

**The Corporation of the Township of Centre Wellington**

**By-law 2025-\_\_**

A By-law to adopt Amendment No. \_\_ to the Municipal Official Plan for the Township of Centre Wellington, in order to permit a Mixed-use Residential Development.

To 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 \_\_ 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, second and third time and finally passed** this \_\_<sup>th</sup> day of \_\_, 2025.

\_\_\_\_\_  
Mayor – Shawn Watters

\_\_\_\_\_  
Clerk – Kerri O’Kane

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

**DATE**

**AMENDMENT NUMBER \_\_\_\_**  
**TO THE**  
**TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL 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 Municipal Official Plan which constitute Official Plan Amendment Number \_\_\_\_.

**PART A – THE PREAMBLE**

**PURPOSE**

The purpose of this amendment is to change the land use designation of the affected lands from “Industrial” to “Residential”, to permit an increased residential density of 41 units per hectare from 35 units per hectare and to identify the subject land as Special Policy Area PA-\_\_”. The effect of the amendment is to permit a mixed-use development consisting of 192 cluster townhomes and 11 commercial units.

**LOCATION**

The subject lands are located along the west side of Gzowski Street on the north side of Fergus, east of St David Street North (Hwy 6), and west of Gartshore Street and are described legally as Part of 71496-0022 Part of Park Lots 14 and 15, Registered Plan 55.

The subject lands are located entirely within the built boundary of Fergus within the Township of Centre Wellington.

**BASIS**

The Owners have submitted applications to the Township of Centre Wellington to amend the Township’s Official Plan and the Fergus Zoning By-law for the purpose of converting industrial lands to residential and to permit an increased residential density of 41 units per hectare to permit a mixed-use development.

The Proposed Development will provide for a mixed-use development that will contribute to a diverse range of housing types and options within the neighbourhood and will make efficient use of existing public infrastructure and services.

**IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Township of Centre Wellington Municipal 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 No. \_\_ to the Township of Centre Wellington Municipal Official Plan.

**DETAILS OF THE AMENDMENT**

The Municipal Official Plan of the Township of Centre Wellington is hereby amended as follows:

- 1. THAT Schedule A1 be amended by changing the land use designation of the affected land from “Industrial” to “Residential (PA1-\_\_)” in accordance with the attached Schedule “A” which forms part of this Amendment.
- 2. THAT *Section D.10.2 Special Policy Area Descriptions* be amended by adding the following new Special Policy Area Description PA1-\_\_.

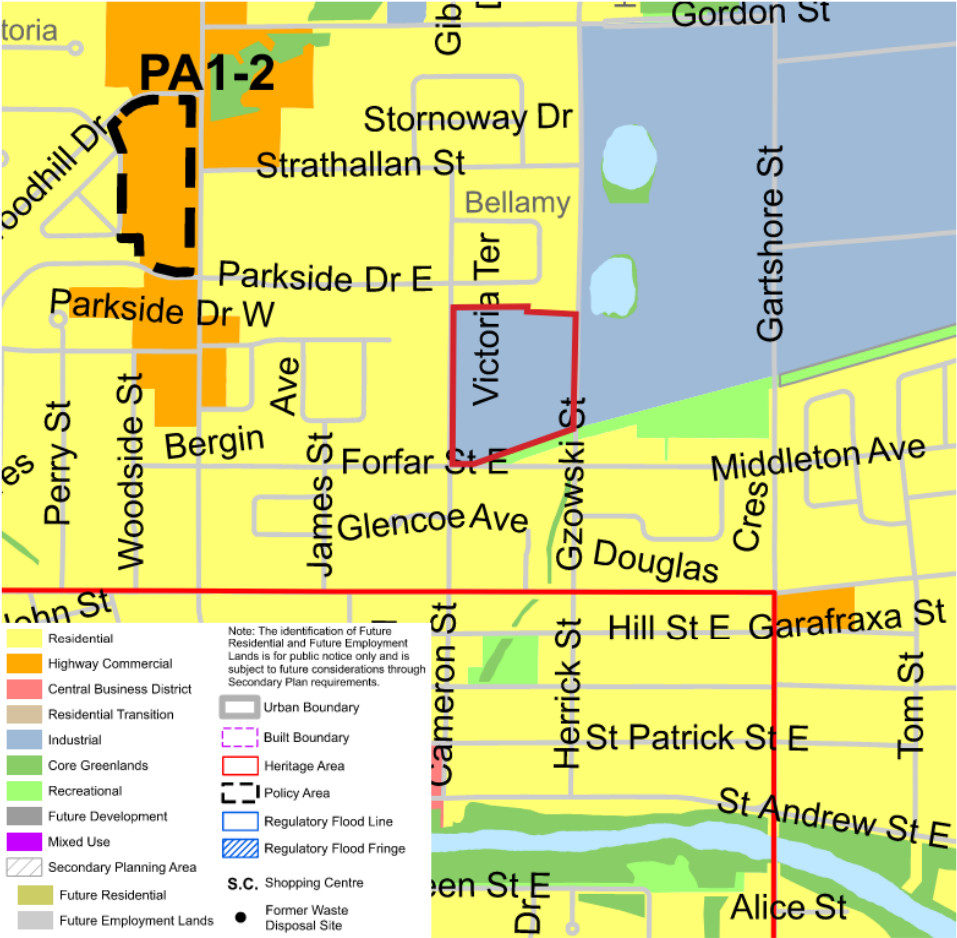
***PA1-\_\_ To permit a mixed-use development with a maximum density of 41 units per hectare based on the residential component of the development. Holding zone provisions may be applied in the zoning by-law.***

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE “A”

OF

OFFICIAL PLAN AMENDMENT NO. \_\_



 LAND TO BE DESIGNATED FROM INDUSTRIAL TO RESIDENTIAL (PA1-\_\_)

  
N.T.S  
AUGUST 2025

THIS IS SCHEDULE “A” OF AMENDMENT NO. \_\_ TO THE TOWNSHIP OF CENTRE WELLINGTON  
MUNICIPAL OFFICIAL PLAN DATED THIS \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_, 2025.