



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5760-22

A By-Law to adopt Amendment No. 119 (County Growth Structure) 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. 119 (County Growth Structure) 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 26, 2022.



Handwritten signature of Kim Courts

I Kim Courts, Deputy Clerk of the Corporation of the County of Wellington do hereby, under my Hand and Seal of the Corporation, certify that This is a True Copy of Bylaw 5760-22

DONNA BRYCE, COUNTY CLERK

Dated this 27 day of MAY, 2022

Handwritten signature of Kim Courts, Deputy Clerk

**AMENDMENT NUMBER 119
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON**

**Council Adopted
May 26, 2022**

COUNTY OF WELLINGTON

GENERAL AMENDMENT

(County Growth Structure)

Kim Courts, Deputy Clerk of the Corporation
of the County of Wellington do hereby, under my
Hand and Seal of the Corporation, certify that

This is a True Copy of

OPA119 - County Growth Structure.

Dated this 27 day of May, 20 22

Kim Courts
Deputy Clerk

**AMENDMENT NUMBER 119
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 119.

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 Amendment is to revise the Plan to define and identify a County Growth Structure as a phase of the County's municipal comprehensive review.

LOCATION

The Amendment applies to the entire County of Wellington.

BASIS

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a municipal comprehensive review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan. The Growth Structure in this Amendment is based on the Draft Phase 1 MCR Report prepared by Watson & Associates in June 2021.

In May 2021, County Council authorized that a request be made to the Minister of Municipal Affairs and Housing to consider establishment of a Regionally Significant Economic Development Area in Puslinch along the Highway 401 and 6 corridors prior to finalization of a boundary for Greenbelt Plan expansion. The Amendment includes a related study area as part of the County Growth Structure and local policies. The Amendment also includes the identification of the historic Hamlet of Puslinch.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 119) has also been informed by the draft Phase 1 MCR Report: Urban Structure and Growth Allocations consultation which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with staff of Provincial ministries
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Results of the PIC and circulation were documented in Planning Committee report PD2021-21

The direct consultation for Draft OPA 119 included:

- October 2021 Circulation to Ministry of Municipal Affairs and Housing

- November 2021 Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- January 31, 2022 statutory public open house for Draft OPA 119 with 58 attendees
- February 10, 2022 statutory public meeting for Draft OPA 119 with 31 attendees

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory special meeting of council, public open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. Meetings were held virtually due to COVID-19. We received and reviewed 43 written submissions.

SUMMARY OF KEY CHANGES PROPOSED

The components of the Amendment are of strategic importance to the successful implementation of a growth strategy which conforms with the Growth Plan. The County Growth Structure outlines where growth and development is to occur within Wellington to achieve the objectives, forecasts and targets required by Provincial policy.

The Amendment is comprised of the following key changes:

Complete Communities

- Add policies to support “complete communities” as a planning concept and objective of the Official Plan.

County Growth Structure

- Establish a revised hierarchy of settlement areas in the County based on servicing:
 1. Primary Urban Centres
 2. Secondary Urban Centres
 3. Hamlets
- Identify 12 primary urban centres with existing or planned municipal water and wastewater systems within the Urban System under the existing policy framework and confirm the boundaries of the delineated built-up areas and designated greenfield areas.
- Identify 2 secondary urban centres (Aberfoyle and Morriston) without municipal water and wastewater systems, move them to the Rural System and establish a corresponding policy framework.
- Identify urban employment areas in conformity with the Provincial Growth Plan.
- Identify a Regionally Significant Economic Development Study Area in Puslinch and a corresponding local policy.
- Continue to recognize existing hamlets, but move them to the Rural System.
- Define rural settlement areas, which are to include secondary urban centres and hamlets.
- Identify the historic Hamlet of Puslinch, a long standing small community in Puslinch with existing residential, institutional and commercial uses.
- Remove policies for undelineated rural settlement areas in the prime agricultural and secondary agricultural areas, and add a rural cluster policy for secondary agricultural areas.

Mapping Updates

- Introduce new mapping schedules to delineate the County Growth Structure.
- Update existing Land Use Schedules to reflect the new settlement area hierarchy, Hamlet of Puslinch and Regionally Significant Economic Development Study Area.

Technical and Housekeeping Changes

- Update terminology, update map and text formatting, add definitions, italicize defined terms, and make housekeeping revisions related to the above changes.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No 119 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

TABLE OF CONTENTS

1. THAT the Table of Contents is amended by removing “Schedules” and replacing it with the following:

“SCHEDULES

COUNTY GROWTH STRUCTURE

Schedule A	COUNTY OF WELLINGTON
Schedule A1	CENTRE WELLINGTON
Schedule A2	ERIN
Schedule A3	GUELPH-ERAMOSA
Schedule A4	MAPLETON
Schedule A5	MINTO
Schedule A6	WELLINGTON NORTH
Schedule A7	PUSLINCH

LAND USE

Schedule B1	CENTRE WELLINGTON
Schedule B1-1	Wellington Place

Schedule B2	ERIN
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Schedule B3	GUELPH-ERAMOSA
Schedule B3-1	Rockwood

Schedule B4	MAPLETON
Schedule B4-1	Drayton
Schedule B4-2	Moorefield
Schedule B4-3	Wallenstein

Schedule B5	MINTO
Schedule B5-1	Clifford
Schedule B5-2	Harriston
Schedule B5-3	Palmerston

Schedule B6 WELLINGTON NORTH

Schedule B6-1 Mount Forest

Schedule B6-2 Arthur

Schedule B7 PUSLINCH

Schedule B7-1 Aberfoyle

Schedule B7-2 Morriston

WELL HEAD PROTECTION AREAS

Schedule C1 CENTRE WELLINGTON

Schedule C2 ERIN

Schedule C3 GUELPH/ERAMOSA

Schedule C4 MAPLETON

Schedule C5 MINTO

Schedule C6 WELLINGTON NORTH

Schedule C7 PUSLINCH

Schedule D MINERAL AGGREGATE RESOURCE OVERLAY

APPENDICES

APPENDIX I - SOUTH WELLINGTON WATERSHED STUDY AREAS

APPENDIX II - LICENCED AGGREGATE OPERATIONS

APPENDIX III - PROVINCIALY SIGNIFICANT WETLANDS

APPENDIX IV - SOURCE PROTECTION PLAN AREAS”

PART 2 – WELLINGTON’S PLANNING VISION

2. Section 2.1.1 Planning Concepts is amended by adding “complete communities” to the end of the bullet list.

3. Section 2.1.4 Healthy Communities is amended by deleting the fourth bullet and replacing it with the following:

“➤ make accessible employment, social, health, educational, recreational and transportation opportunities for people of all ages, abilities, and incomes.”

4. adding new 2.1.5 below and renumbering the subsequent section:

“2.1.5 Complete Communities

Complete communities are those which:

➤ provide a diverse mix of land uses;

➤ provide a diverse range and mix of housing options;

➤ expand convenient access to a range of transportation options, *public service facilities*, open spaces, recreational facilities, and healthy, local, and affordable food options;

- provide for more *compact built form* and a vibrant public realm;
 - are age friendly.”
5. 2.2.7 is amended by inserting the term “complete communities” after the word “Develop”.
 6. Section 2.4 The Province is amended by removing the text “for the Greater Golden Horseshoe” where it immediately follows references to the Greenbelt Plan in the third paragraph.

PART 3 – WELLINGTON GROWTH STRATEGY

7. Section 3.1 General Strategy is amended by:
 - a) In the third paragraph:
 - i deleting the phrase “New multiple lots and units for residential development” and replacing it with the phrase “New multiple lots or units for residential development.”; and
 - ii deleting the phrase “Urban Centres and Hamlets” and replacing it with “primary urban centres, secondary urban centres and hamlets”;
 - b) in the numbered list with priorities for directing growth, item 1, adding the word “primary” before “urban centres”;
 - c) in the numbered list with priorities for directing growth, item 2, adding the word “primary” before “urban centres” and adding “secondary urban centres” after “urban centres”; and
 - d) After numbered list, item 3, adding the following:

“Schedules A and A1 through A7 delineate the County growth structure by identifying:

 - primary urban centres and the *designated greenfield areas, delineated built boundary* and *employment areas* within them
 - secondary urban centres and *employment areas* within them
 - a regionally significant economic development study area
 - rural employment areas
 - hamlets
 - Greenbelt Area

Primary urban centres and secondary urban centres collectively are sometimes referred to as “urban areas” and “urban centres” throughout this Plan.”

8. Section 3.2 Projected Growth, second paragraph, is amended by:
 - a) in the first sentence, deleting the phrase “14 urban centres” and replacing it with “12 primary urban centres”; and
 - b) in the second sentence, adding the phrase “2 secondary urban centres,” before the word “hamlets”.
9. Section 3.3 Guiding Growth is amended by:
 - a) in the second bullet, adding the following phrase “to support the achievement of *complete communities* through a more *compact built form*,” to the end of the sentence;
 - b) in the third bullet, deleting the words “urban areas” and replacing it with “primary and secondary urban centres”;
 - c) in the fourth bullet, adding the word “primary” before the words “urban centre”;
 - d) in the fifth bullet, adding the phrase “primary and secondary” before the words “urban centres”;
 - e) in the sixth bullet, adding the word “limited” before the phrase “rural growth opportunities”;
 - f) in the tenth bullet, deleting the word “and”;
 - g) in the eleventh bullet, adding the word “and”; and
 - h) adding a new bullet
 - to support the achievement of *complete communities* in primary and secondary urban centres and hamlets.”
10. Section 3.5 Allocating Growth is amended by:
 - a) in the second paragraph, removing the phrase “urban areas” in two places and replacing it with “primary urban centres”; and
 - b) removing the fifth paragraph, and replacing it with the following:

“Due to the difficulty in forecasting growth for small areas, secondary urban centres and hamlets are not assigned specific forecasts but are part of the residual municipal forecasts after primary urban centres are calculated.”

PART 4 – GENERAL COUNTY POLICIES

11. Section 4.2.2 Conversion is amended by in the first sentence:
 - a) removing the phrase “Highway Commercial”;

- b) adding the phrase “identified on Schedule A” after the phrase “employment areas”; and
 - c) adding the phrase “and by amendment to this Plan” following “municipal comprehensive review”.
12. Section 4.2.3 Variety is amended by:
- a) in the second sentence, removing the phrase “urban areas” and replacing it with the phrase “primary urban centres”; and
 - b) in the second paragraph, removing the phrase “Urban System” and replacing it with the phrase “primary urban centres”.
13. Section 4.2.4 Urban Opportunities is amended by:
- a) Renaming the heading from “Urban Opportunities” to “Settlement Area Opportunities”; and
 - b) In the first sentence, removing the phrase “The Urban System is” and replacing it with “*Settlement areas* are”.
14. Section 4.2.6 Home Business is amended by, after the first sentence, adding the phrase “The opportunity to work from home will be encouraged”.
15. Section 4.3.3 Policy Direction is amended by adding to bullet (b):
- a) the word “municipal” before the phrase “comprehensive review”; and
 - b) removing the phrase “Section 4.8 Urban Expansion” and replacing it with “Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.”
16. Section 4.4.2 Variety is amended by adding, to the end of the paragraph, “New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”
17. Section 4.4.3 Residential Intensification is amended by:
- a) in the first sentence, adding the word “primary” before the phrase “urban centres” and adding the phrase “secondary urban centres and” before the word “hamlet”;
 - b) in bullet (a) adding the word “designated” before the phrase “greenfield areas”;
 - c) in bullet (d) removing the phrase “urban centres” and replacing it with the phrase “primary and secondary urban centres”; and
 - d) adding the word “residential” before the word “intensification” in the first paragraph, in bullet (b), (d), (e), (g) and (h).

18. Section 4.4.4 Greenfield Housing is amended by:
 - a) In the first sentence, deleting the phrase “greenfield areas” and replacing it with the phrase “*designated greenfield areas*”;
 - b) In bullet (b) deleting the word “greenfield” and replacing it with the phrase “*designated greenfield area*”;
 - c) In bullet (iv) deleting the word “Greenfield” and replacing it with the phrase “*designated greenfield areas*”.
19. Section 4.4.5 Affordable Housing is amended by, in the fourth paragraph, second sentence, removing the phrase “urban areas” and replacing it with “primary and secondary urban areas”.
20. Section 4.4.8 Special Needs and Seniors Housing is amended by, in the third sentence of the section, removing the phrase “urban areas” and replacing it with “primary and secondary urban centres”.
21. Section 4.7.1 Distinct Urban-Rural Boundary is amended deleting item a):

“prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);”

And replacing it with:

“prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);”
22. Section 4.8 Urban Expansion is amended by re-titling to “Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets”;
23. Section 4.8.1 General is amended by deleting the paragraph

“The County wishes to encourage growth to occur in urban centres and hamlets. The build out and eventual expansion of urban centres is therefore a logical outcome of this policy direction. Hamlets are expected to be built out with only modest expansions allowed.”
24. and replacing it with the following paragraph:

“The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. Secondary urban centres and hamlets are expected to be built out with only modest expansions allowed.”

25. Section 4.8.2 Urban Centre Expansion Criteria is amended by:
- a) retitling to “Primary Urban Centre Expansion Criteria”;
 - b) in the first sentence, removing the phrase “Urban Centre” and replacing it with “primary urban centre”;
26. Section 4.8.3 Hamlet Expansion is amended by adding the phrase “and criteria” after “*municipal comprehensive review*” in the third sentence.
27. Section 4.8 Urban Expansion is amended by adding new 4.8.3 below and renumbering the subsequent section:
- “4.8.3 Secondary Urban Centre Expansion**
None of the secondary urban centres in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. The expansion must be based on a *municipal comprehensive review* and criteria as set out in Section 4.8.2.”
28. Section 4.9.4 Policy Direction is amended by correcting the fifth and sixth bullets from “a)” and “b)” to “e)” and “f)”.
29. Section 4.9.5.5 Source Protection Plan Specific Land Use Policies is amended by adding the following text after the section heading:
- “Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP’s specific land use policies, the reader should consult the specific SPP.”

PART 6 – THE RURAL SYSTEM

30. Section 6.1 Defined is amended by adding the following bullets to the end of the list:
- secondary urban centres
 - hamlets”
31. Section 6.3 Planning Approach is amended by:
- a) In the sixth paragraph, removing the phrase “urban areas” and replacing it with “of primary and secondary urban centres”; and
 - b) adding the following to the end of the section:
- “Some urban areas within Wellington without central sewer and water systems are recognized on Schedule A as secondary urban centres due to the prominent role they play as a focus for growth and community functions in their municipalities. Greenlands within secondary urban centres may be identified on separate land use schedules on Schedule B based on the extent of the greenland features and the scale of mapping. The greenland policies will continue to fully apply.

Hamlets are the smaller urban places in Wellington which do not have central sewer and water systems. Hamlets are expected to eventually build out on existing designated lands, while growth beyond their current boundaries will be limited.”

32. Section 6.4.7 Rural Settlements is deleted in its entirety and subsequent sections renumbered.
33. Section 6.5 Secondary Agricultural Areas is amended by adding the following section and renumbering subsequent sections:

“6.5.4 Rural Clusters

Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule “A” or “B” and are not expected to grow but they may be recognized in the zoning by-law. New lots may only be allowed in rural clusters in accordance with section 10.4.

As part of a municipal comprehensive review, the County will assess the impact of constraints such as the Provincial Agricultural Land Base, Natural Heritage System and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.”

34. Section 6.6.1 Mineral Aggregate Resource Overlay, second paragraph, final sentence is amended by removing the term “urban centres” and replacing it with “primary urban centres, secondary urban centres”.
35. Section 6.7.8 Golf Courses, is amended by deleting the phrase “new multi lot or multi unit residential development is” and replacing it with “new multiple lots or units for residential development area;”
36. Section 6.8.2 Permitted Uses, third paragraph is amended by removing the phrase “urban centres” and replacing it with “primary and secondary urban centres”.
37. 6.8.4 New Locations is amended by removing the phrase “urban centres” and replacing it with “primary urban centres, secondary urban centres” in item a) and c).
38. Part 6 The Rural System is amended by adding the following:

“6.10 SECONDARY URBAN CENTRES

6.10.1 Defined

Settlement areas without municipal sewage services and municipal water services may be recognized as secondary urban centres due to the prominent role they play as a focus for a mix of land uses, growth and community functions in their municipalities.

6.10.2 Permitted Uses

Secondary urban centres are expected to provide a range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where appropriate services are provided.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in secondary urban centres.

6.10.3 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

6.10.4 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for secondary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.10.5 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a secondary urban centre, it may require an impact assessment as set out in the general policy section of this Plan.

6.10.6 Residential Uses

Secondary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including *affordable* housing.

In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

6.10.7 “Main Street”

"Main Street" is also an appropriate area for mixed use in small towns. Strong "main street" commercial areas are supported. *Public service facilities* are often complementary to commercial uses, and planning policies will support residential uses above or to the rear of street level commercial uses.

6.10.8 Other Commercial Uses

Other commercial uses will be required in secondary urban centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

6.10.9 Transition Areas

Many “main streets” have nearby areas undergoing change. These areas are often in transition from single detached residential to a mixture of commercial, multi-unit residential and institutional uses. Providing adequate parking is often a challenge in these areas. These areas may be recognized in official plan policies and zoning by-laws for a mixture of uses including service commercial uses. They shall not be allowed to develop as retail areas unless an expansion of the “main street” area can be justified.

6.10.10 Industrial Development

Secondary urban centres are expected to contribute to the supply of industrial land by designating and zoning industrial areas well in advance of development.

6.10.11 Institutional

Secondary urban centres will be the prime location for institutional uses servicing Wellington such as schools, churches, government offices, specialized housing and child care facilities.

Many institutional uses can be integrated into residential and commercial areas. Some large institutions may have such a *significant* impact that a specific land use designation in the official plan is required.

6.10.12 Parks and Open Space

Secondary urban centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population.

Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

6.10.13 Greenlands System

The Greenland System policies established in this Plan apply within secondary urban centres. More detailed policies may be developed for secondary urban centres, particularly where urban development is adjacent to Greenland System areas or where existing development has already occurred in or near Greenland System areas.

6.10.14 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in *hazardous lands*, *wetlands* and *significant woodlands* referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington's secondary urban centres. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

6.11 HAMLETS

6.11.1 Permitted Uses

Development will be relatively small-scale given the rural context and level of service available in Hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety. An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A *garden suite* may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended.

Other uses including local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.

Zoning by-laws will identify areas for various uses and set regulations to govern their nature.

6.11.2 Servicing

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting standards must be met and road functions maintained.

6.11.3 Land Use Compatibility

In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.11.4 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a hamlet, it may require an impact assessment as set out in the general policy section of this Plan.

6.11.5 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in *hazardous lands*, *wetlands* and *significant woodlands* referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington's hamlets. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy."

PART 7 – THE URBAN SYSTEM

39. Section 7.1 Defined is amended by deleting and replacing the bulleted list with the following:
 - a) "➤ primary urban centres" and
 - b) To remove the phrase "The urban system is sometimes referred to as "urban areas"" and replace it with "Primary urban and secondary urban centres collectively are sometimes referred to as "urban areas"."
40. Section 7.2 Purpose, second paragraph, last sentence, is amended by adding the word "complete" after the word "healthy".
41. Section 7.3 Planning Approach is amended by:
 - a) deleting the first paragraph after bullet (b); and
 - b) deleting the second paragraph and replacing it with "Primary urban centre policies will be developed to recognize the larger urban places in Wellington which have existing or planned sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington."
42. Section 7.5 "Urban Centres" is retitled to "Primary Urban Centres".
43. Section 7.5.1 Permitted Uses is amended by:
 - a) In the first sentence, deleting the phrase "Urban Centres" and replacing it with "Primary urban centres"; and
 - b) In the final sentence, deleting the phrase "urban centres" and replacing it with "primary urban centres".
44. Section 7.5.3 Land Use Compatibility is amended by in the first sentence, deleting the phrase "Urban Centres" and replacing it with "primary urban centres".
45. Section 7.5.4 Impact Assessment is amended by deleting the phrase "an urban centre" and replacing it with "a primary urban centre".
46. Section 7.5.5 Residential Use is amended by removing the phrase "Urban centres" and replacing it with "Primary urban centres".
47. Section 7.5.6 "Main Street" is amended by after the first sentence, adding "Strong "main street" commercial areas are supported."

48. Section 7.5.7 Regional Retail Centre, first sentence, is amended by adding the phrase “in primary urban centres” after the word “allowed”.
49. Section 7.5.8 Other Commercial Uses is amended by removing the phrase “Urban Centres” and replacing it with “primary urban centres”.
50. Section 7.5.10 Industrial Development is amended by removing the phrase “urban centres” in the first and second sentences and replacing it with the phrase “primary urban centres”.
51. 7.5.11 Institutional is amended by removing the phrase “Urban centres” and replacing it with “Primary urban centres”.
52. 7.5.12 Parks and Open Space is amended by removing the phrase “Urban centres” and replacing it with “Primary urban centres”.
53. 7.5.13 Greenlands System is amended by removing the phrase “Urban Centres” and replacing it with the phrase “primary urban centres” in the first and second sentence.
54. Section 7.5.14 Urban Forests, second paragraph, first sentence, is amended deleting the phrase “small towns and hamlets” and replacing it with “primary urban centres.”
55. Part 7 The Urban System is amended by deleting section 7.4 Hamlets in its entirety and renumbering subsequent sections.

PART 8 – DETAILED URBAN CENTRE POLICIES

56. Part 8 Detailed Urban Centre Policies is amended by amending the heading to “Part 8 Detailed Primary and Secondary Urban Centre Policies”.
57. Part 8.1.1 Purpose is amended by adding the following sentence:

“Primary urban centres and secondary urban centres collectively are sometimes referred to as “urban areas” and “urban centres” throughout this Plan.”
58. Section 8.3.1 Overview is amended by removing the phrase “urban centres” and replacing it with “primary urban centres” in the first paragraph.
59. Section 8.8.2 Objectives is amended by adding the phrase “new and enhanced” after the phrase “to provide a variety of” to bullet (a).

PART 9 – LOCAL PLANNING POLICY

60. Section 9.8.3 Puslinch Industrial Policy is amended by changing the phrase “Rural Industrial” in bullet (a) and (b) to the phrase “Rural Employment”.
61. Section 9.8 Puslinch Local Policies is amended by adding the following the following new section 9.8.4 and renumbering subsequent sections:

“9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan designates a Regionally Significant Economic Development Study Area in Puslinch. This area includes lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.”

62. Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended to:
 - a) italicize the phrase “rural settlements” to add reference to the newly defined term; and
 - b) remove the phrase “includes the Hillsburgh, Erin and Morriston Urban Centres and the Hamlet of Ballinafad” and replace it with “includes the Hillsburgh and Erin primary urban centres, Morriston secondary urban centre and hamlet of Ballinafad. In the Greenbelt only hamlets, not secondary urban centres, are considered *rural settlements*.”
63. Section 9.9.4 Agricultural System, Rural Area heading, first bullet is amended to remove the phrase “Urban Centre” and replace it with the phrase “Primary and secondary urban centre”.
64. Section 9.9.7 Settlement Areas, second paragraph is amended by removing the phrase “The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated Urban Centres of Hillsburgh, Erin and Morriston” and replacing it with:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston”.

PART 10 – CREATING NEW LOTS

65. Section 10.3.3 Agriculture-Related Uses is amended to remove the phrase “agricultural-related” and replace it with “agriculture-related”.
66. Section 10.4.4 Residential Lots, bullet (a) is amended to remove the phrase “Minimum Distance Separation requirements” and replace it with “*minimum distance separation formulae* requirements”.

67. Section 10.5 Other Rural System Lands is amended by:
- (a) adding the following new section and renumbering subsequent sections:
“10.5.1 Secondary Urban Centres and Hamlets
New lots may be created in Secondary Urban Centres and Hamlets provided that the land will be appropriately zoned.”;
 - (b) deleting section 10.5.3 Rural Settlements and 10.5.4 Highway Commercial Areas; and
 - (c) Under section 10.5.5 Rural Industrial Areas, amending the following:
 - i) Removing the section heading “Rural Industrial Areas” and replacing it with “Rural Employment Areas”; and
 - ii) Removing the phrase “Rural Industrial areas” and replacing it with “Rural Employment Areas”.
68. Section 10.6 Urban System is amended by:
- (a) deleting section 10.6.1 Hamlets and renumbering subsequent sections; and
 - (b) changing the name of section 10.6.2 from “Urban Centres” to “Primary Urban Centres” and removing the phrase “Urban Centres” and replacing it with “primary urban centres”.

PART 11 – ENVIRONMENTAL SERVICES

69. Section 11.2.4 Urban Centre Policies is amended:
- a) to retitle the section “Primary and Secondary Urban Centre Policies”; and
 - b) in the first sentence, remove the phrase “urban centres” and replace it with “primary and secondary urban centres”.
70. Section 11.2.6 Rural System Servicing is amended to remove the phrase “The following water and sewage policies apply in the rural system:” and replace it with the phrase “The following water and sewage policies apply in the rural system outside of secondary urban centres and hamlets:”.

PART 14 – INTERPRETATION

71. Part 14 Implementation is amended by adding the following section at the end:
- “14.5 DEFINED TERMS**
Italicized terms in this Plan are defined in the Definitions section. Defined terms are intended to capture both singular and plural forms of these terms. For other terms, the normal meaning of the word applies.”

PART 15 – DEFINITIONS

72. Part 15 Definitions “Built-up area” is amended by adding the following phrase at the end of the definition “which delineates the limits of the developed urban area for purposes of measuring the minimum intensification target in this Plan.
73. Part 15 Definitions “Settlement areas” is amended by removing the first sentence and replacing it with “means primary urban centres and *rural settlements* (secondary urban centres and hamlets) that are:”
74. Part 15 Definitions “Municipal comprehensive review” is amended by deleting the definition and replacing it with the following:
- “means a new official plan, or official plan amendment, initiated by the County that comprehensively applies the policies and schedules of this Plan.”
75. Part 15 Definitions is amended by adding the following:
- “Complete communities:**
Places such as mixed-use neighbourhoods that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age friendly and may take different shapes and forms appropriate to their contexts.”
- “New multiple lots or units for residential development:**
means the creation of more than three units or lots through either plan of subdivision, consent, or plan of condominium.”
- “Rural lands**
Means lands in the Rural System which are located outside of *rural settlement areas* and which are outside *prime agricultural areas*.”
- “Rural Settlements**
means secondary urban centres and hamlets serviced by individual private on-site water and/or private wastewater systems, which contain a limited amount of undeveloped lands that are designated for *development* and are subject to policies that limit growth. In the Greenbelt Plan Area, secondary urban centres are considered urban areas (towns and villages) and hamlets are considered *rural settlements*.”
76. Part 15 Definitions is amended by deleting the following:
- “Comprehensive review”**
- “New multi-lot or multi-unit residential development”**
77. Format changes throughout the Official Plan to delete all shaded call-out boxes as the text is reflected in the policies.

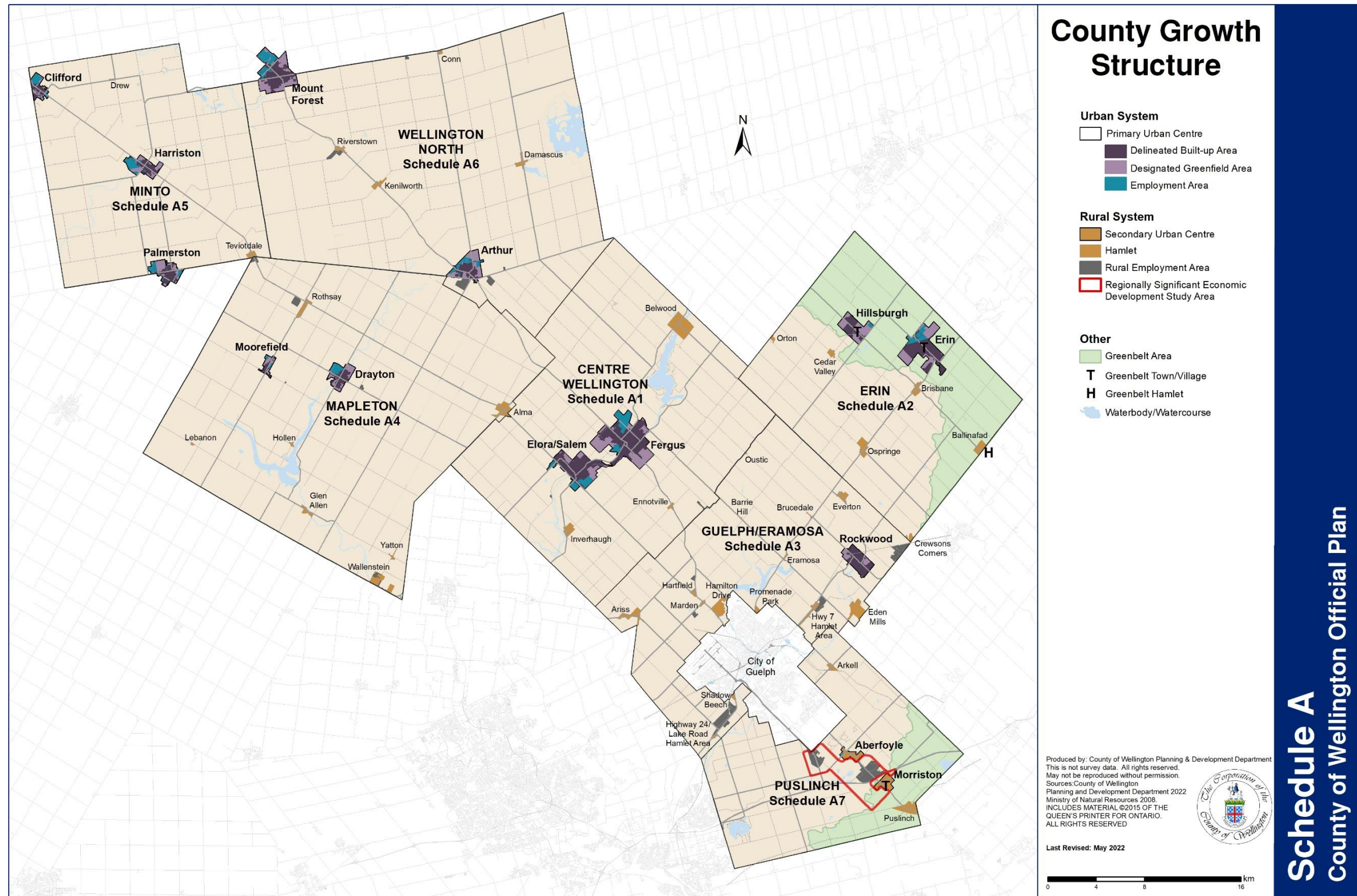
SCHEDULES

78. Index Map is amended to identify the Hamlet of Puslinch as shown on Schedule A-17 of this amendment.
79. New schedules are added as shown on Schedules A-1 through A-8 of this amendment and subsequent Schedules and text renumbered accordingly.
80. Schedule 'B' Land Use (formerly Schedule 'A') is amended as shown on Schedules A-9 through A-17 of this amendment.
81. That Schedule C1 through C7 (formerly Schedule B1 through B7) is amended by adding the following text:

"Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP's specific land use policies, the reader should consult the specific SPP."

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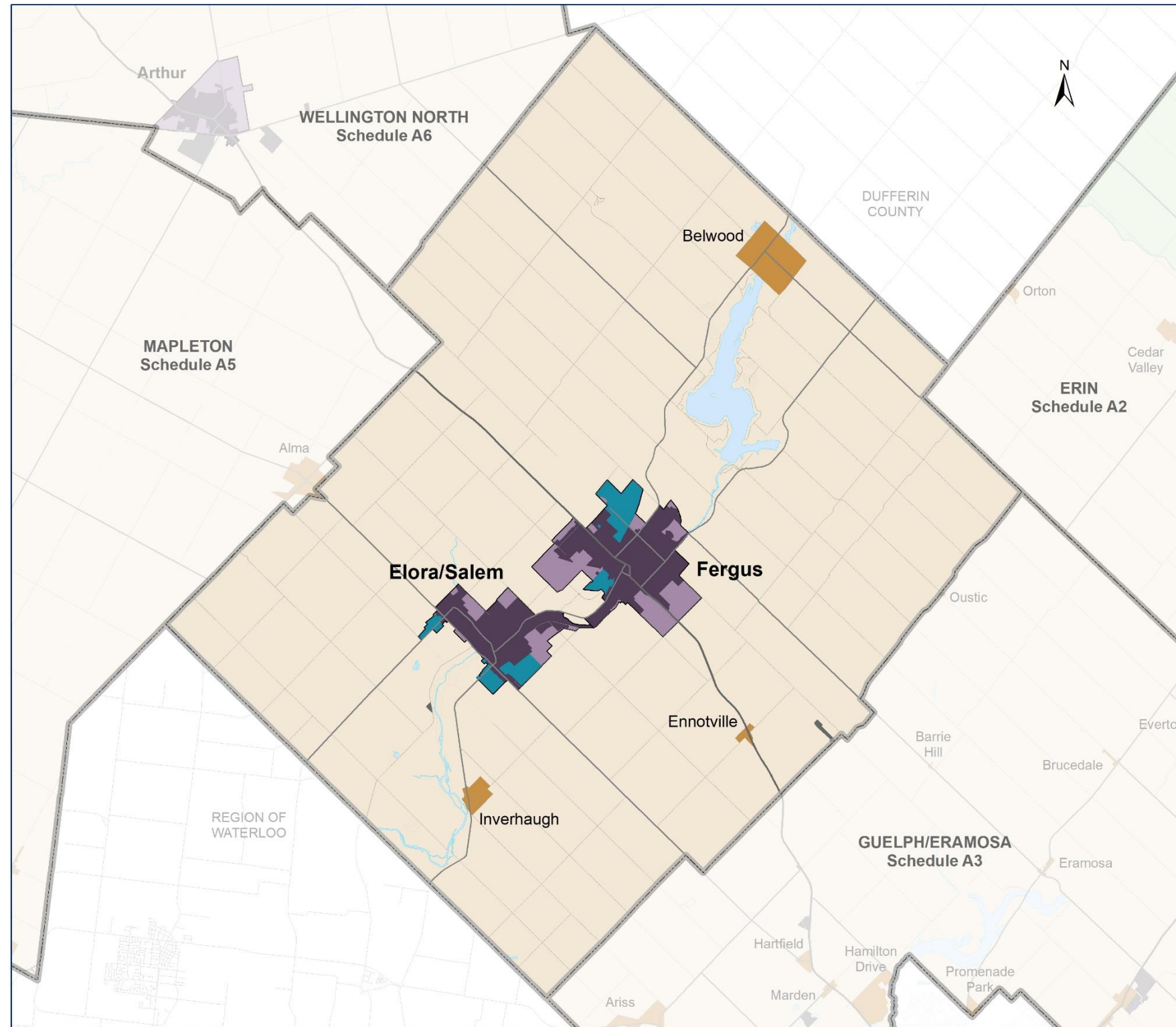
SCHEDULE "A-1"
OF
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AMENDMENT NO. 119



Schedule A
County of Wellington Official Plan

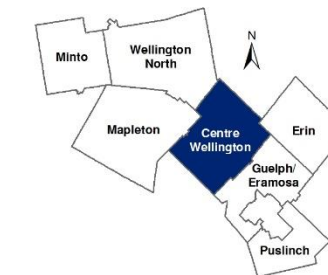
THE CORPORATION OF THE
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SCHEDULE "A-2"
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County Growth
Structure
CENTRE WELLINGTON

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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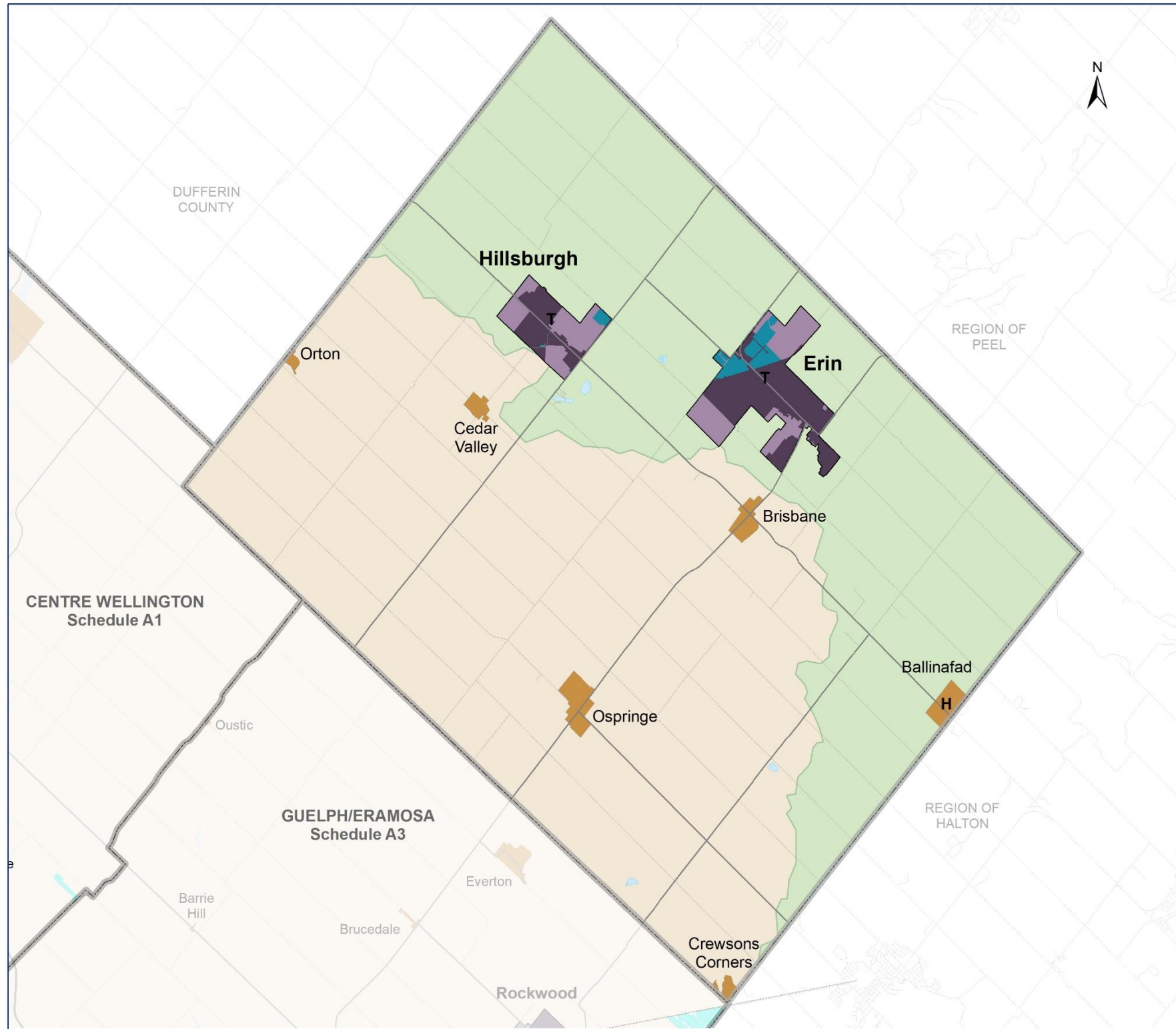


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Schedule A1
County of Wellington Official Plan

THE CORPORATION OF THE
COUNTY OF WELLINGTON

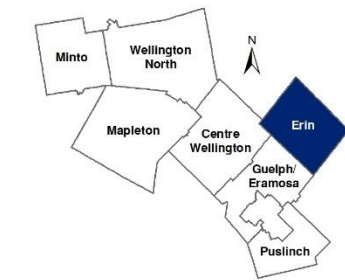
SCHEDULE "A-3"
OF
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AMENDMENT NO. 119



County Growth
Structure

ERIN

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
- Other**
- Greenbelt Area
 - Greenbelt Town/Village
 - Greenbelt Hamlet
 - Waterbody/Watercourse



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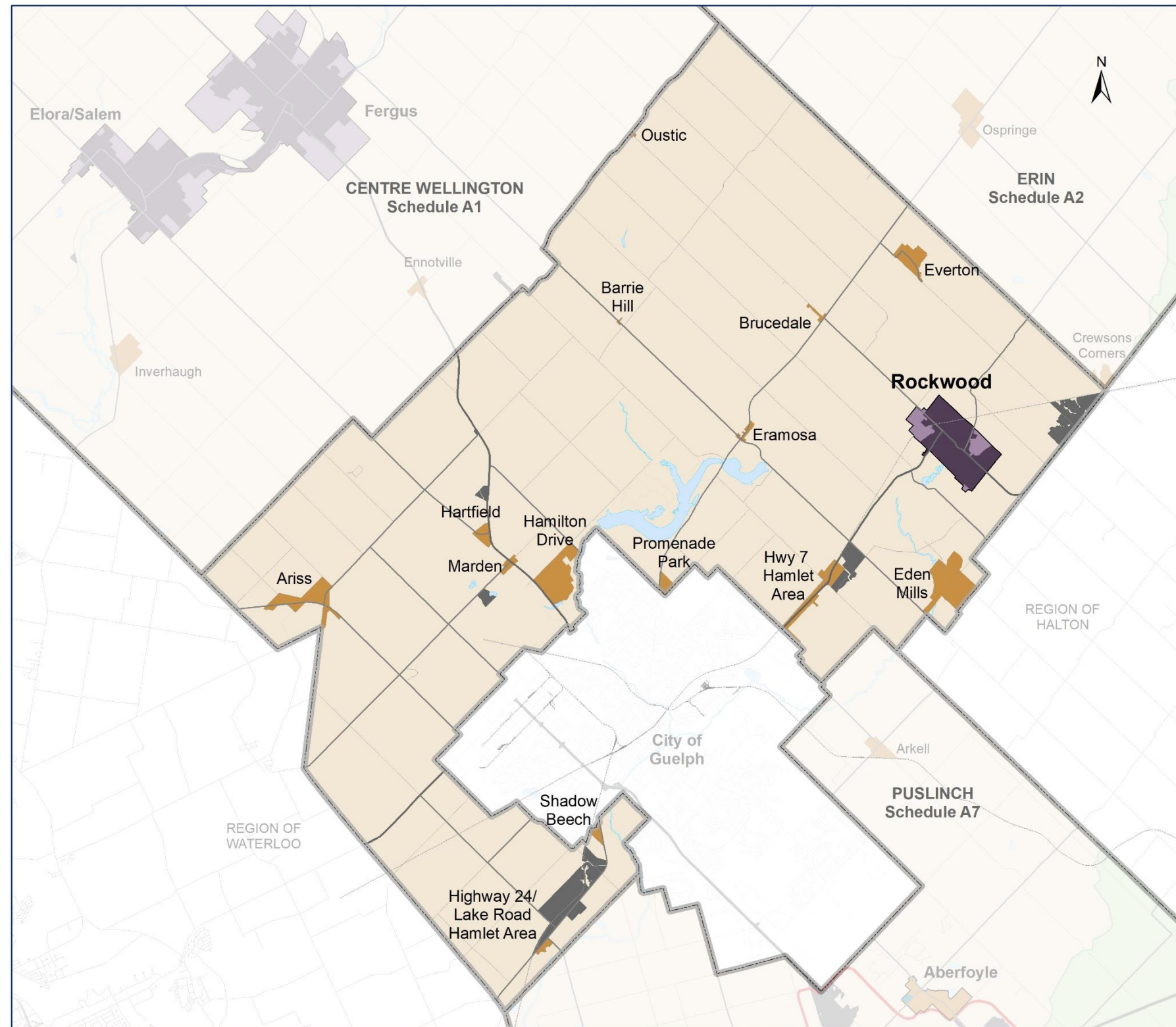
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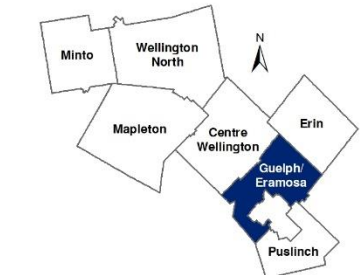
THE CORPORATION OF THE
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SCHEDULE "A-4"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



County Growth
Structure
GUELPH/ERAMOSA

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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Schedule A3
County of Wellington Official Plan

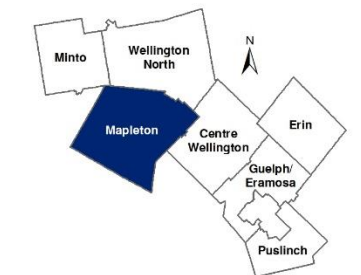
THE CORPORATION OF THE
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SCHEDULE "A-5"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



**County Growth
Structure
MAPLETON**

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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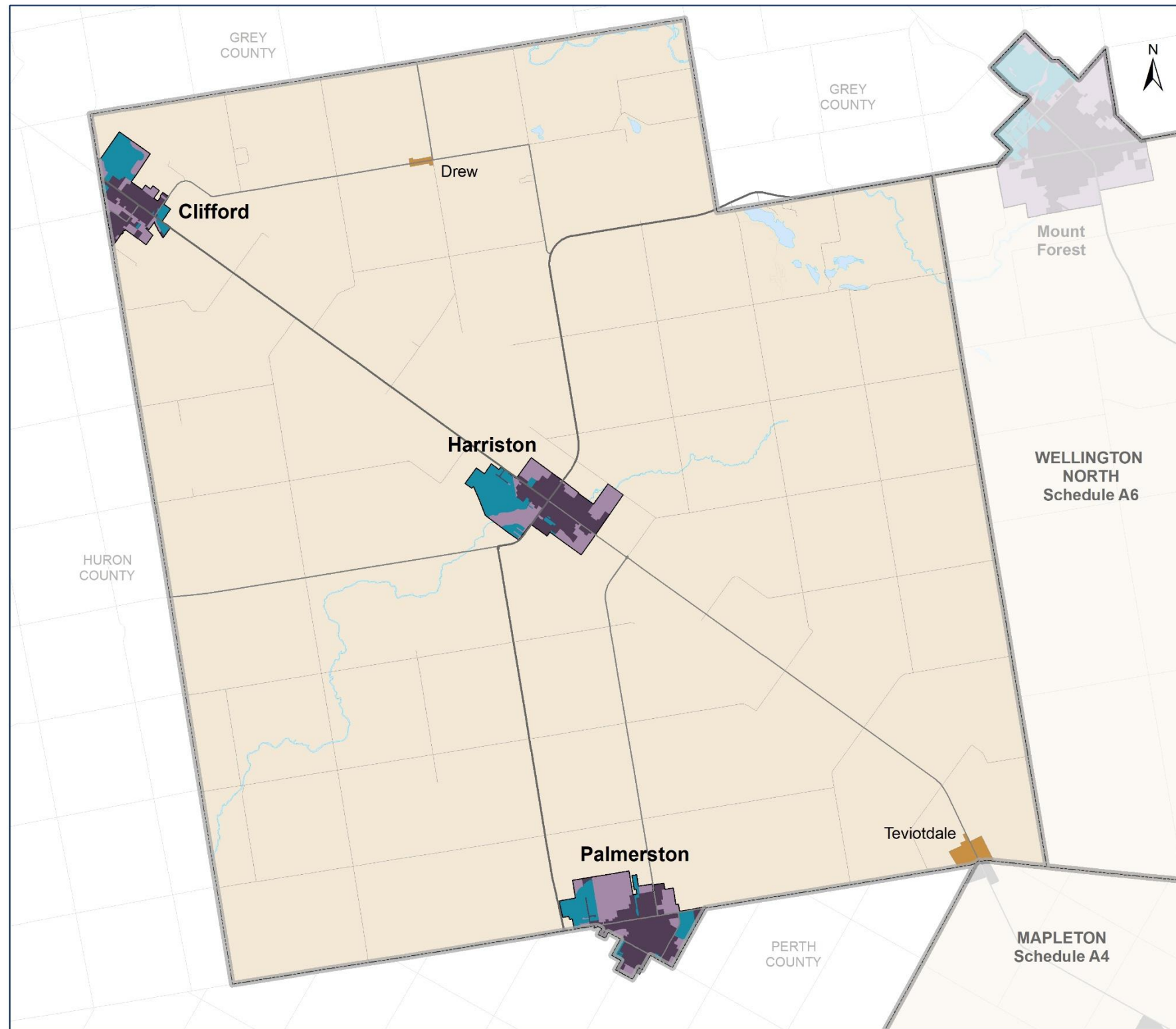


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Schedule A4
County of Wellington Official Plan

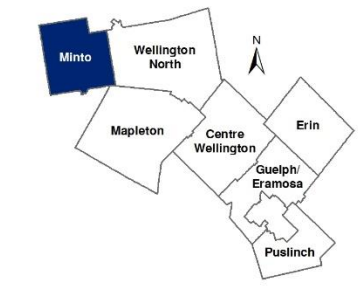
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OF
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AMENDMENT NO. 119



County Growth
Structure
MINTO

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
- Other**
- Waterbody/Watercourse



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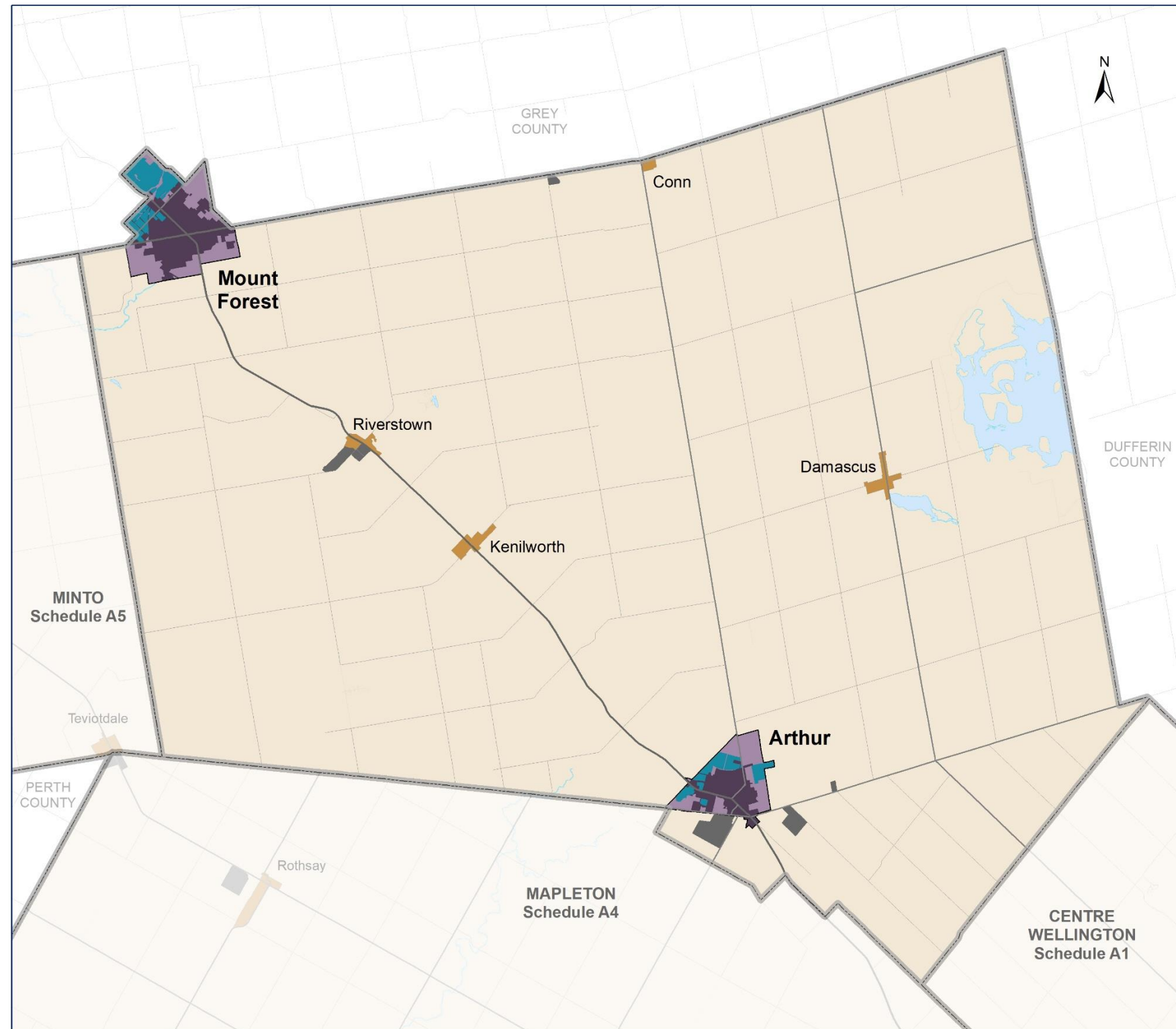


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Schedule A5
County of Wellington Official Plan

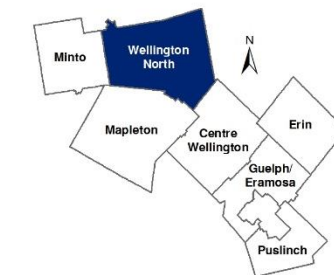
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AMENDMENT NO. 119



County Growth
Structure
WELLINGTON NORTH

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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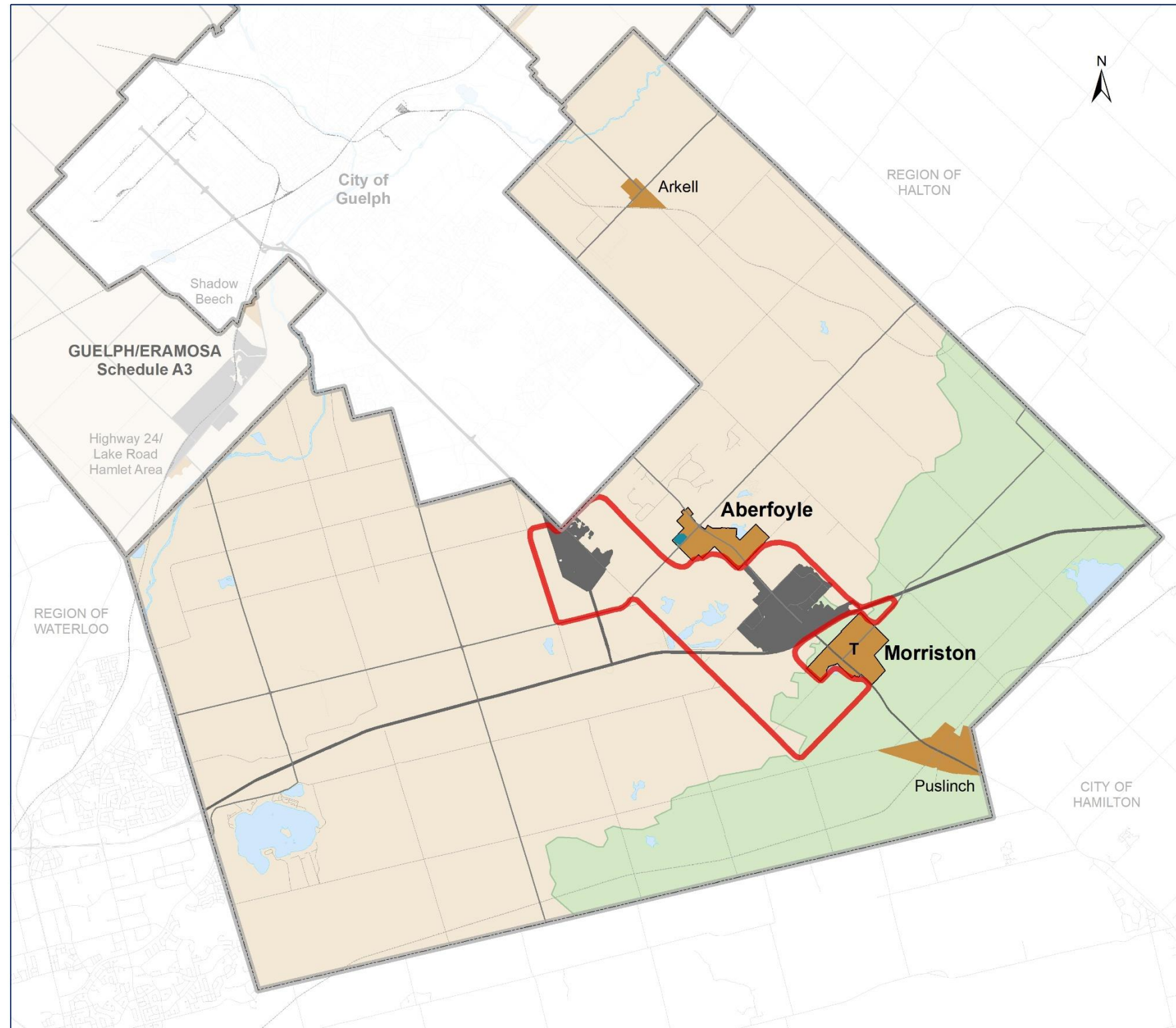


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Schedule A6
County of Wellington Official Plan

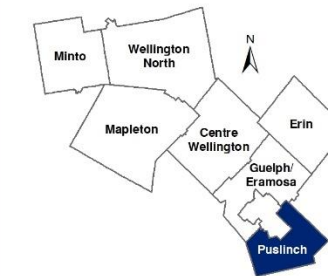
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SCHEDULE "A-8"
OF
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County Growth
Structure
PUSLINCH

- Rural System**
- Secondary Urban Centre
 - Employment Area
 - Hamlet
 - Rural Employment Area
 - Regionally Significant Economic Development Study Area
- Other**
- Greenbelt Area
 - Greenbelt Town/Village
 - Waterbody/Watercourse



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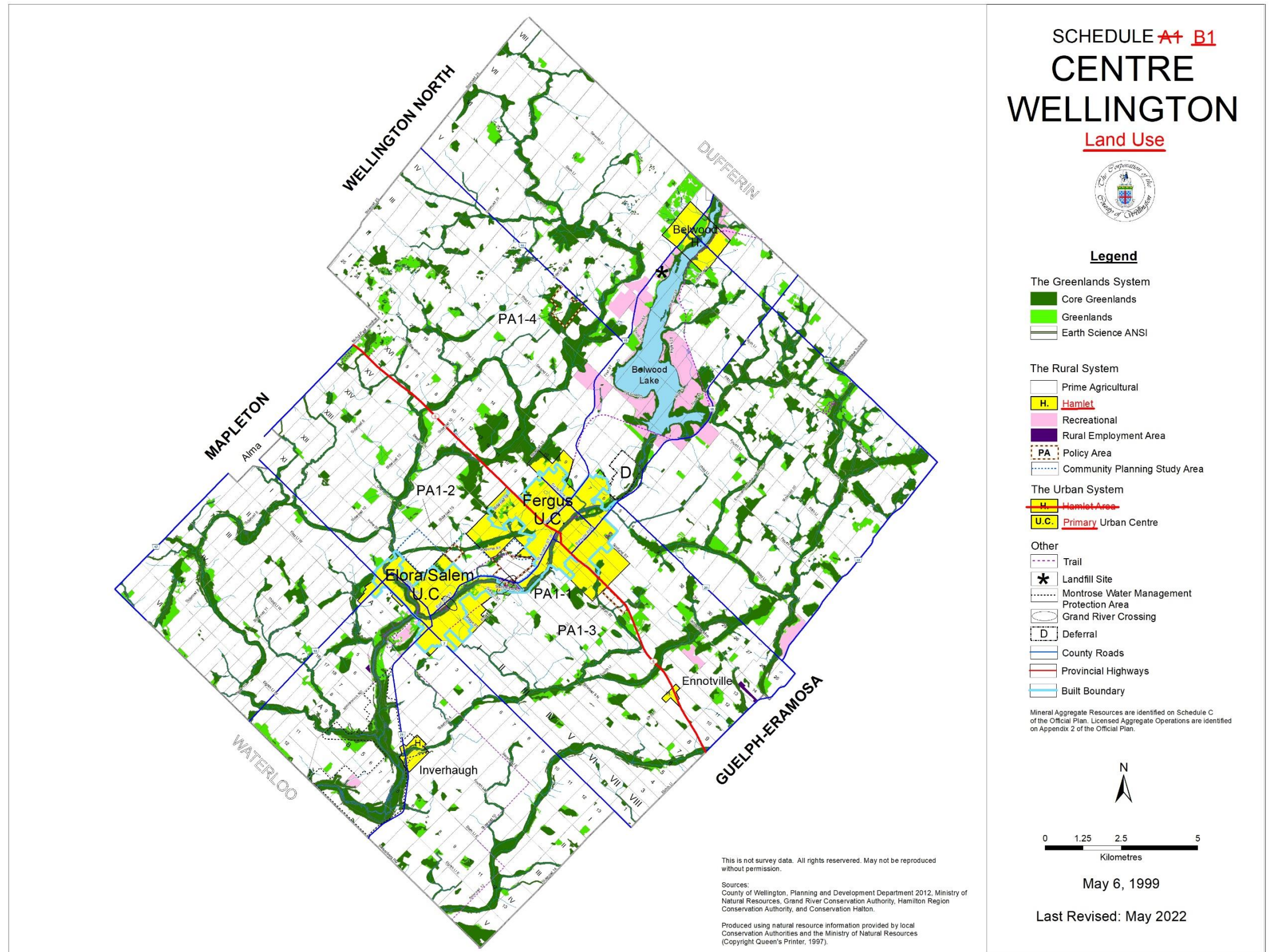


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Schedule A7
County of Wellington Official Plan

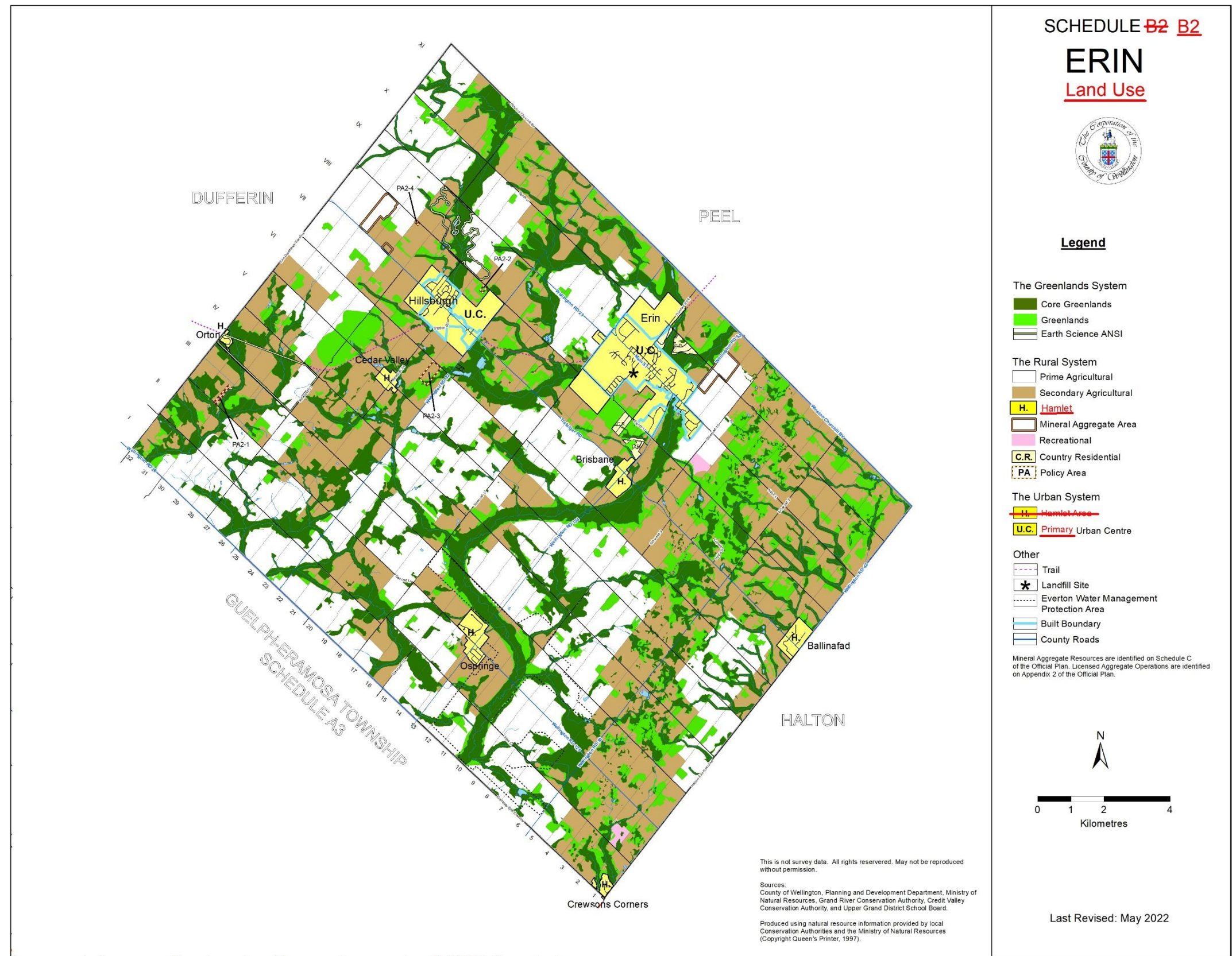
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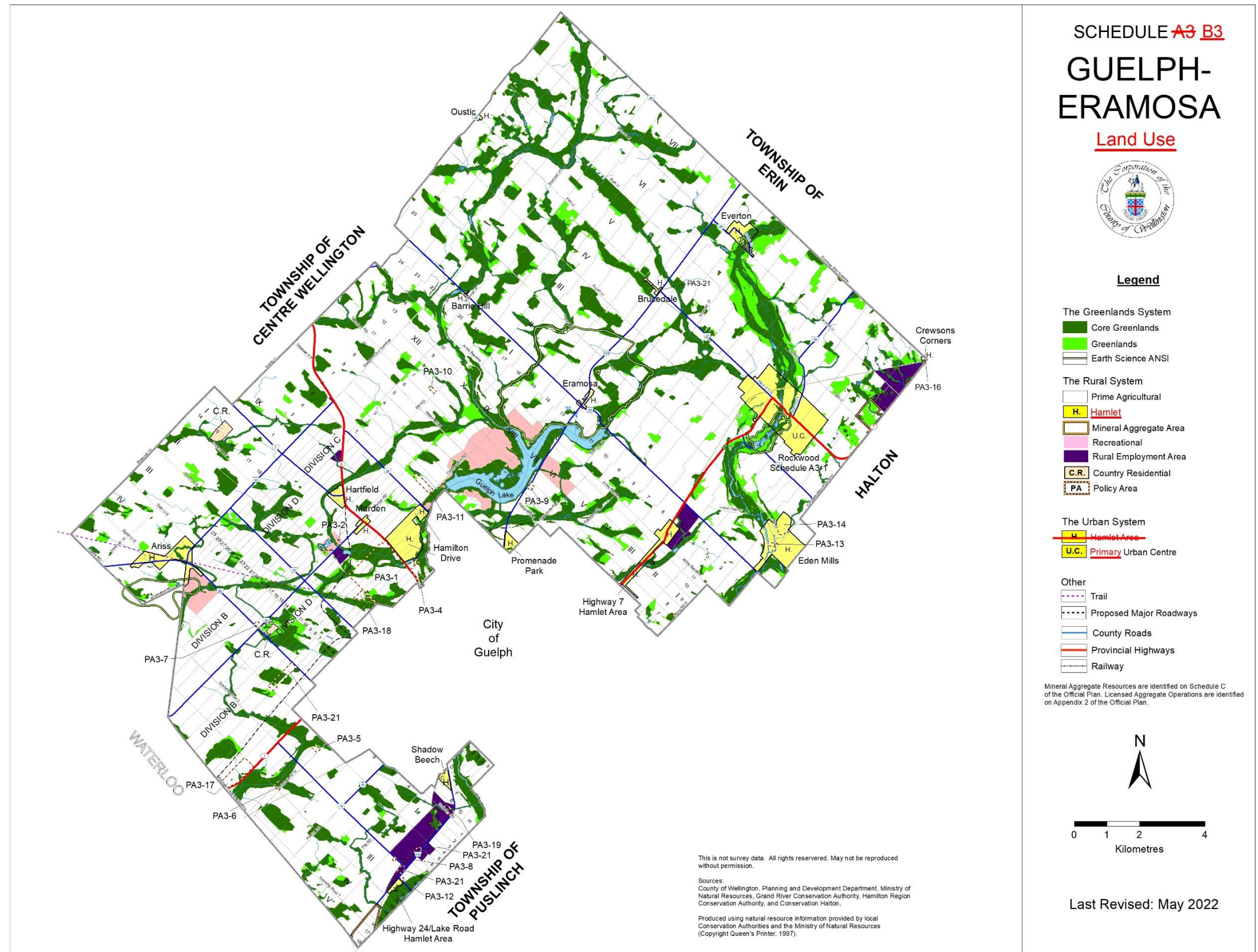
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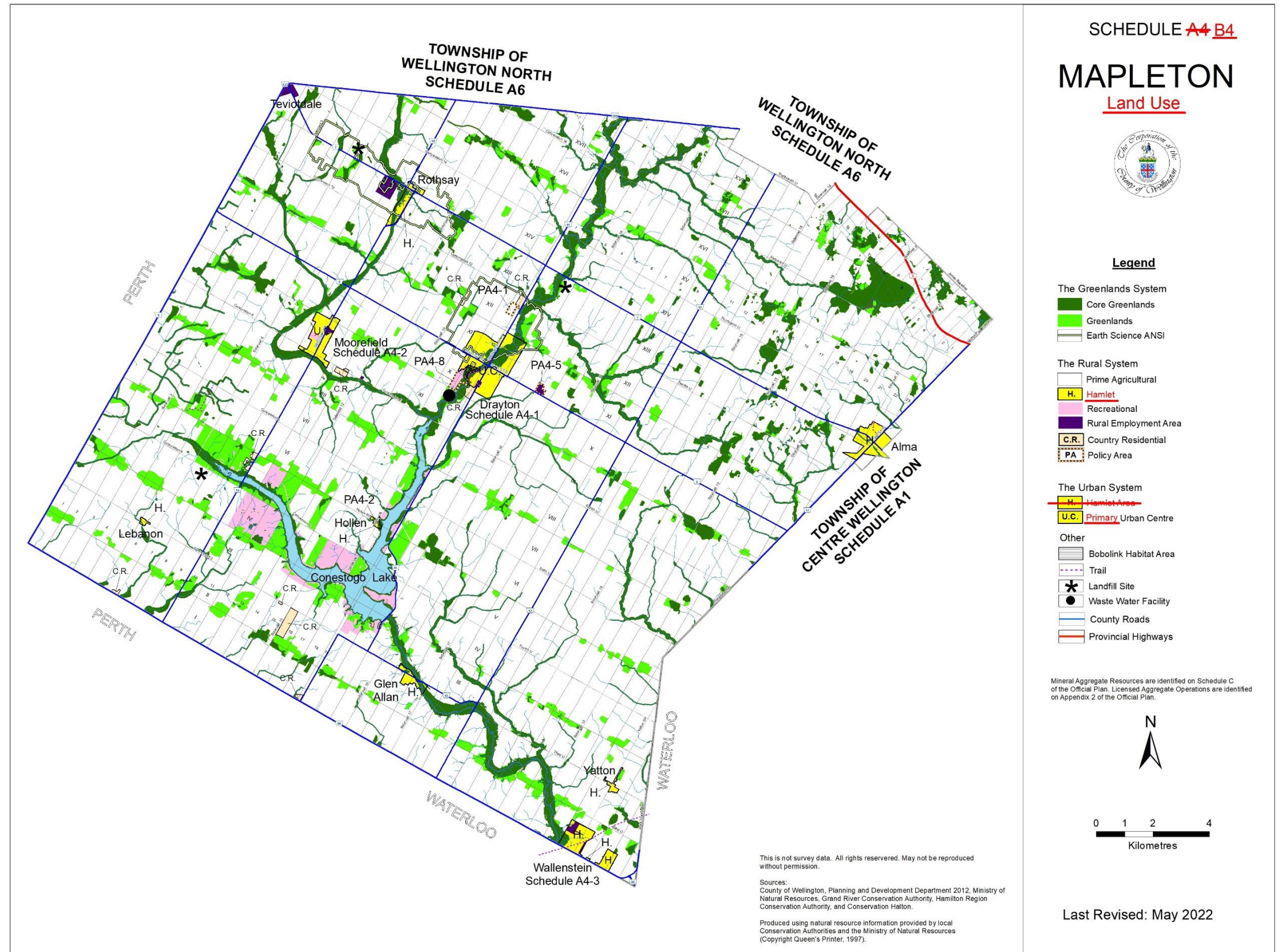
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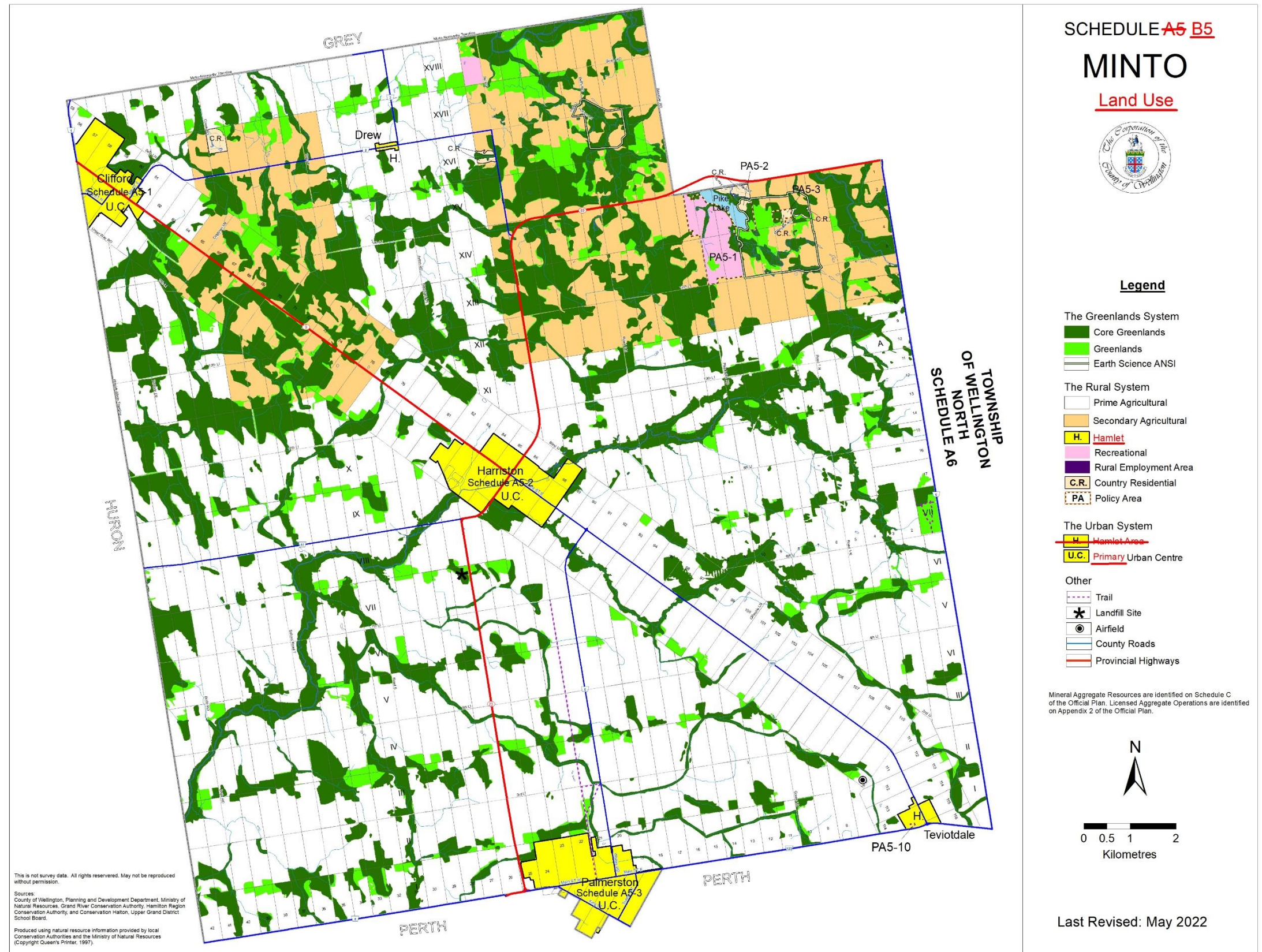
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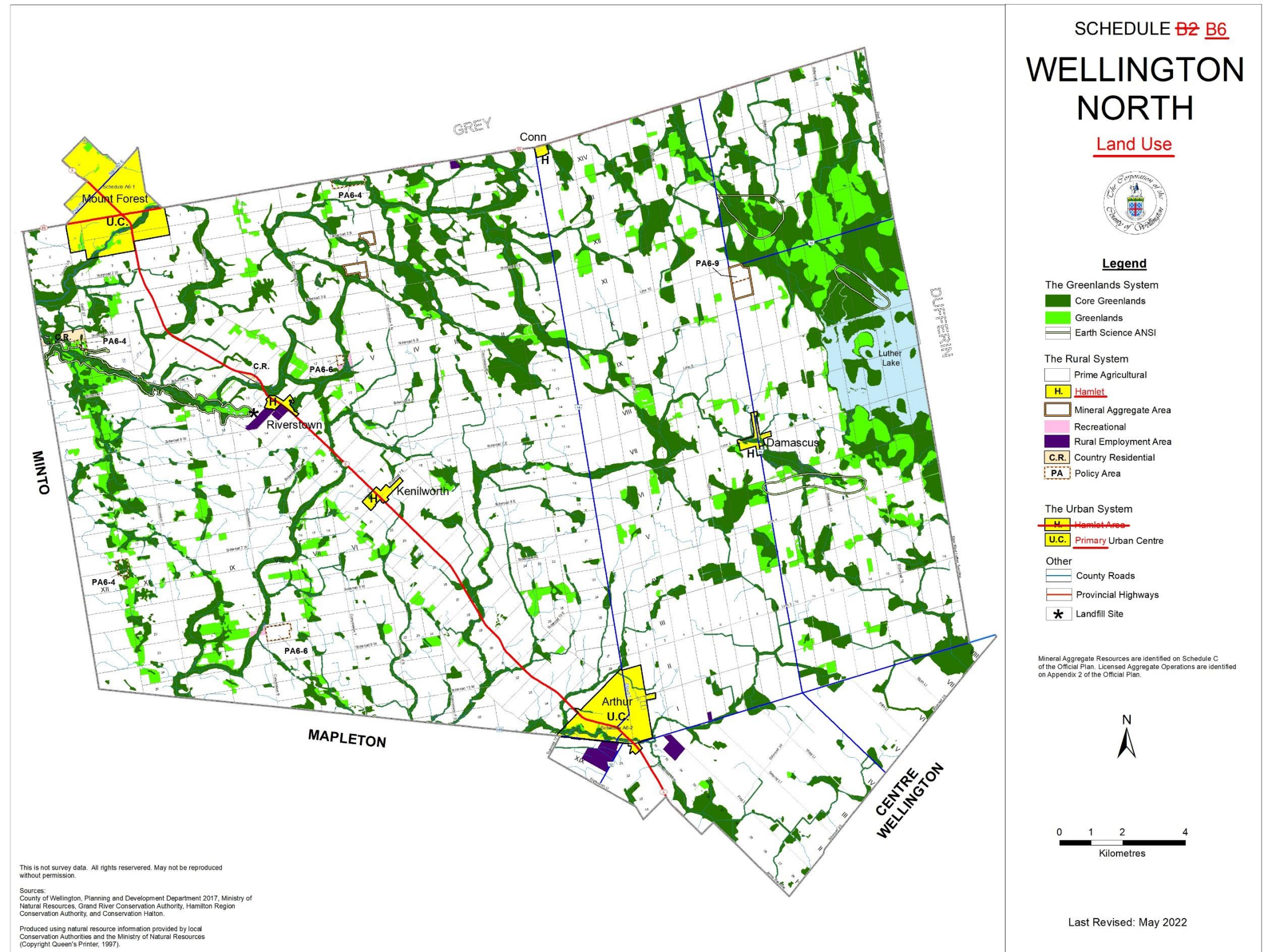
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SCHEDULE "A-14"
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THE CORPORATION OF THE
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SCHEDULE "A-15"
OF
OFFICIAL PLAN
AMENDMENT NO. 119

Schedule **A7B7**
PUSLINCH
Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- U.C.** Secondary Urban Centre
- H.** Hamlet
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- PA** Policy Area

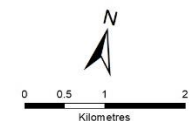
The Urban System

- H.** Hamlet Area
- U.C.** Urban Centre

Other

- Landfill Site
- Proposed Interchange
- Proposed Major Roadways
- County Roads
- Provincial Highways

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

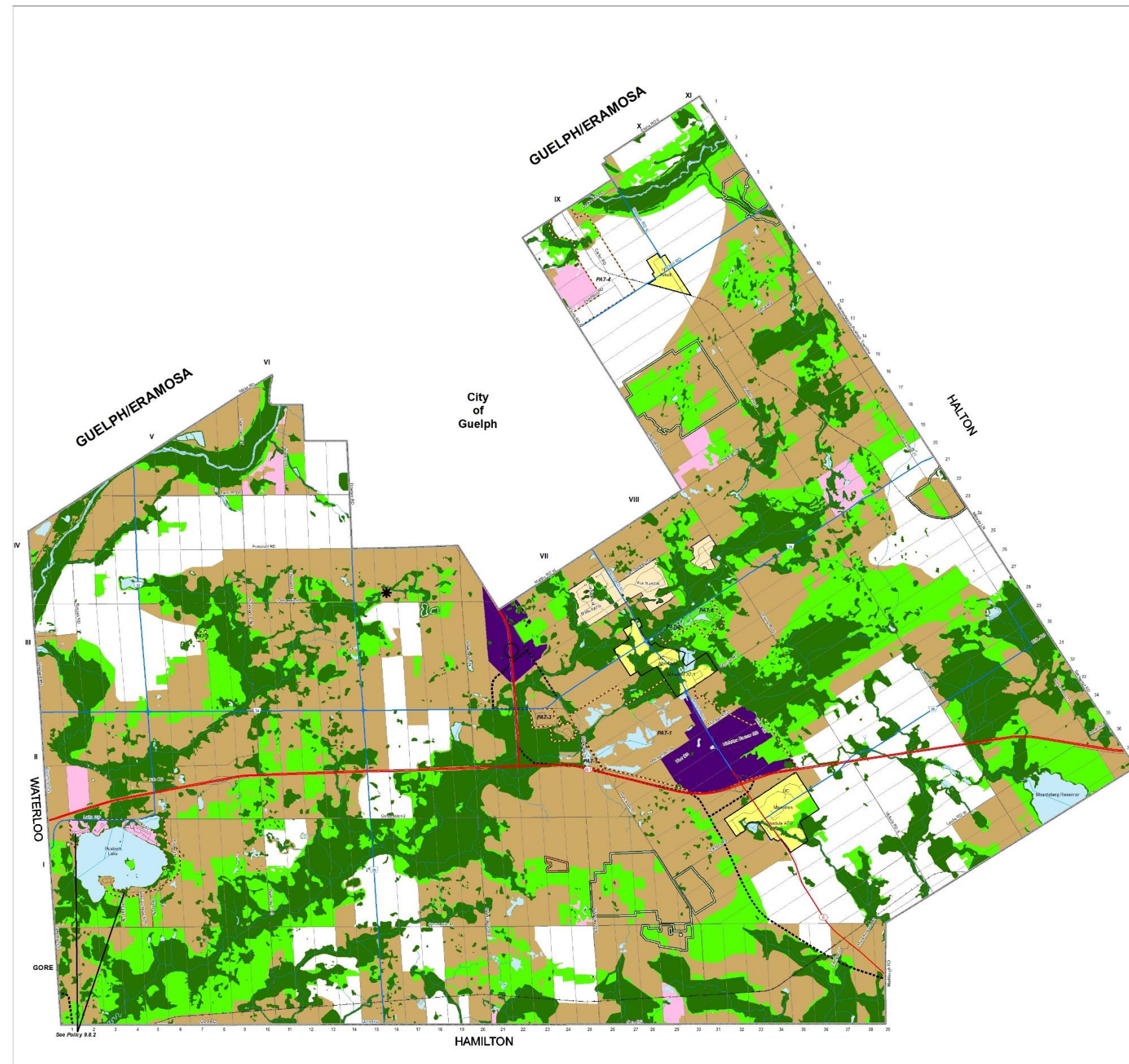


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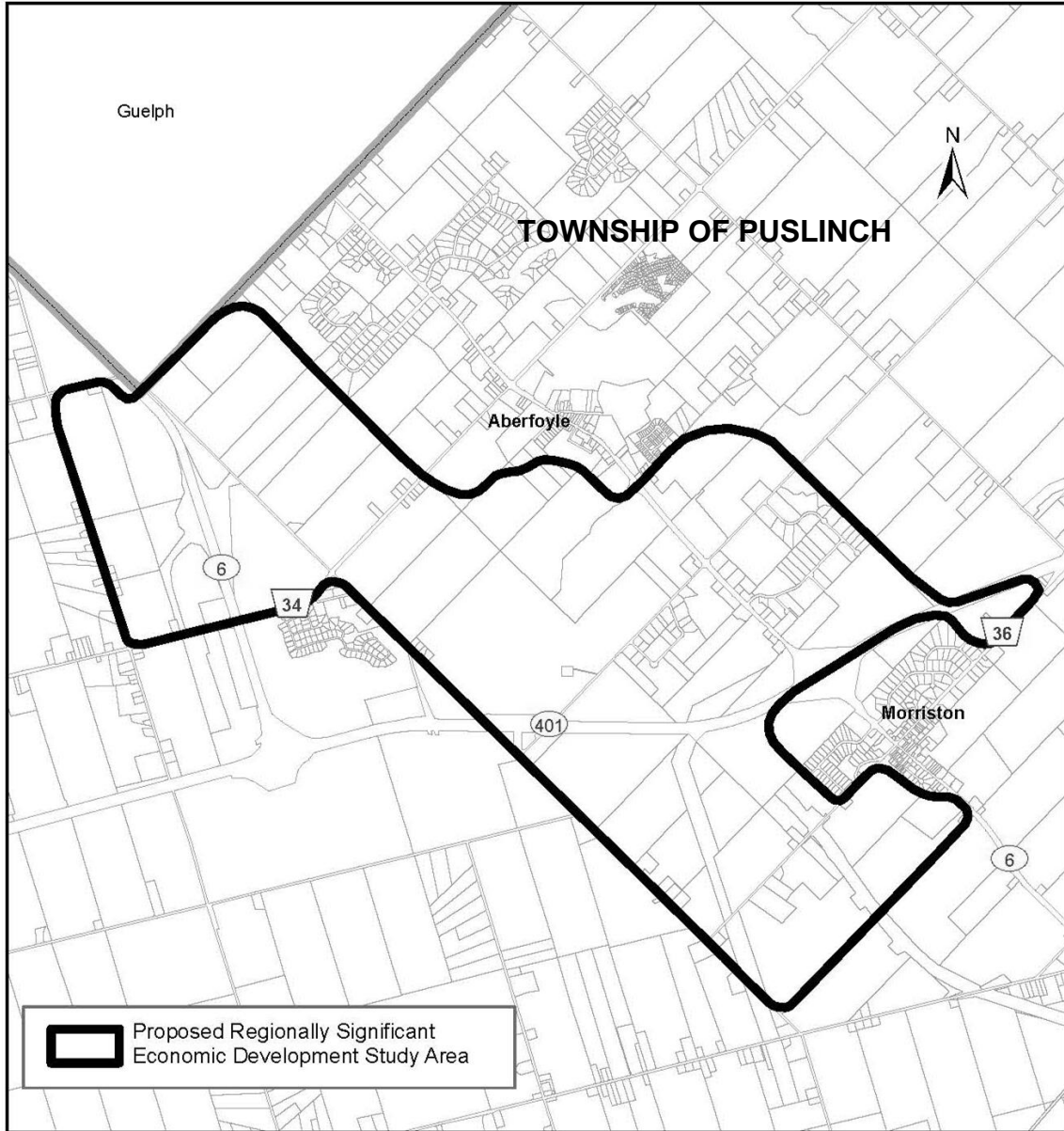
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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-16"
OF
OFFICIAL PLAN AMENDMENT NO. 119



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-17"
OF
OFFICIAL PLAN AMENDMENT NO. 119

