

The Corporation of the County of Wellington

By-law 2025-___

A By-law to adopt Amendment No. ___ to the
Official Plan for the County of Wellington

To 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 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:
 - 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 approval of the Ontario Land Tribunal.

READ a FIRST, SECOND and THIRD TIME and PASSED this ___th day of ___, 2025.

CLERK

WARDEN

AMENDMENT NO. __ TO THE OFFICIAL PLAN FOR THE COUNTY OF WELLINGTON

DATE

AMENDMENT NUMBER __
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

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 Township of Centre Wellington Municipal Official Plan which constitute Official Plan Amendment Number __.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of the affected lands from “Employment” to “Delineated Built-up Area”.

LOCATION

The subject lands are located along the west side of Gzowski Street on the north side of Fergus, east of St David Street North (Hwy 6), and west of Gartshore Street and are described legally as Part of 71496-0022 Part of Park Lots 14 and 15, Registered Plan 55.

The subject lands are located entirely within the Primary Urban Centre of Fergus within the Township of Centre Wellington.

BASIS

The amendment modifies Schedules “A” and “A1” Growth Structure Designations to remove the Employment Area designation and redesignate the lands subject to the Amendment as “Delineated Built-up Area”.

The County of Wellington's Official Plan currently designates a Site as Employment Area, restricting its use to employment-related purposes. This amendment is requested to redesignate the subject site to Delineated Built-up Area, facilitating a mixed-use development that incorporates a blend of residential (cluster townhomes) and eleven commercial uses. The proposed development will help to diversify the local economy, enhance community character, and optimize land use within the community. The redesignation is motivated by the need for more nuanced and adaptive land-use planning that reflects the evolving needs of Fergus and its residents. The Delineated Built-up Area designation would enable the creation of a dynamic, compact, and connected urban form, aligning with contemporary planning principles that prioritize mixed-use development. Moreover, the inclusion of residential units, specifically cluster townhomes, will contribute to the housing diversity in Fergus, addressing the need for varied housing types and densities. The proposed redesignation and subsequent development will be carefully designed to ensure compatibility with the existing community, incorporating measures to mitigate any potential adverse effects on surrounding land uses.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary materials submitted in support of this Amendment.

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.

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 Municipal Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. THAT Schedule A - County Growth Structure be amended by changing the Urban System designation of the affected land from “Employment” to “Delineated Built-up Area” in accordance with the attached Schedule “A” which forms part of this Amendment.
2. THAT Schedule A1 – Centre Wellington be amended by changing the Urban System designation of the affected land from “Employment” to “Delineated Built-up Area” in accordance with the attached Schedule “B” which forms part of this Amendment.

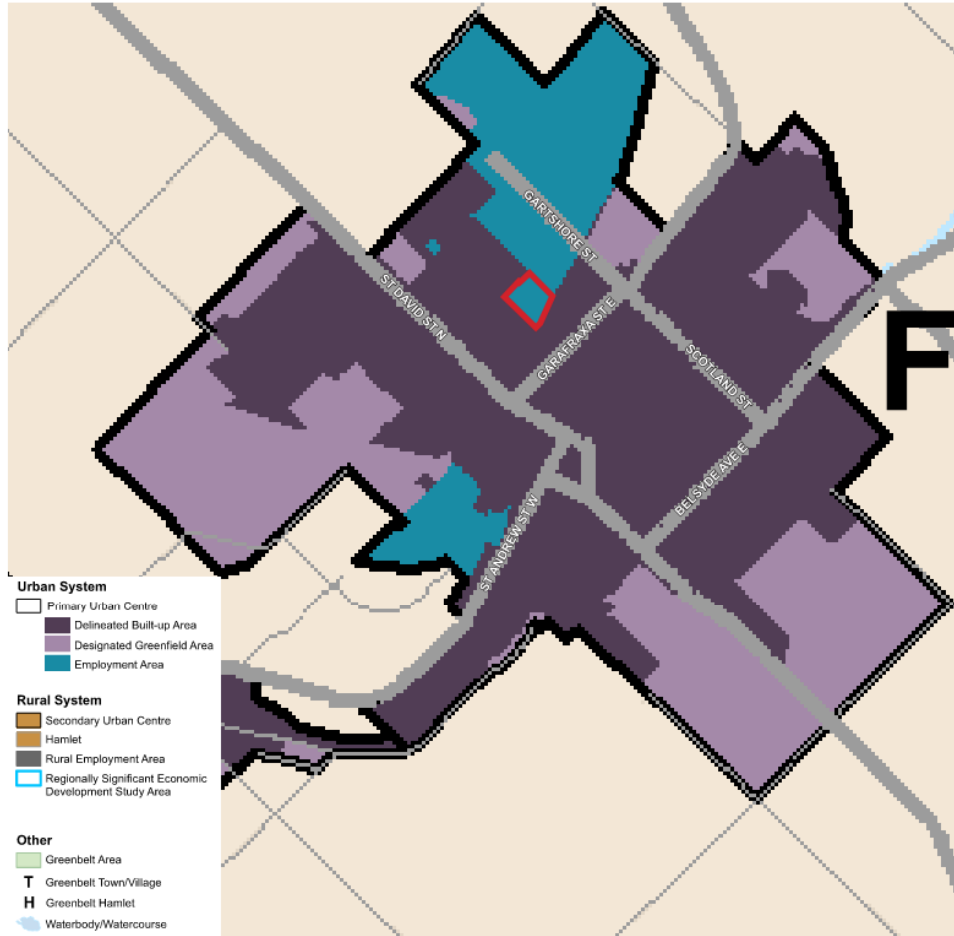
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. __

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A - COUNTY GROWTH STRUCTURE



 LAND TO BE DESIGNATED FROM EMPLOYMENT AREA TO DELINEATED BUILT-UP AREA



N.T.S
AUGUST 2025

THIS IS SCHEDULE "A" OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS __TH DAY OF ____, 2025.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "B"

OF

OFFICIAL PLAN AMENDMENT NO. __

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A1 - CENTRE WELLINGTON



 LAND TO BE DESIGNATED FROM EMPLOYMENT AREA TO DELINEATED BUILT-UP AREA



N.T.S
AUGUST 2025

THIS IS SCHEDULE "A" OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ___TH DAY OF ____, 2025.