

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No: OP-2020-05
Municipality: Town of Erin
Subject Lands: Part Lot 13, Concession 3 Ref Plan
61R-20684, Pts 1 & 2, Ospringe

Date of Decision: May 27, 2021
Date of Notice: June 9, 2021
Last Date of Appeal: June 29, 2021

NOTICE OF ADOPTION
With Respect to an Official Plan Amendment
to the County of Wellington Official Plan
Section 22 (6.6) of the Planning Act
Re: OPA #118

Take Notice that on the Corporation of the County of Wellington passed **By-law No. 5717-21** to adopt **Official Plan Amendment No. 118** to the County of Wellington Official Plan.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to add the lands to the Hamlet of Ospringe and re-designate the subject lands from Secondary Agricultural to Hamlet Area to facilitate the development of 4 lots. The existing Core Greenlands designation on the property is proposed to remain unchanged. The amendment revises Schedule A2 – ERIN of the Official Plan and there are no proposed textual changes to the policies of the Official plan.

Public Input

There was public input through correspondence and Public Meeting attendance.

Exempt from Provincial Approval

The proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of County Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal as noted above.

When and How to file An Appeal

Any appeal to the Local Planning Appeal Tribunal 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 Clerk 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 \$1100.00 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 Local Planning Appeal Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

Getting Additional Information:

Additional information about the application is available for public inspection during regular office hours at the Corporation of the County of Wellington at the address noted below.

Mailing Address for Filing a Notice of Appeal:

Clerk, County of Wellington
Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9
tel: (519) 837-2600 **fax:** (519) 837-1901

**AMENDMENT NUMBER 118
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON**

May 18, 2021



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5717-21

A By-Law to adopt Amendment No. 118 (Bryce McEnergy – Town of Erin)
to the Official Plan of the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the
Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. That Amendment No. 118 (Bryce McEnergy – Town of Erin) 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 passing
thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 27, 2021.



A handwritten signature in black ink, appearing to be "K. Linton", written over a horizontal line.

KELLY LINTON, WARDEN

A handwritten signature in blue ink, appearing to be "Donna Bryce", written over a horizontal line.

DONNA BRYCE, COUNTY CLERK

**AMENDMENT NUMBER 118
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 Number 118.

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 Official Plan Amendment No. 118 is to re-designate the subject lands from Secondary Agricultural to Hamlet Area to facilitate the development of 4 lots within the Hamlet of Ospringe. The existing Core Greenlands designation on the property is proposed to remain unchanged. The amendment revises Schedule A2 - ERIN of the Official Plan and there are no proposed textual changes to the policies of the Official Plan.

LOCATION AND PROPERTY DESCRIPTION

The land subject to the proposed amendment is located on the southeast boundary of Ospringe between Wellington County Road 124 and Stewart Drive. A portion of the property is located within the Ospringe Hamlet Area along Stewart Drive. The property is approximately 2.92 ha (7.21 acres) in size and contains an existing dwelling. Surrounding land uses include residential, rural residential natural environment lands. The property has a municipal address of 8940 Wellington Road 124, Town of Erin.

BASIS

The Provincial Growth Plan provides an opportunity for the minor expansion of rural settlement areas outside of a Municipal Comprehensive Review. Section 2.2.9.7 of the Growth Plan states that "minor adjustments may be made to the boundaries of rural settlements outside of a municipal comprehensive review, subject to specific criteria being met".

The subject proposal provides a logical minor expansion to the Hamlet boundary which will allow for the addition of 4 residential dwellings (3 new and 1 existing dwelling) to Ospringe. The proposed lots are consistent in size and are compatible with the existing residential subdivision and adjacent uses in the hamlet. The specific hamlet expansion criteria of Section 2.2.9.7 of the Growth Plan have been met.

A Planning Justification Report prepared by JL Cox Planning Consultants Inc., provides a review of applicable planning policy and provides the rationale and basis for the proposed amendment.

A Preliminary Hydrogeological Feasibility Assessment and Grading Plan have also been submitted to support the amendment application to address potential servicing and drainage impacts to neighbouring properties.

OTHER APPLICATIONS

In addition to the Official Plan Amendment application, separate Town of Erin Official Plan (OPA 11) and Zoning By-law (Z20-06) amendment applications have been submitted to the Town of Erin.

Three consent applications (B99/17, B100/17 and B47/19) were filed in 2019 proposing to divide the subject lands into 4 residential parcels (three new lots and one retained lot (Figure 2). The applications were refused by the County of Wellington Land Division Committee in October 2019, as the proposed lots were located outside of the Ospringe Hamlet. The owner has appealed the consent decisions to the Local Planning Appeal Tribunal (LPAT). The LPAT appeals have been deferred pending the outcome of the Official Plan and Zoning Amendment applications which apply to the consent lands.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text, constitutes Amendment No. 118 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

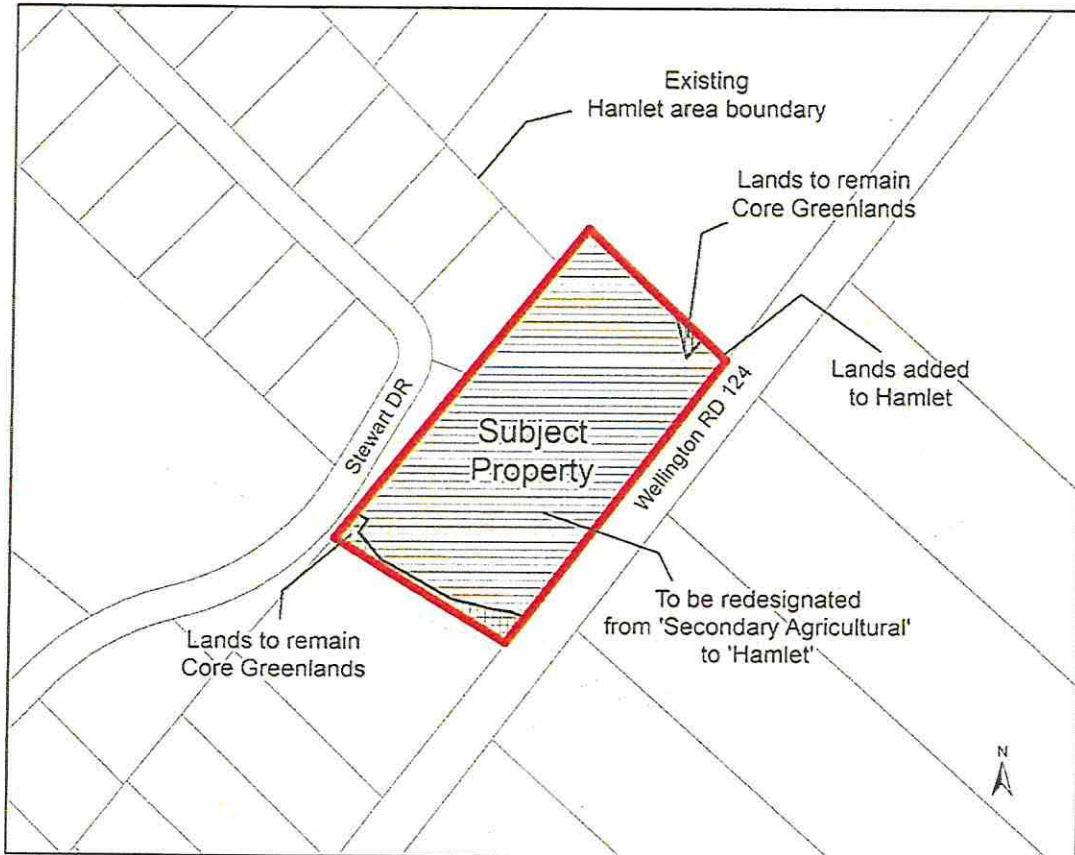
1. THAT **Schedule A-2 (ERIN)** is amended, by amending the hamlet boundary as shown on Schedule "A"
2. THAT **Schedule A-2 (ERIN)** is amended, by re-designating the lands shown on Schedule "A" of this Amendment from Secondary Agricultural to Hamlet Area.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. 118



Redesignate from "Secondary Agricultural" to "Hamlet Area"

PART C – THE APPENDICES

