

AMENDMENT NUMBER ____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Cox Construction Limited
Part of Lots 11 and 12, Concession 4
Township of Puslinch

December 15th, 2025

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

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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 redesignate a portion of the subject property, being approximately 20.8 hectares (51.4 acres) in size from Secondary Agriculture to Country Residential to permit the development of a rural residential subdivision.

The amendment does not change the Core Greenlands and Greenland designation as there are no such features on the subject property.

LOCATION AND PROPERTY DESCRIPTION

The land subject to this amendment is located within the Township of Puslinch and is described as Part Lots 11 and 12 Concession 4, and situated on the south side of Forestell Road. The site is a former gravel pit that includes a pond (created through below water extraction). The site has been fully extracted, rehabilitated and the licence has been surrendered. The site does not include any natural heritage features. The site includes active agricultural land. The subject property does not include any permanent structures.

Surrounding land uses include rural residential, a mineral aggregate operation, natural features and agricultural lands.

BASIS

The intent of this amendment is to change the designation of the subject property from 'Secondary Agriculture' to 'Country Residential'. The proposed amendment to the County Official Plan would support a rural residential subdivision. New provisions in the Provincial Planning Statement, 2024 ("PPS") provide for residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services (Policy 2.6.1 c) on rural lands.

The subject property is rural lands based on the Secondary Agriculture designation. The proposed OPA is consistent with the PPS, 2024.



OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent will also submit an application to the Township of Puslinch requesting an amendment to the Township's Zoning By-law. A draft Plan of Subdivision application will also be required.

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Preliminary Nitrate Impact and Water Supply Feasibility Study (Groundwater Science Corp, 2025) and a Planning Justification Report (Stovel and Associates, 2025). A conceptual Site Plan has also been prepared to illustrate the proposed entrance, street network and lot fabric.

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.

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:

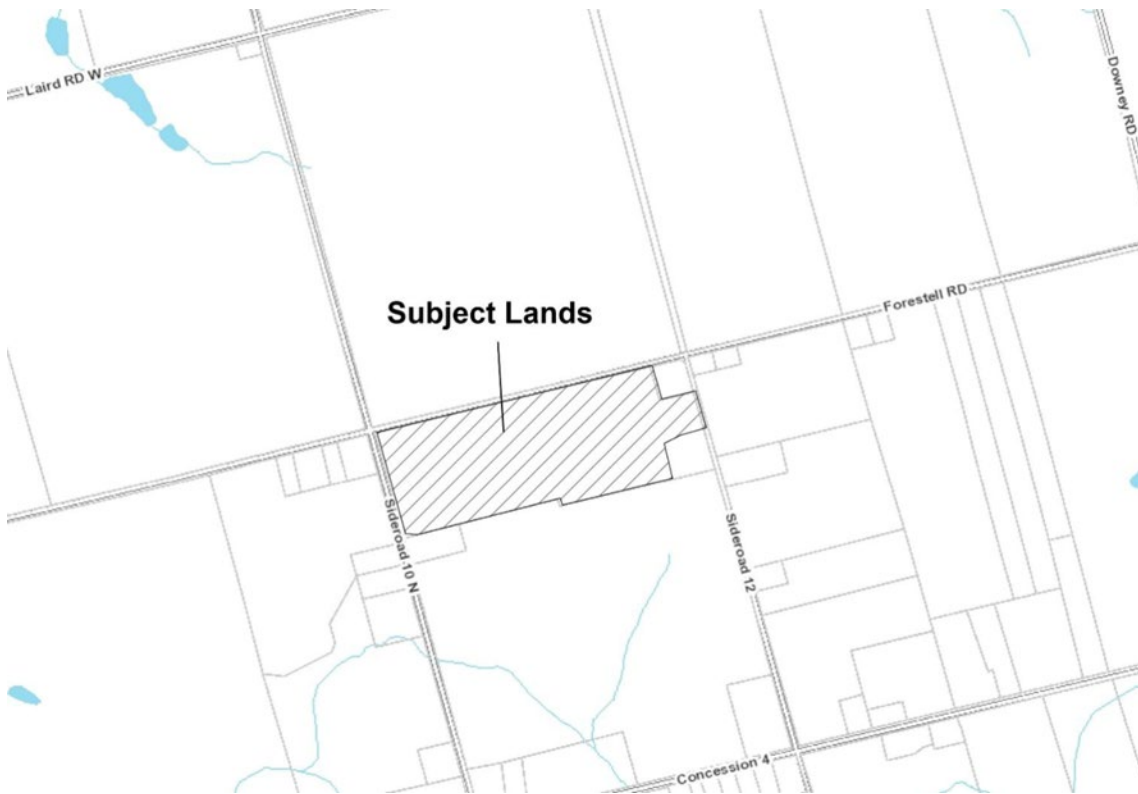
1. THAT **Schedule B7 (PUSLINCH)** is amended by designating 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 11 and 12, Concession 4, in the Township of Puslinch as illustrated on the attached Schedule "A" of this amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. ____



That Schedule B-7 (PUSLINCH) be amended as shown, which includes a portion of the subject lands be amended to the Country Residential designation.

PART C - THE APPENDICES

LOCATION MAP

