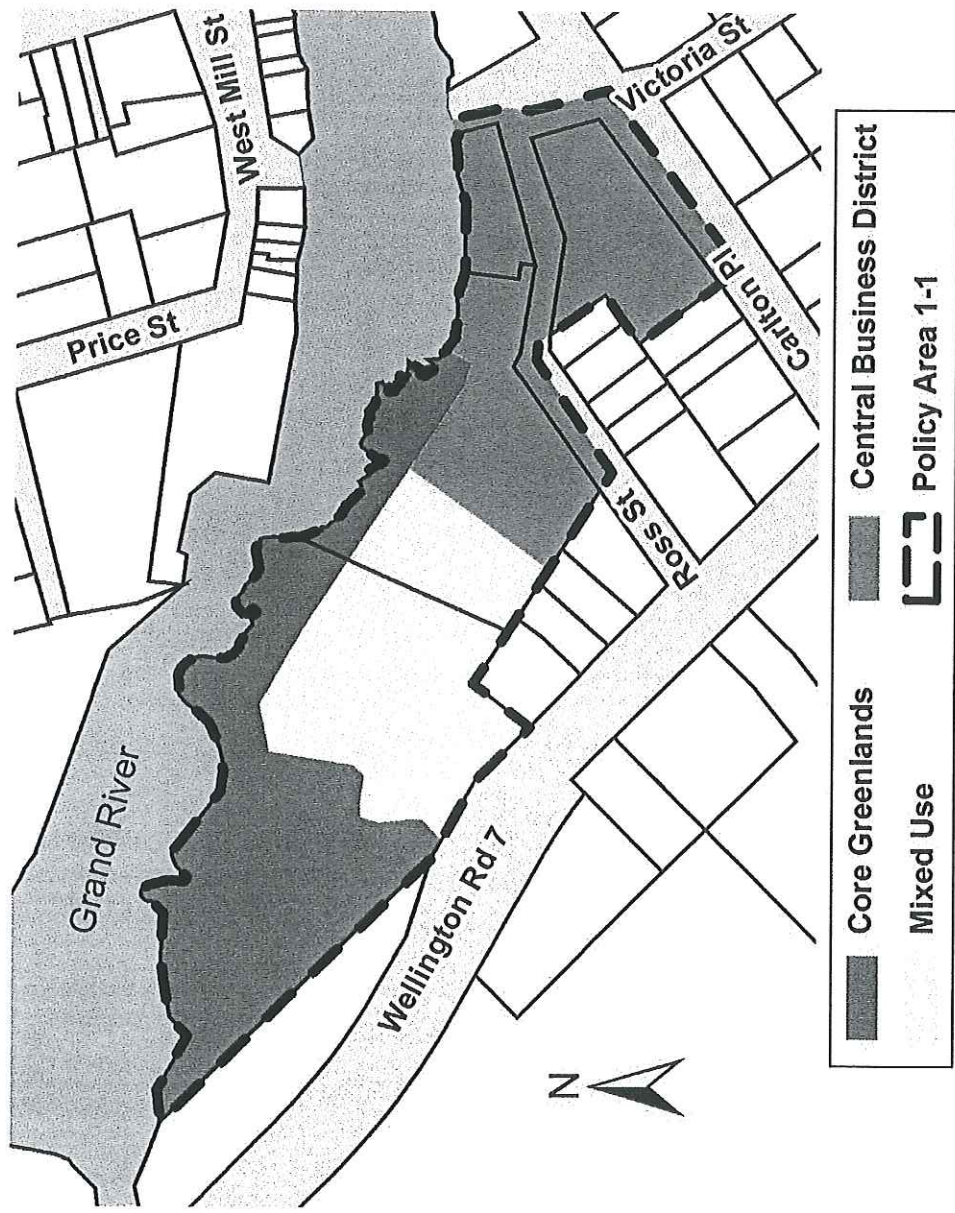
The implementation and interpretation of the Amendment shall be in accordance with the relevant policies of the Official Plan of the Township of Centre Wellington and the Official Plan for the County of Wellington, where applicable.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "1"

OF

OFFICIAL PLAN AMENDMENT NO. 6



THIS IS SCHEDULE "1" OF AMENDMENT NO. 6 TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN

PART C – THE APPENDIX

Little Folks Secondary Plan

CONTAINED UNDER SEPARATE COVER

NOTE: The Appendix does not form part of the amendment. It is contained under separate cover and contains background information relevant to the amendment.