
DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
OF THE
COUNTY OF WELLINGTON

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. 2025-XX

A By-law to adopt Amendment No. XX

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 enact as follows:

1. THAT Amendment No. XX to the Official Plan of the County of Wellington, consisting of the attached explanatory text and schedules, is hereby adopted.
2. THAT this By-law shall come into force:
 - a) Where no notice of objection has been filed with the County's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
 - b) Where notice of objection has been filed with the County's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

READ a FIRST, SECOND and THIRD time and PASSED _____

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CLERK

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MAYOR

OFFICIAL PLAN AMENDMENT NO. XX

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this amendment is to designate the lands municipally known as 7581 Nichol Road 15 & 6574 Gerrie Road (Formerly Village of Elora) Township of Centre Wellington, County of Wellington (the “Subject Lands”), from ‘Prime Agricultural’ to ‘Primary Growth Centre’ and ‘Designated Greenfield Area’.

2. LOCATION OF THE AMENDMENT

The Site is located on the northern side of the Village of Elora within the Township of Centre Wellington. The Subject Lands are generally bound by Nichol Road 15 to the north, Gerrie Road to the east, and Irvine Street to the west.

3. DETAILS OF THE AMENDMENT

The Amendment modifies Schedule A1: County Growth Structure to redesignate the Subject Lands “Designated Greenfield Area”; Schedule ‘B1’ to redesignate the Subject Lands “Urban Growth Centre” and “Core Greenlands”; and, to redesignate Schedule ‘D’ to remove the “Sand and gravel resources of Primary and Secondary Significance” overlay.

BASIS

Malone Given Parsons Ltd. (MGP) has prepared an LNA in response to the Township and County LNAs. MGP’s analysis consisted of both a comprehensive Greenfield Supply Analysis and LNA. The analysis also adjusts the 2051 population projects provided by the Ministry of Finance, as directed by the PPS, which states that planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance. Based on the population share that the County of Wellington has had since 2016 within the larger Wellington Census subdivision (~40%), the Ministry of Finance population projections estimate an additional 15,800 people within the County to 2051.

The County’s proposed intensification target of 15%, which we support maintaining, reflects a realistic balance between accommodating growth and protecting agricultural lands. While we support the DGA density target proposed by the County, our analysis recommends an overall 41 residents and jobs per hectare for Centre Wellington based on past development patterns and the Township’s unique context. Historically, Centre Wellington has achieved DGA densities of approximately 41 residents and jobs per

hectare, and it would be overly ambitious to assume significantly higher densities in remaining DGAs without compromising the market-based housing mix necessary for sustainable growth.

This balanced growth scenario sets realistic density and intensification targets to achieve balanced, sustainable development while ensuring sufficient land supply. This scenario would align with market demand, enhance housing affordability, and deliver complete communities.

Our analysis concludes that approximately 517 hectares of additional Community Area land for the County is required to meet growth demands through 2051, which utilizes the new Ministry of Finance population projections. These figures are based on a detailed review of existing land supply, growth projections, and the feasibility of achieving planned densities and intensification rates.

If the County were to allocate land to the Township of Centre Wellington based on the population growth projections, approximately 351 hectares of additional land in the Township of Centre Wellington is required to ensure the Township and County can meet the 2051 growth forecast

The inclusion of the Subject Lands within the urban boundary is essential to addressing identified growth needs to 2051, as demonstrated by MGP's comprehensive LNA. On this basis, both the settlement boundary expansion and the associated official plan amendment achieve the following:

Promote Logical and Orderly Development:

- Facilitating a logical, orderly, and efficient pattern of development, the Subject Lands are directly adjacent to the existing built-up area and form a natural extension of the urban boundary. Their location represents an optimal area to accommodate future growth in a way that ensures compatibility with surrounding uses.
- The Concept Plan demonstrates a transition to adjacent areas, including the thoughtful placement of low-density housing forms along the southern boundary to provide a compatible interface with existing single-detached dwellings.

Support Compact, Multi-Modal Communities:

- The proposed development pattern avoids leapfrogging, promotes efficient land use, and supports active transportation by fostering a pedestrian-oriented, transit-supportive environment.

Create a Complete Community:

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- The Concept Plan proposes a thoughtfully designed development pattern that introduces a diverse range and mix of housing options, tailored to meet local needs while enhancing housing diversity.
 - The proposed housing typologies are respectful of the existing dominant housing forms, incorporating low-density housing along the edges to maintain compatibility with adjacent single-detached dwellings, while also integrating higher-density and more attainable housing options in select locations to address broader community needs (townhomes and seniors home).

Protect Natural Heritage Systems (NHS):

- The Concept Plan protects and preserves identified NHS areas, with further evaluation to be conducted through future development applications.

Deliver Community Benefits:

- The proposed development increases available parkland for the benefit of current and future residents. The inclusion of a large-centralized community park is designed to meet the recreational needs of the larger Elora/Salem community.
- The community park has an opportunity to connect to the NHS system with a trail and provide additional passive and active recreational opportunities

Alignment with Settlement Expansion Criteria:

- The lands are adjacent to the existing settlement area, strategically located for efficient infrastructure extension and service delivery.
- The expansion avoids Greenbelt lands, specialty crop areas, and other protected zones.
- The development pattern ensures compact, logical and orderly, growth aligning with the County's and Township's objectives

The lands affected by this Amendment are presently designated 'Prime Agricultural', which restricts residential growth and development. In view of a Land Needs Assessment prepared by MGP, these lands are suitable and appropriate to accommodate future growth within Wellington County.

The full basis and rationale for this Amendment is set out in the Planning Opinion Report and related supplementary materials submitted in support of this Amendment.

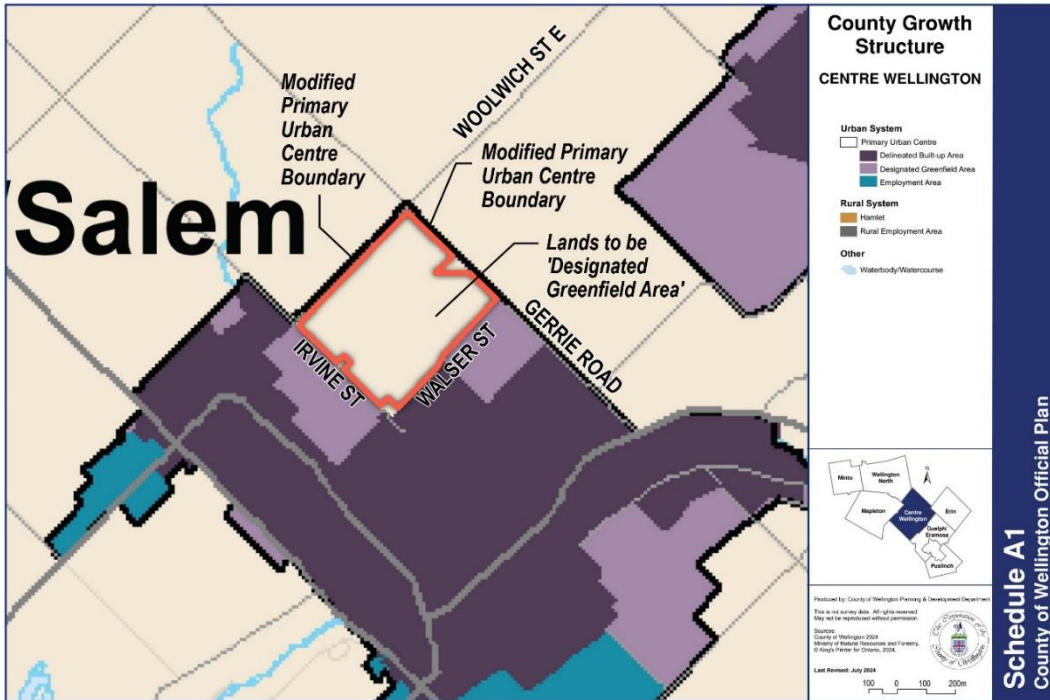
PART B – THE AMENDMENT

All of this part of the Amendment entitled “Part B – The Amendment,” consisting of the following text and schedules, constitutes Amendment No. **XX** to the Official Plan of the County of Wellington.

DETAILS OF THE AMENDMENT

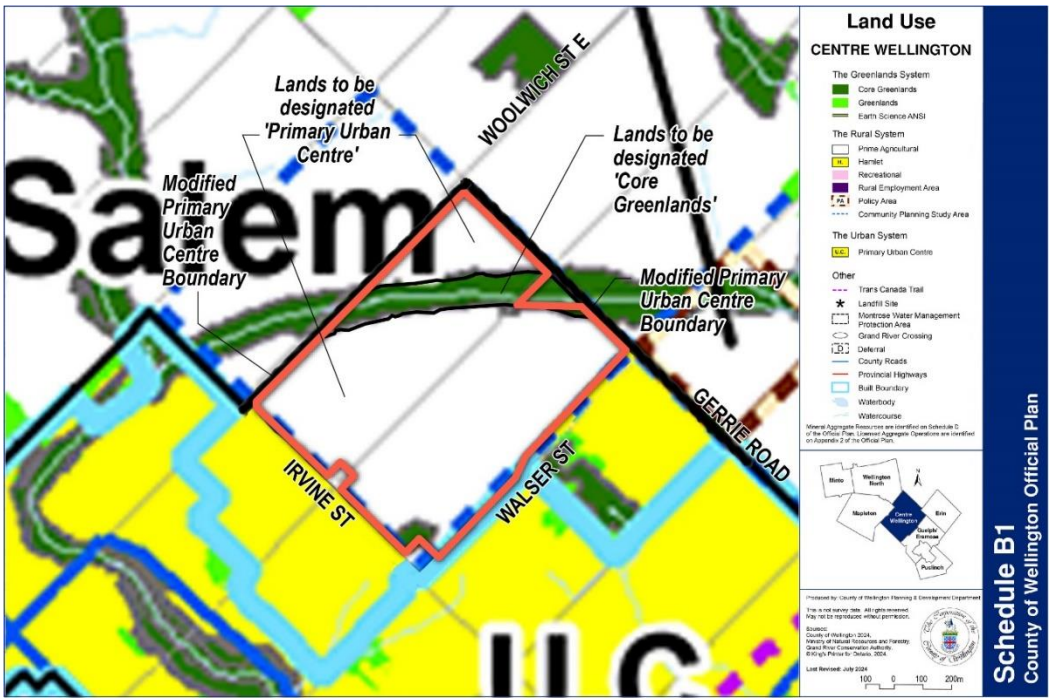
1. Schedule A1 Land Use of the Official Plan of the County of Wellington is hereby amended by designating the lands “Designated Greenfield Areas” within the “Modified Primary Urban Centre Boundary” as shown on Map A1, as shown on Map 1 of this amendment.
 2. Schedule B1 Land Use of the Official Plan of the County of Wellington is hereby amended by redesignating the lands shown in Map B1 from the ‘Prime Agricultural’ Designation to the “Primary Urban Centres” and “ Core Greenlands” designation within the “Modified Primary Urban Centre Boundary” , as shown on Map 2 of this amendment.
 3. Schedule D: Mineral Aggregate Resource Overlay of the Official Plan of the County of Wellington is hereby amended by removing the “Sand and gravel resources of Primary and Secondary Significance” overlay within the “Modified Primary Urban Centre Boundary”, as shown on Map 3 of this amendment.
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MAP 1 TO AMENDING BY-LAW **XX-XX**



Schedule A1
County of Wellington Official Plan

MAP 2 TO AMENDING BY-LAW **XX-XX**



Schedule B1
County of Wellington Official Plan

MAP 3 TO AMENDING BY-LAW XX-XX

