

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.). 1990, as amended, does hereby enact 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

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

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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 include the lands municipally known as 6581 Highway 6, Township of Centre Wellington and known legally as Part Lot 17, CON 16 Nichol as in ROS228713 ('Subject Property' or 'Subject Lands') within the County's "Primary Urban Centre" boundary and "Designated Greenfield Area" designation in Schedule A and A1, as well as redesignate the Subject Lands from "Agricultural" to "Primary Urban Centre" in Schedule B1. The intent of this amendment is to develop the subject lands for residential purposes, which contemplates a mix of low to medium density residential dwellings.

LOCATION AND PROPERTY DESCRIPTION

The Subject Lands are located on the east side of Highway 6, directly east of the intersection of St. David Street North and Highway 6, north of Gordon Street, and west of Gartshore Street. The subject lands are currently used for agricultural purposes.

BASIS

The proposed amendment is consistent with the policies of the Provincial Planning Statement, notably the Settlement Area Expansion policies, as it will provide for residential development that is adjacent to an existing urban area, provides a diverse range of housing types and options, and will make efficient use of existing public infrastructure and services. The range of residential dwelling types and sizes which will provide additional housing choices for existing and future residents within this Urban Centre and will ultimately add to the existing housing stock within the Wellington County and Township of Centre Wellington.

The proposed amendment for the Subject Lands is appropriate and represents a logical expansion of the Urban Boundary Built Boundary within the Township. The inclusion of the lands within the urban area and redesignation will provide continuity to the "Residential" designation and an opportunity to create a complete community given the location of existing commercial uses adjacent and within proximity of the subject lands.

The proposed amendment is consistent with the policies of the Provincial Planning Statement and conforms with the policies of the County of Wellington Official Plan and the Township of Centre Wellington Official Plan.

OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent has also submitted a Draft Plan of Subdivision and an application to the Township of Centre Wellington requesting an amendment to the Official Plan and Zoning By-law.

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Planning Justification Report, Heritage Impact Assessment and Archaeological Assessment, Environmental Impact Study, Functional Servicing and Stormwater Management Report, Transportation Impact Assessment, Hydrogeological Investigation Report, Geotechnical Investigation Report, Noise Study, and Agricultural Impact Assessment and MDS Analysis.

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 Schedules "A", "B" and "C" shall be subject to appropriate zoning.

DRAFT

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:

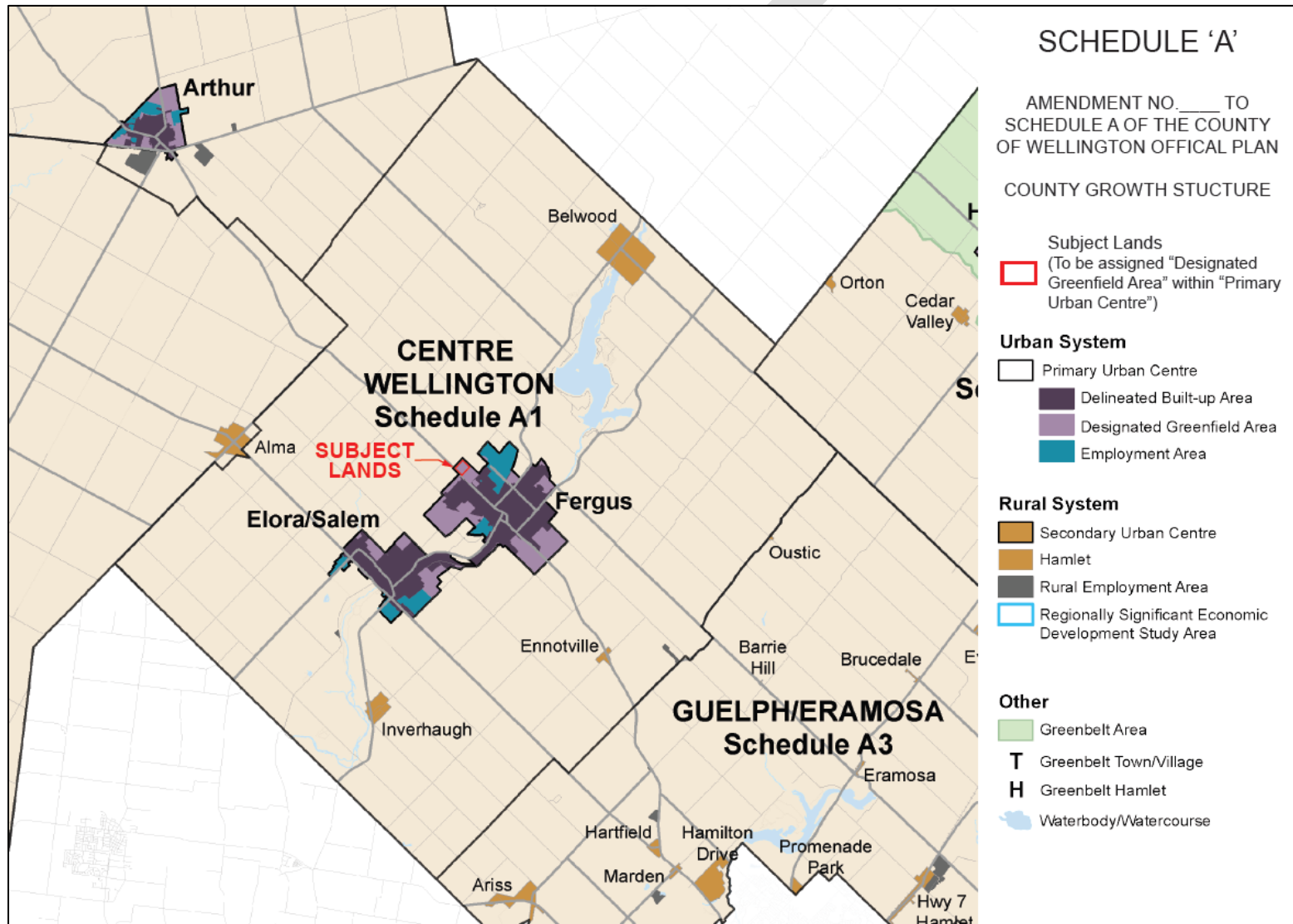
1. THAT Schedule A of the County of Wellington Official Plan (County Growth Structure) is amended by including the area illustrated on Schedule 'A' within the "Primary Urban Centre" boundary and designating to "Designated Greenfield Area".
2. THAT Schedule A1 of the County of Wellington Official Plan (County Growth Structure – Centre Wellington) is amended by including the area illustrated on Schedule 'B' within the "Primary Urban Centre" boundary and designating to "Designated Greenfield Area".
3. THAT Schedule B1 of the County of Wellington Official Plan (Land Use – Centre Wellington) is amended by designating the area illustrated on Schedule 'C' from "Agricultural" to "Primary Urban Centre".

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. _____

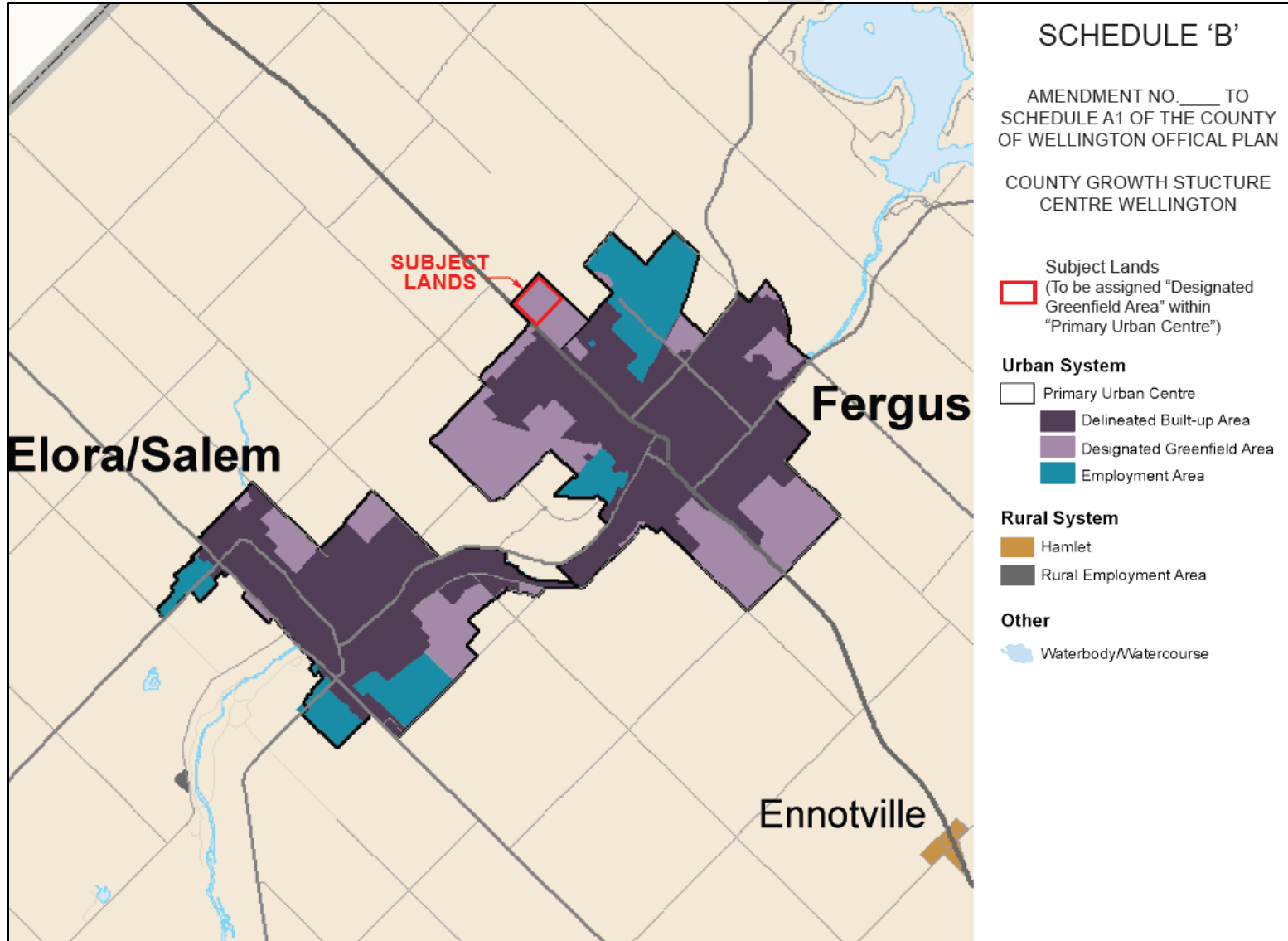


THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "B"

OF

OFFICIAL PLAN AMENDMENT NO. _____

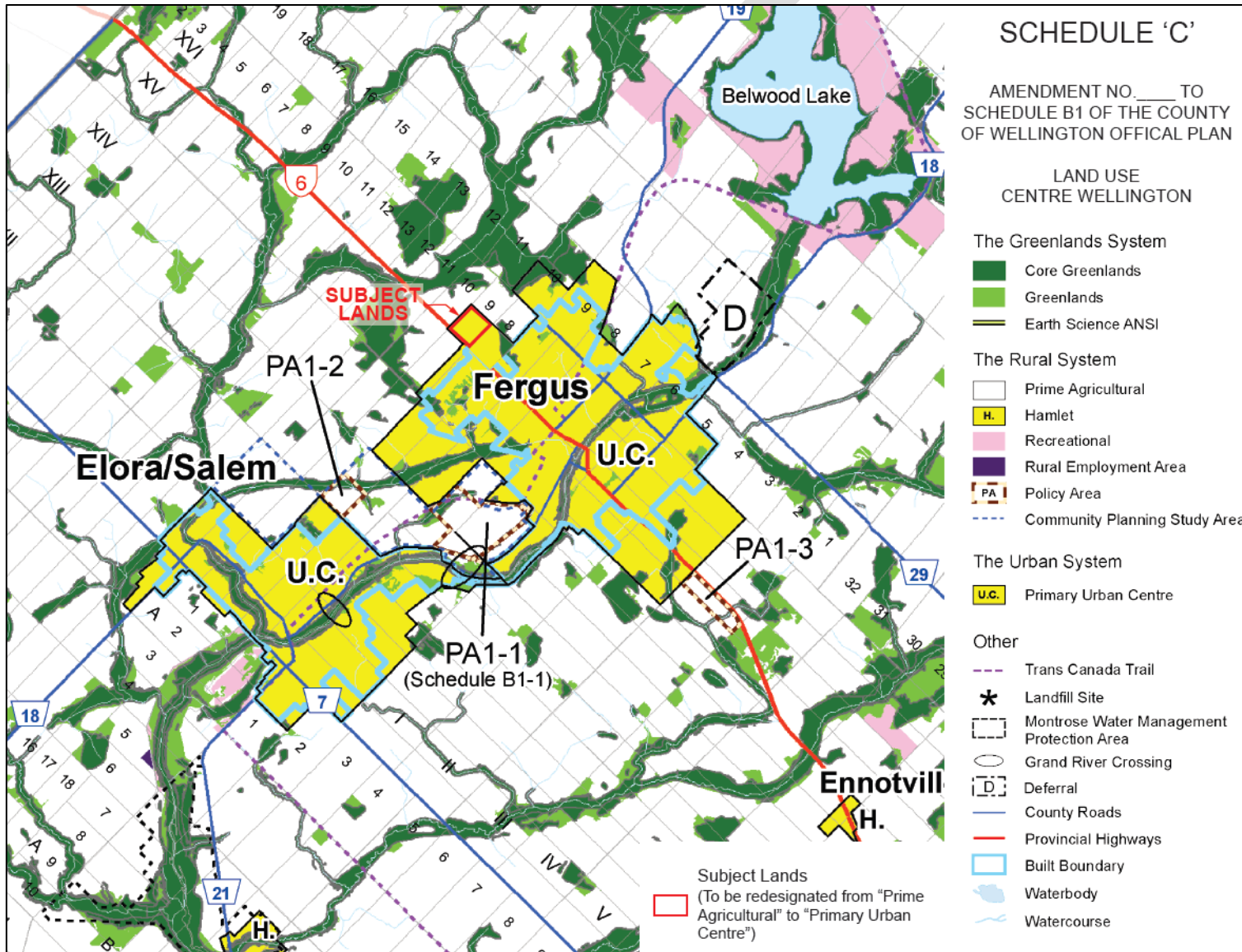


THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "C"

OF

OFFICIAL PLAN AMENDMENT NO. _____



PART C – THE APPENDICES

LOCATION MAP

