

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

March 2020
DRAFT

This draft amendment to the Official Plan for the County of Wellington was prepared by the County of Wellington based on information provided by the applicant in support of their application. Please be advised that this amendment may be revised at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County Planning and Development Department.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ___ to the Official Plan for the County of Wellington.

The Council of the Corporation of the 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 Official Plan for the County of 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 day of passing thereof, subject to the provisions of the Planning Act, R. S. O., 1990 as amended

READ A FIRST AND SECOND TIME THIS ___ DAY OF _____, 2020.

READ A THIRD TIME AND PASSED THIS ___ DAY OF _____ 2020.

MAYOR

CLERK

AMENDMENT NUMBER _____
TO THE
COUNTY OF 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 Wellington County Official Plan, which constitute Official Plan Amendment No. _____.

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 proposed amendment is to change the designation of the area identified on Schedule "A" of this Amendment from FUTURE DEVELOPMENT and CORE GREENLANDS to RESIDENTIAL and CORE GREENLANDS, to accommodate the development of a proposed draft plan of subdivision within the urban boundary of Harriston. The amendment affects Schedule A5-2 – Harriston and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

The subject property is located in the southwesterly part of the Harriston Urban Centre and abuts the southerly and westerly boundary of the urban centre. This 10.36 hectare (25.6 acre) parcel is legally described as Part of Lot 88, Concession 'D' (Minto), Part of Park Lots E & F Preston's Survey 'D' (Minto) (Town of Harriston) Part of Lot 88, Concession 'D' (Geographic Township of Minto) Town of Minto, County of Wellington.

The subject property is currently zoned Future Development (FD) in the Town of Minto Zoning By-law 01-86. The surrounding land uses are primarily residential and agricultural. The lands to the south are residential. Lands to the east include a retirement home with frontage on Elora Street.

BASIS

The development concept for this site includes the creation of a residential subdivision to include a mix of housing types. The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County.

The applications for an Official Plan Amendment, Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically, overall proposal will create 66 single detached residential lots, 11 semi-detached residential lots (22 semi-detached units) and 6 street townhouse blocks which will accommodate 40 townhouse units.

The CORE GREENLANDS designation is being changed to reflect the revised floodplain as identified by the Maitland Valley Conservation Authority.

The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County. The County Official Plan growth strategy identifies that Harriston is anticipated to grow from 2,095 persons in 2016 to 3,240 persons in 2041. This proposal meets the minimum target of 16 units per hectare for the Greenfield Area.

OTHER APPLICATIONS

Concurrent with the application to amend the County Official Plan, the owners of the subject land have also submitted a rezoning application to the Township of Wellington North to amend the zoning from Future Development (FD) to Residential (R2 & R3) as

well as a Draft Plan of Subdivision (23T-20201) with the County Planning and Development Department

The applicant has provided a Functional Servicing and Storm Water Management Report, prepared by Kim Pilon, P.Eng., (February 2020) and a Planning Study prepared by Astrid J. Clos Planning Consultants (February 19, 2020). The Planning report provides a review of the relevant provincial and local policies and concludes that the proposal is consistent with the policies of the Provincial Policy Statement, is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and is in conformity with the general intent of the policies of the County Official Plan.

PART B - THE AMENDMENT

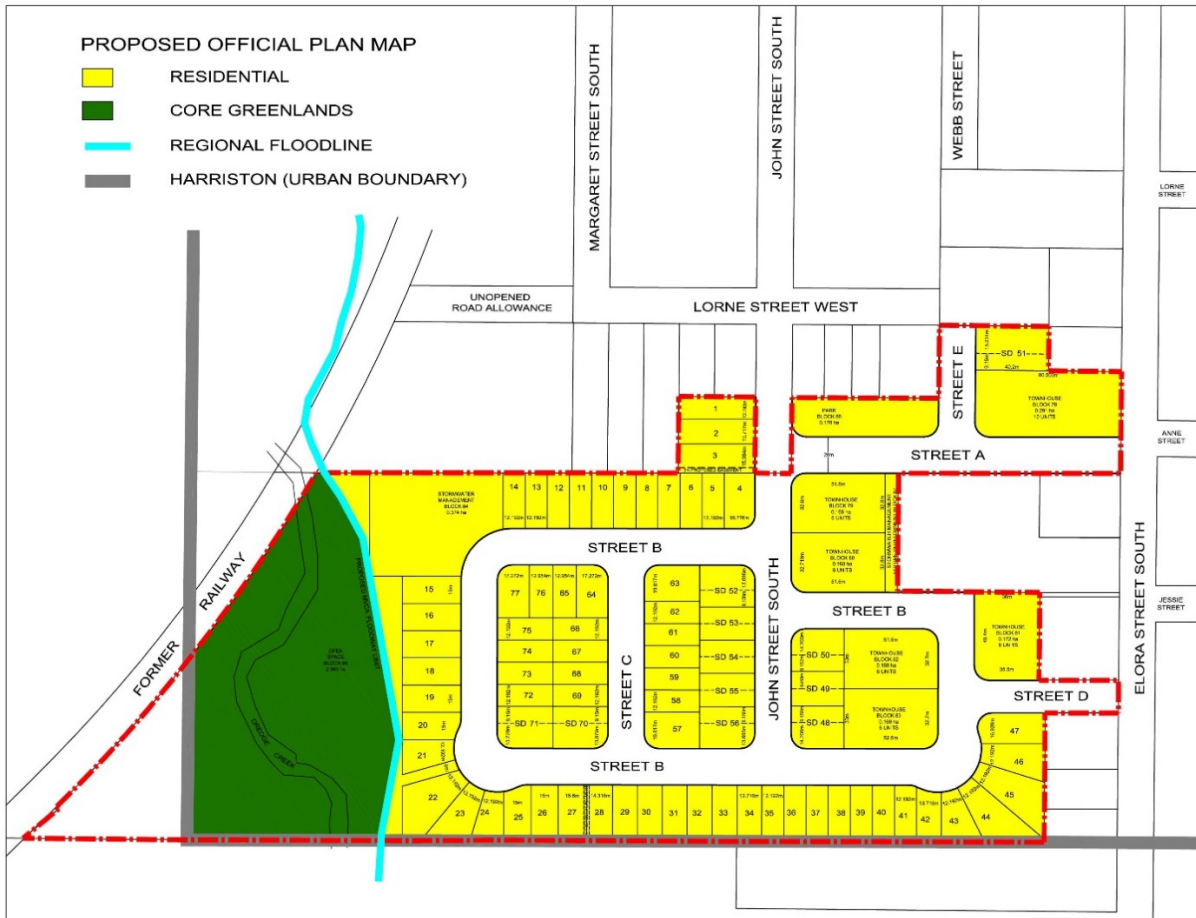
All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes **Amendment No. ____** to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

THAT **Schedule A5-2 (Harriston)** of the County of Wellington Official Plan is hereby amended by redesignating the lands described as, Part of Lot 88, Concession 'D' (Minto), Part of Park Lots E & F Preston's Survey 'D' (Minto) (Town of Harriston) Part of Lot 88, Concession 'D' (Geographic Township of Minto) Town of Minto, County of Wellington as identified on Schedule "A" of this amendment, from **FUTURE DEVELOPMENT and CORE GREENLANDS** to **RESIDENTIAL and CORE GREENLANDS**.

THE CORPORATION OF THE COUNTY OF WELLINGTON
SCHEDULE "A" OF
OFFICIAL PLAN AMENDMENT NO. ____



**Redesignate from Future Development and Core Greenlands
to Residential and Core Greenlands**

Amends Schedule A5-2 Harriston

PART C – THE APPENDICES

