

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

Mulmur Aggregates Inc.
5338 Wellington Road 125
Part of Lots 11 and 12, Concession 2
Town of Erin

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, identified as 5338 Wellington Road 125, Town of Erin, being approximately 22.3 hectares (55.1 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 lands subject to this amendment are located within the Town of Erin and is described as Part Lots 11 and 12 Concession 2, municipally addressed as 5338 Wellington Road 125 and situated on the west side of Wellington Road 125. The site includes portions of a pit, licensed under the Aggregate Resources Act. The pit has been largely extracted and depleted of mineral aggregate resources. Portions of the site have been rehabilitated. The site does not include any natural heritage features.

Surrounding land uses include an active pit licence (operated by the applicant Mulmur Aggregates Inc.), rehabilitated pit lands, a pond associated with pit activities. Further beyond the site are agricultural lands, rural residential uses, natural features (wetlands and woodlands) and the Eramosa River.

The subject property does not include any permanent structures. A portable scalehouse and scale are currently set at the site and will be removed following closure of the pit licence.

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 the 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.

In support of the subject Official Plan Amendment, the applicant has submitted a Planning Justification Report and Preliminary Nitrate Impact and Water Supply Feasibility Study. Additional technical documentation will be prepared by Qualified Professionals and submitted in support of future planning applications, including a Draft Plan of Subdivision application.

OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent will also submit an application to the Town of Erin requesting an amendment to the Town's Official Plan and Zoning By-law. A draft Plan of Subdivision application will also be required. One of the conditions of the draft Plan of Subdivision is anticipated to be the surrender of the pit licences operated by Mulmur Aggregates Inc. in the Town of Erin.



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:

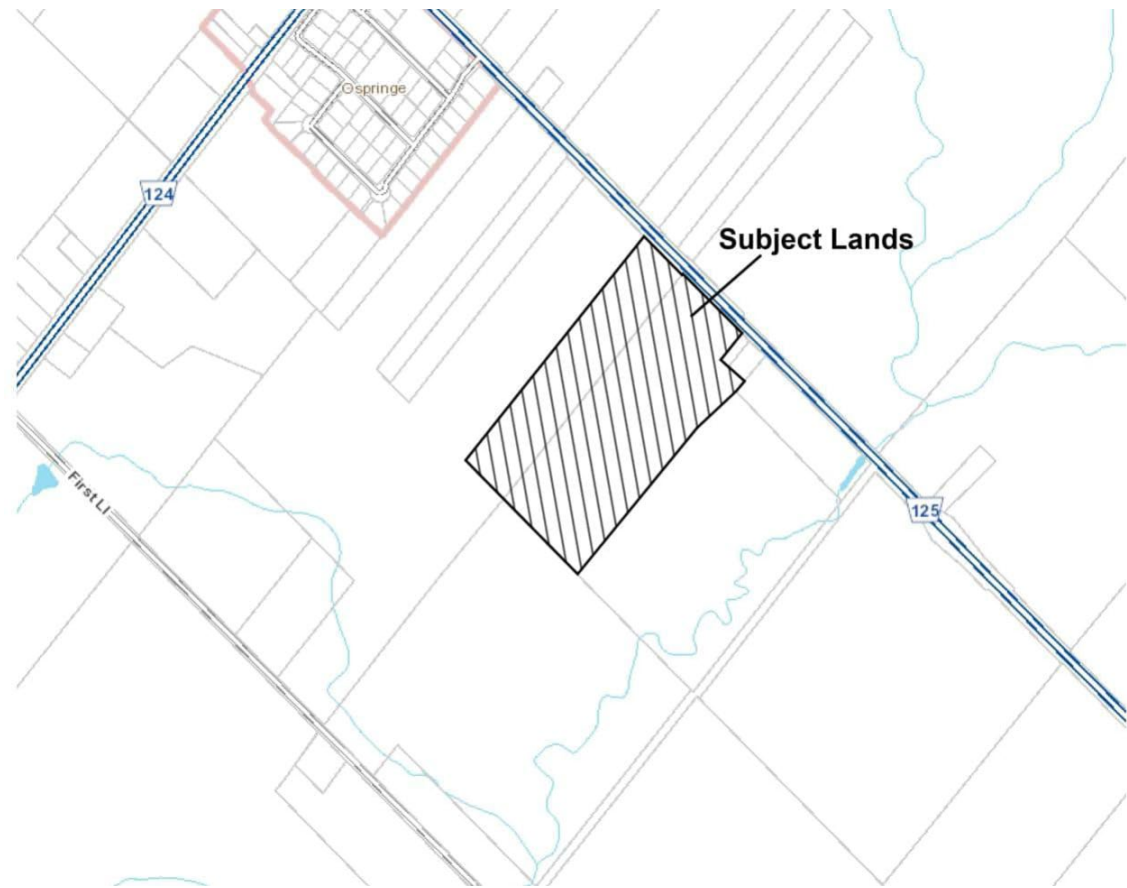
1. THAT **Schedule B2 (ERIN)** is amended by designating 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 11 and 12, Concession 2, in the Town of Erin as illustrated on the attached Schedule "A" of this amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. ____



That Schedule B-2 (ERIN) be amended as shown, which includes a portion of the subject lands is designated Country Residential.

PART C - THE APPENDICES

LOCATION MAP

