

Draft Official Plan Amendment

The Corporation of the County of Wellington

BY-LAW NO. ____

To adopt:

Official Plan Amendment No. ____ to the County of Wellington Official Plan

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to incorporate certain modifications to the text of Part 9, Local Planning Policy, regarding the Arkell Subdivision;

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to redesignate lands mapped as "Prime Agricultural" and "Secondary Agricultural" to "Hamlet Area";

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. _to the Wellington County Official Plan, is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsection 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

Passed this __ day of __, 20__.

Mayor

Clerk

**Official Plan Amendment Number ____
To the County of Wellington's Official Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ____ to the County of Wellington Official Plan.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are the lands located on the northern side of Watson Road, east of Arkell Road (County Road 37), described as Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch, County of Wellington.

The proposed development is approximately 20.46 hectares in size.

2.0 Basis

These lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. This development is deemed to be residential infilling and rounding out of an existing settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

3.0 Other Approvals:

In addition to the proposed County Official Plan amendment, the proponent has also applied to the Township of Puslinch requesting an amendment to the Zoning By-law. The purpose of the By-law is to implement site specific OPA _ to permit infilling and rounding out of an existing settlement.

4.0 Supporting Information

In support of the proposed amendments to the planning documents, the proponent has prepared an Water Supply Assessment, Functioning Servicing and Stormwater Management Report, Traffic Impact Assessment an Agricultural Impact Assessment and Planning Justification Report.

Part 2 – The Amendment

All of this part of the document entitled **Part 2 – The Amendment**, consisting of the following text constitutes Amendment No. ____ to the County of Wellington Official Plan.

1.0 Details Of The Amendment

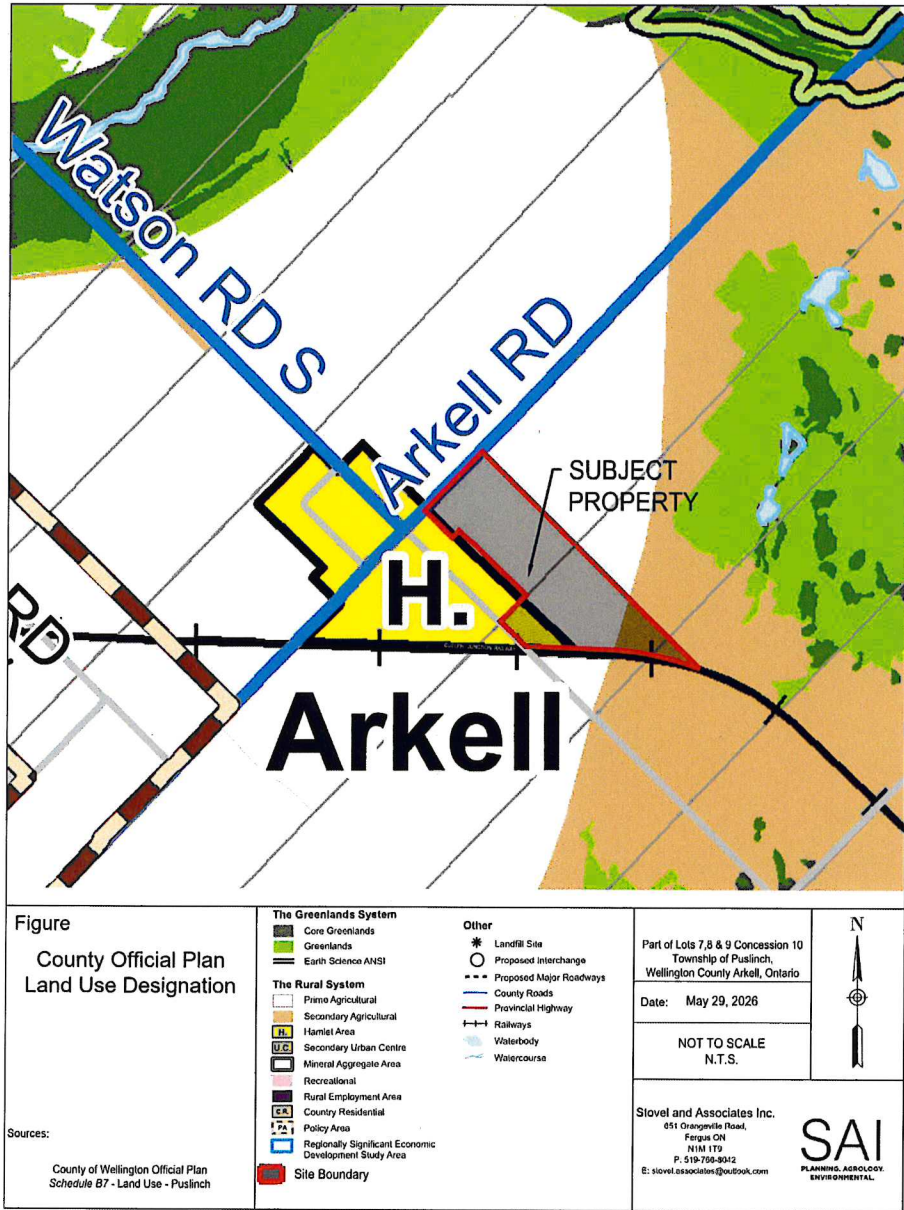
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule B-7 (Puslinch)** is amended by changing a portion of the subject land to the Hamlet designation as illustrated on the attached Schedule "A".

Part 3 - Map Changes

The Site designated as "Prime Agricultural" and "Secondary Agricultural" to be redesignated to "Hamlet Area", as demonstrated on "Schedule A".

SCHEDULE A



Source: Wellington County Official Plan, Schedule B7 Puslinch (2024)