Appendix A:

Draft County Official Plan Amending By-law

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in the Township of Centre Wellington in the County of Wellington and further described legally as LEGAL DESCRIPTION ("the Site"), as illustrated on Schedule A, to *Designated greenfield* and *Primary Urban Centre* on Schedule A – County Growth Structure, to *Designated Greenfield Area* and *Primary Urban Centre* on Schedule A1 – Centre Wellington, and to *Primary Urban Centre* and *Core Greenlands* on Schedule B1 – Centre Wellington. The designation will facilitate the development of urban-type community uses including residential, commercial, institutional and park uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development is its entirety is situated west of Beatty Line North with frontage on the north and south side of Sideroad 15. The Site is north of 6586 Beatty Line North, which is immediately adjacent to the existing Storybrook residential subdivision.

RATIONALE

The proposed amendment is consistent with the policies of the Provincial Planning Statement as it will expand the Fergus Settlement Area boundaries to include the Site, incoordination with the expansion to include 6586 Beatty Line North and permit urban-

type low and medium density residential uses with supporting commercial and institutional uses within a Designated Greenfield Area. The Provincial Planning Statement supports land use patterns within Settlement Areas that efficiently utilize land, infrastructure, and public service facilities. The inclusion of the Site within the Fergus Settlement Area will achieve an efficient and logical development pattern and contribute towards achieving a complete community in Fergus that will accommodate population growth over the long-term planning horizon. The Site can be serviced with coordinated water, sanitary, stormwater and transportation infrastructure. The on-site natural heritage features will be protected from negative impacts through appropriate mitigation. The proposed amendment is consistent with the policies of the Provincial Planning Statement.

PART B – THE AMENDMENT

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

DETAILS OF THE AMENDMENT

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

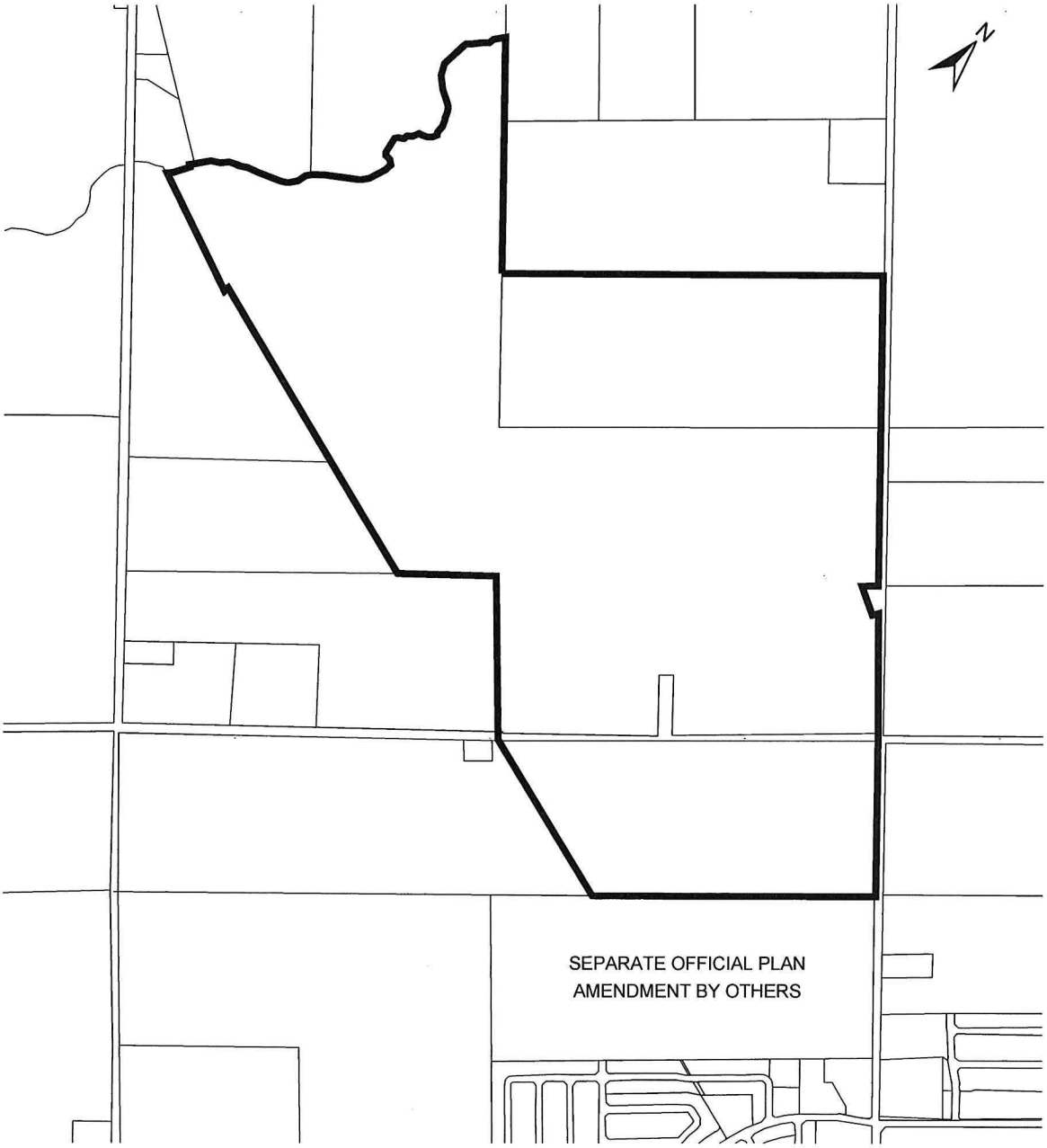
1. THAT Schedule A of the County of Wellington Official Plan – County Growth Structure is amended by designating the area illustrated on Schedule 'A1' of this Amendment to *Designated Greenfield Area* and *Primary Urban Centre*.

2. THAT Schedule A1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule 'A2' of this Amendment to *Designated Greenfield Area* and *Primary Urban Centre*.

3. THAT Schedule B1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule 'A3' of this Amendment to *Primary Urban Centre* and *Core Greenlands*.

COUNTY OF WELLINGTON

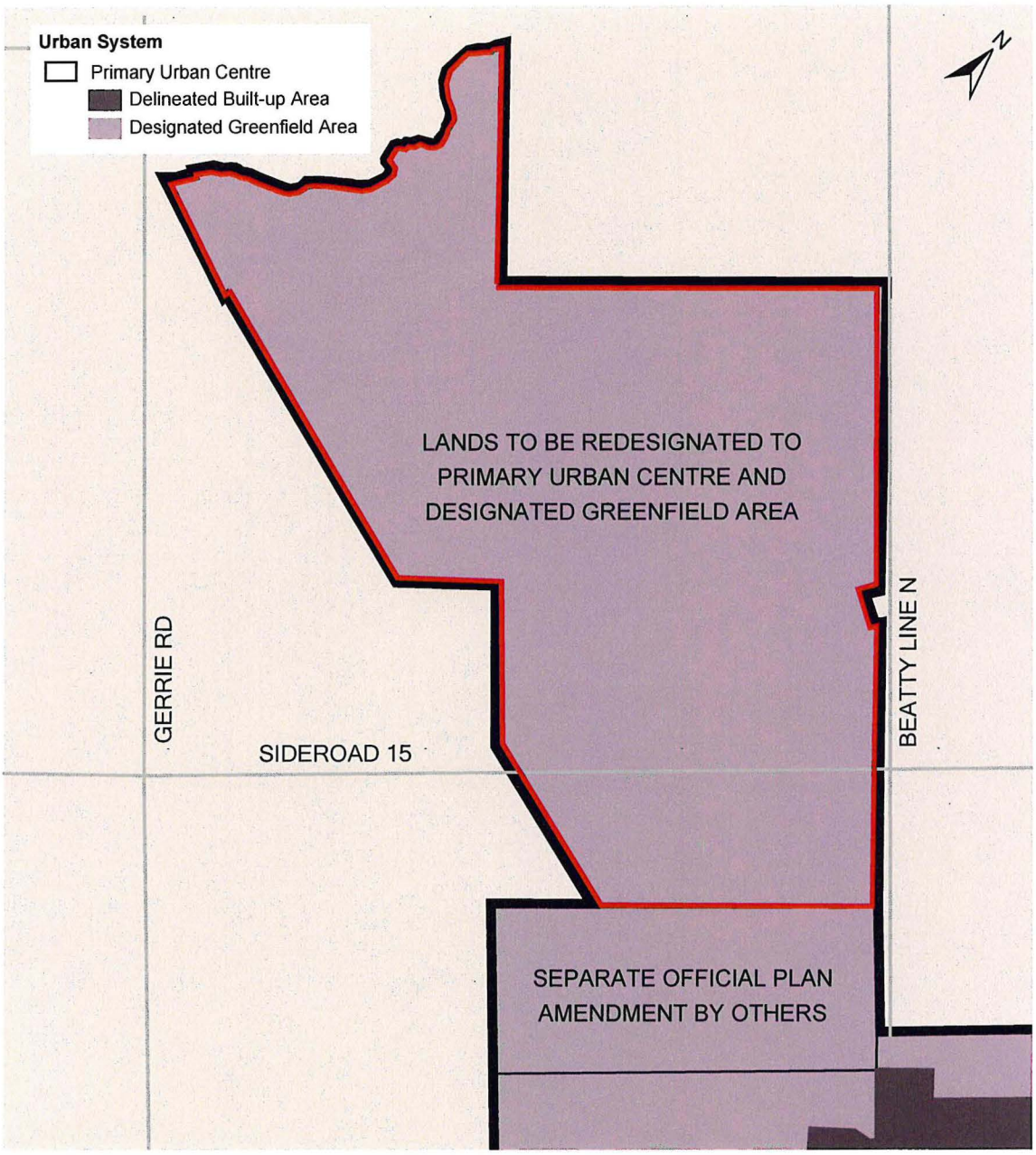
SCHEDULE "A"
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



THIS SCHEDULE A OF AMENDMENT NO.___ TO THE COUNTY OF WELLINGTON OFFICIAL PLAN DATED THIS ___ DAY OF ___, 2025.

COUNTY OF WELLINGTON

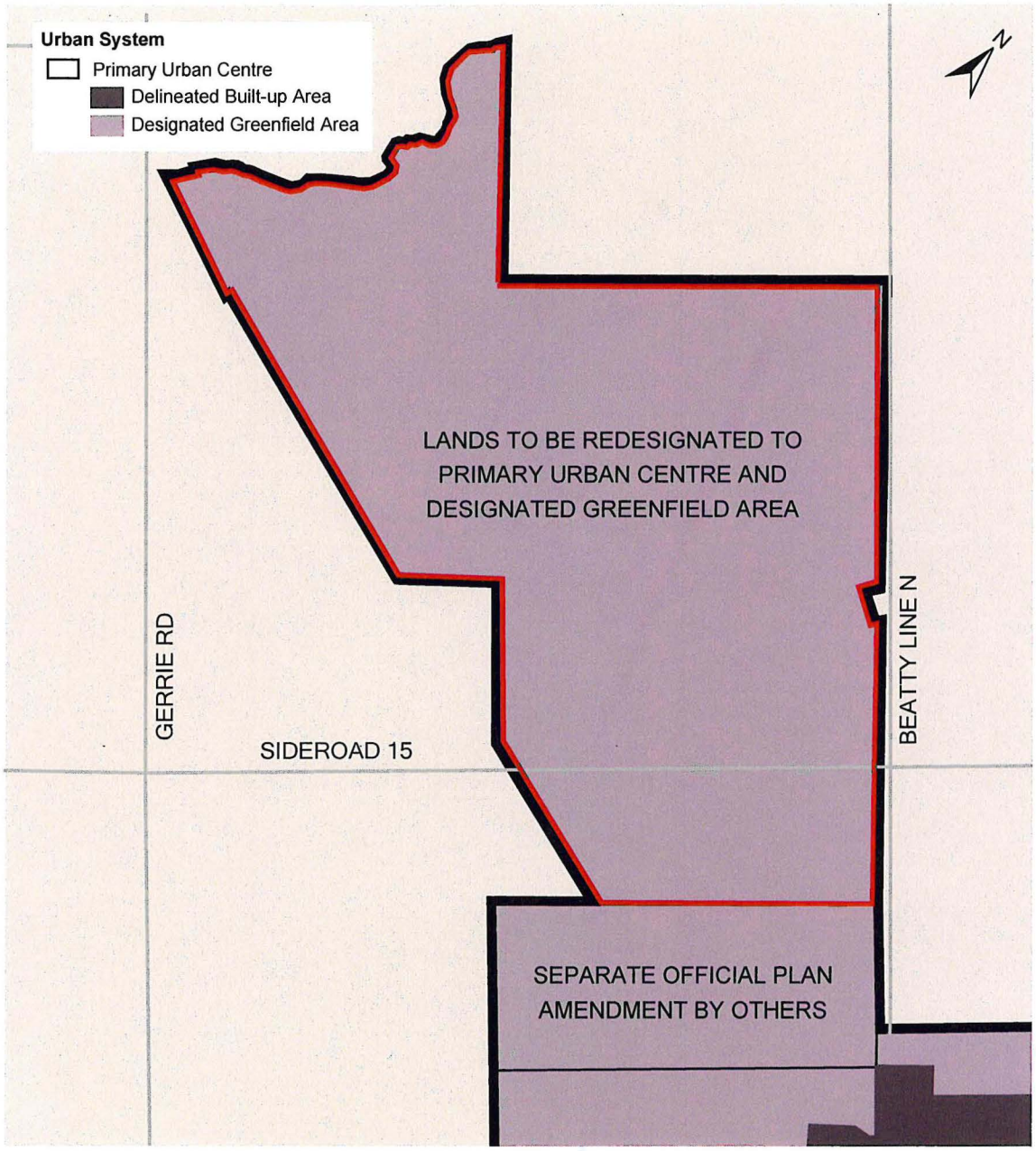
SCHEDULE 'A1'
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE A (COUNTY GROWTH STRUCTURE)

COUNTY OF WELLINGTON

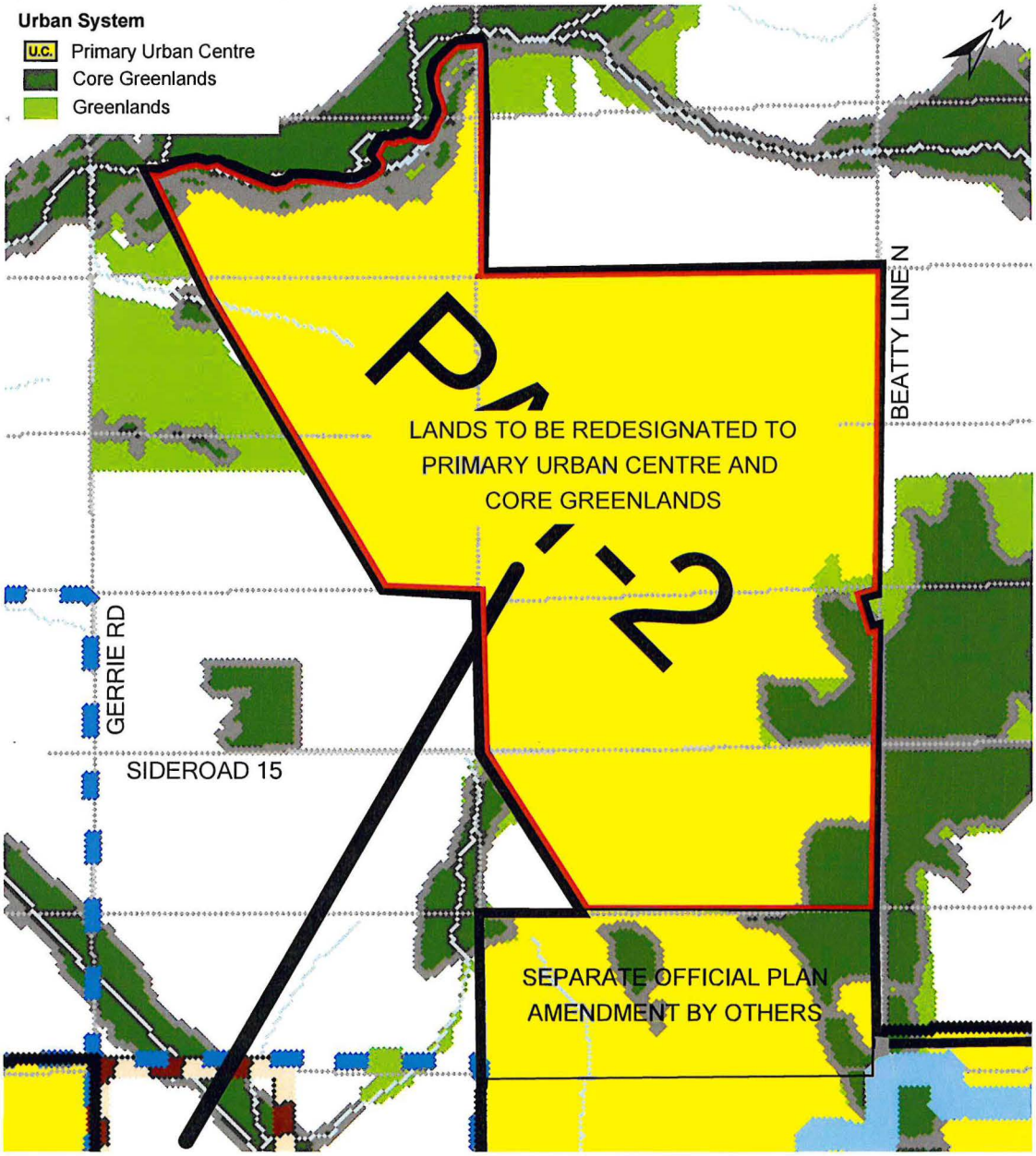
SCHEDULE 'A2'
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE A1 (COUNTY GROWTH STRUCTURE - CENTRE WELLINGTON)

COUNTY OF WELLINGTON

SCHEDULE 'A3'
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE B1 (LAND USE - CENTRE WELLINGTON)