

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

Draft

September 8, 2020

Notice: This draft amendment to the Official Plan for the County of Wellington was prepared by the proponent in support of their development application. Please be advised that this document may be revised after the statutory public meeting or at any point prior to County Council's consideration of the amendment.

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 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 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 passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED _____

WARDEN

CLERK

AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

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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 ____.

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 proposed Official Plan Amendment will change Schedule A2-Erin to amend the hamlet area boundary to include the subject lands, redesignate a portion of the property from Secondary Agricultural to Hamlet Area, and exempt the proposed hamlet expansion from the requirement of Section 4.8.3 for a municipal comprehensive review.

LOCATION AND PROPERTY DESCRIPTION

The subject land is legally described as Part of Lot 13, Concession 3, in the Town of Erin and municipally known as 8940 Wellington Road 124. The subject lands have a total area of 2.9ha.

A map showing the location of the subject property to which the amendment would apply is shown in Schedule "A".

BASIS

The property is the subject of three (3) consent applications which were made to the Wellington Land Division Committee. The applications were denied by the Committee and the decision appealed to the Local Planning Appeal Tribunal (LPAT).

To implement the proposed severances an amendment is proposed to the Ospringe hamlet boundary to incorporate the subject lands into the hamlet boundary and redesignate the lands to Hamlet Area. The amendment will permit a minor rounding out of the hamlet.

A Planning Justification Report prepared by JL Cox Planning Consultants Inc., which provides a bases for the proposed amendment, has been submitted in support of the amendment.

OTHER APPLICATIONS

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

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Planning Justification Report, and a Preliminary Hydrogeological Feasibility Assessment.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington 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 County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

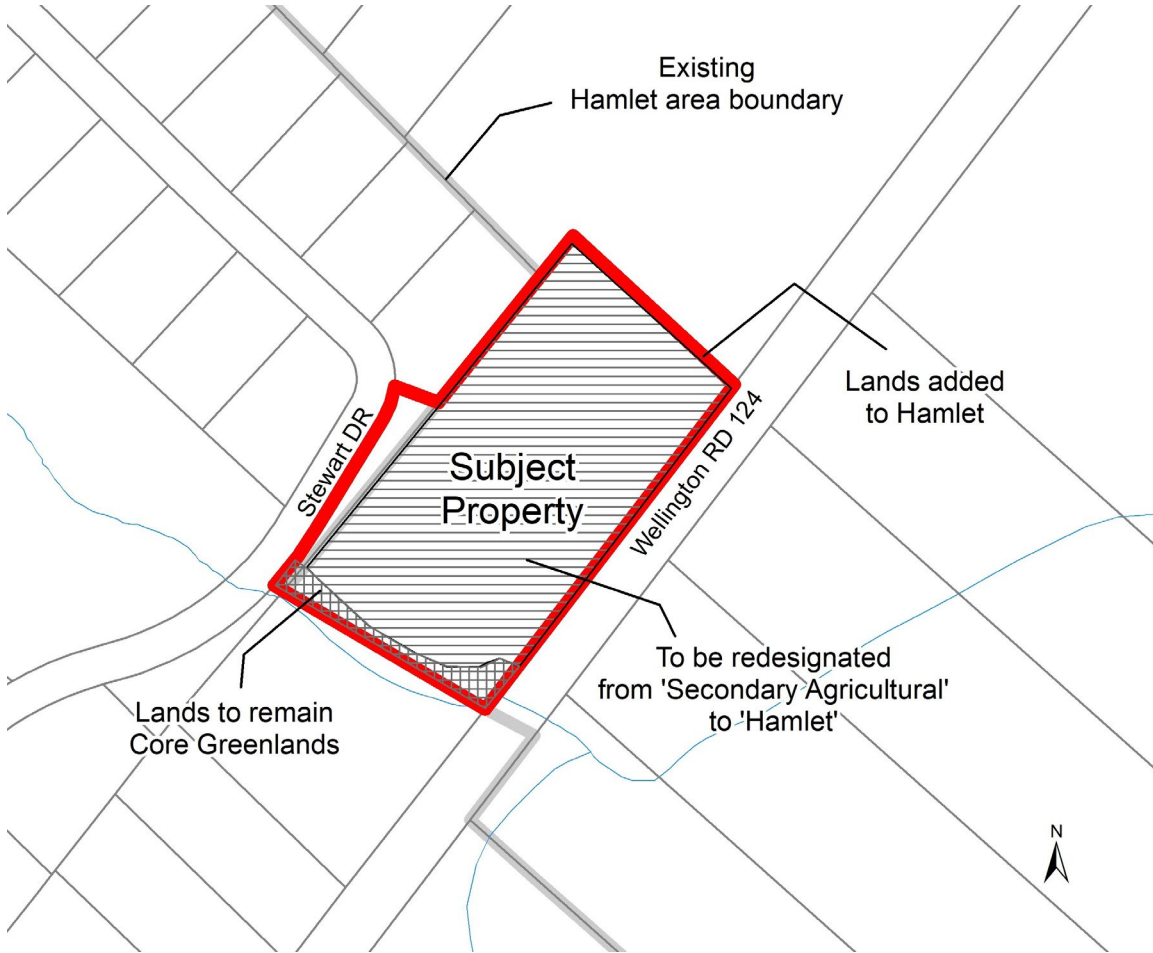
1. THAT **Schedule A-2 (ERIN)** is amended, by amending the hamlet boundary as shown on Schedule "A"
2. THAT **Schedule A-2 (ERIN)** is amended, as it relates to the subject lands, by redesignating a portion of the lands, in the Town of Erin, as identified on Schedule "A" of this amendment, from "Secondary Agricultural" to "Hamlet Area".
3. THAT the subject amendment be exempted from the requirement of Section 4.8.3 of the Plan requiring a municipal comprehensive review.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. ____



Redesignate from "Secondary Agricultural" to "Hamlet Area"