

**AMENDMENT NUMBER \_\_\_\_\_**  
**TO THE OFFICIAL PLAN FOR THE**  
**COUNTY OF WELLINGTON**

**Date**

**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

DRAFT

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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 purpose of this amendment is to provide for infilling and rounding out of a rural settlement.

### **LOCATION AND PROPERTY DESCRIPTION**

The land subject to this amendment is described as part of lots 17, 18 and 19, Concession 8, Township of Puslinch.

The proposed development is approximately 14.5 hectares in size.

### **BASIS**

These lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural 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.

### **OTHER APPROVALS**

In addition to the proposed County Official Plan amendment, the proponent has also submitted an application 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 a Rural Settlement.

### **SUPPORTING INFORMATION**

In support of the proposed amendments to the planning documents, the proponent has prepared a Traffic Impact Brief, Environmental Impact Study, Functioning Servicing and Stormwater Management Report, Paris and Galt Moraine Letter Assessment, and Planning Justification Report.

**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.

The land identified in the attached Schedule "A" shall be subject to appropriate zoning. The zoning by-law may include site-specific provisions regarding permitted uses, building setbacks, minimum lot sizes, lot coverage, and minimum landscaped areas.

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## **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-7 (PUSLINCH)** is amended by changing a portion of the subject land to the A7- designation as illustrated on the attached Schedule "A".
2. That Section 9.8.5 Policy Areas be amended by adding the following:

PA7-9 Audrey Meadows Limited

This policy area applies to the lands legally described as Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch. Notwithstanding any provisions in this Plan to the contrary, these lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural 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.

THE CORPORATION OF THE COUNTY OF WELLINGTON

**SCHEDULE "A"**

OF

OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_

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PART C - THE APPENDICES

LOCATION MAP

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