

**PLANNING JUSTIFICATION REPORT UPDATE
FOR OSPRINGE ESTATES SUBDIVISION**

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1. INTRODUCTION

This report has been prepared in support of an Official Plan Amendment (“OPA”) application by Mulmur Aggregates Inc. (“Mulmur”) for a Country Residential development in the Town of Erin (“Erin”).

The lands subject to the OPA are described as Part of Lots 11 and 12, Concession 2, Town of Erin, County of Wellington (“Wellington”). The lands subject to this OPA are shown on Figure 1. The site is designated Secondary Agricultural (see Figure 2) in the County Official Plan and in the Town of Erin Official Plan (Figure 3). The site is zoned Extractive Industrial (M4) (see Figure 4).

A Concept Plan (see Figure 5) has been prepared which provides for a 43-estate residential lot plan of subdivision serviced by private wells and private, individual septic systems (with nitrate tertiary treatment). The concept plan is subject to refinement as the planning process proceeds.

The subject lands are in the Town of Erin. County Road 125 is located immediately north of the site. The Hamlet of Ospringle is approximately 475 m northwest from the site.

In this report, the lands subject to the OPA are referred to as: the subject land, the subject property, the site, and the lands in question.

1.1 Purpose and Objectives

The purpose of the planning application is to redesignate the site from Secondary Agriculture to Country Residential to permit the development of rural residential subdivision. Recent changes to the 2024 Provincial Planning Statement (“PPS”) provide for multi-lot residential development on Rural Lands, subject to criteria. Prohibitions set out in the Places to Grow Growth Plan, 2019 along with its Policy 2.2.9.6 which prohibits multi-lot residential development (not permitted in a site-specific approved zoning or OP designation as of June 16, 2006) were revoked on October 20, 2024. In recognition of this change, on March 27, 2025, the County of Wellington approved its first Country Residential development under this new policy regime (OP-2021-02) in almost two decades.

This Planning Justification Report (“PJR”) sets out the planning rationale for the proposed development. The objectives of this report are as follows:

- Describe the site and relevant background for the site.
- Describe the proposed development concept, including a summary of related technical reports that were prepared in support of the OPA application.
- Identify the relevant planning policies associated with the proposed development and assess the relative conformity of the proposed development to these policies.
- Evaluate the compatibility of the proposed development to the adjacent land uses and recommend measures to enhance compatibility, where relevant.
- Set out recommendations for future planning applications associated with the proposed development.

1.2 Background

The subject property is a former and active licenced pit referred to as the Ospringle Pit. The Ospringle Pit comprises two Class A licences (Licence Nos. 5472 and 15473), approved for above and below water extraction. The annual tonnage limit for Licence 5472 is unlimited and the annual tonnage limit for Licence 15473 is 300,000 tonnes. Portions of the Licence were surrendered in

2024 following rehabilitation. In 2025, a rural residential severance was conditionally approved on the site (east limits next to Wellington Road 125).

The County of Wellington examined rural residential growth as part of the Official Plan Review (Committee Report prepared by Jameson Pickard, September 12, 2024). This analysis determined that there was a need for 120 rural residential lots in Erin. As part of the County Official Plan Review – Phase 3B Rural Residential Growth analysis, it was identified that the Town of Erin has historically experienced a shortfall in rural residential units relative to long-term growth forecasts.

At the same time, recent discussions at the municipal level highlighted concerns regarding the loss of agricultural lands within the Town of Erin, including a reported decline in farmland from approximately 36,000 acres in 2011 to just over 16,000 acres in 2021 (Thompson, Ellouise. *“Erin councillors concerned by loss of farmland.”* Wellington Advertiser, April 8, 2026). The County has established several commitments in its land use policy. The following three commitments, as will be explained in this report, directly relate to the proposed development.

2.2.9 *Maintain the small town and rural character of the County.*

2.2.10 *Protect the agricultural land base for farming.*

2.2.11 *Ensure that farmers, following normal farming practices, are not hindered by conflicting development. (Wellington County Official Plan Page 5 December 2025)*

In this context, the subject lands represent an appropriate and strategic location to accommodate rural residential growth, as the site consists of an active and disturbed former aggregate extraction operation with no agricultural capability. The proposed development therefore provides an opportunity to address rural housing demand without resulting in the loss of viable agricultural lands and is consistent with the broader objective of directing development away from active agricultural areas.

The development of the subject lands will provide rural residential housing, including Accessory Residential Units, available to residents of the Town and County.

The development on the subject lands would be implemented by way of a site-specific Zoning Bylaw Amendment and a Plan of Subdivision. The draft Plan of Subdivision would be prepared, following the approval of this OPA. A Stormwater Management Report will be prepared as part of the Plan of Subdivision application. The method of servicing is private individual wells (drilled bedrock wells) and private individual septic systems (tertiary treatment systems to provide enhanced treatment of effluent). This approach has proven to be a successful method of treatment in the County of Wellington. The proposed servicing is described in subsection 3.5 of this report.

2. EXISTING CONDITIONS AND SURROUNDING LAND USES

The property is owned by Mulmur Aggregates Inc. These pit licences are largely exhausted of mineral aggregate resources. The remaining material onsite will be used to service the proposed development, subject to municipal approvals.

The lands proposed for development include portions of an active pit licence and portions of a recently rehabilitated (and surrendered) pit licence. The rehabilitated lands were formerly farmed and are now old fields/scrubland.

Although not included in the proposed development, the pit lands include two large ponds that were created by former below water extraction. The ponds range in depth from 3-8 m and included a diversified shoreline. The pond is located approximately 100 m north of the Eramosa River. Further to the south of the dug ponds are woodland/wetland associated with the Eramosa River wetland complex. The GRCA owns and manages large tracts of land in the local area.

As previously noted, a rural residential severance was provisionally granted in 2025. A house will be constructed on this severed 1 ac property. The house will be serviced by a private drilled well and a private septic system.

The surrounding land uses include nonfarm residential uses, agricultural uses, natural heritage features, mineral aggregate operations. As there are no municipal services in the area, all residential lands are set on larger lots that maintain a rural character.

3. TECHNICAL SUPPORTING DOCUMENTATION

Several supporting technical reports were prepared for this OPA application, including: Agricultural Impact Assessment, Environmental Impact Assessment, Traffic Impact Study, Noise Impact Assessment and a Functional Servicing Report. The findings of these reports are summarized in the following paragraphs.

3.1 Agricultural Impact Assessment

An Agricultural Impact Assessment (“AIA”) was completed by Stovel and Associates Inc. (April 2026) to evaluate the potential impacts that the proposed development may have on agricultural activities in the area and to identify mitigation measures to abate these impacts.

The AIA confirms that there are no active agricultural buildings or other forms of capital investment related to agriculture located on the subject lands. The report further identifies that there have been no agricultural uses on the subject lands for the past two decades, as the site has functioned as an active aggregate extraction operation. The AIA documents that the proposed development has no impacts on the agricultural land base for farming and ensures that farmers, following normal farming practices, will not be hindered by the proposed development.

Farm Data Sheets were delivered to all potential livestock operations within the Secondary Study Area, and Minimum Distance Separation (MDS) calculations were completed to evaluate surrounding agricultural operations.

The MDS analysis confirms that only a limited number of surrounding agricultural operations have the potential to influence the subject lands, and that the associated setback areas are limited in extent and do not significantly constrain the proposed development.

Detailed Farm Data Sheets prepared as part of the Agricultural Impact Assessment are included within the AIA report and were used to inform the Minimum Distance Separation (MDS) analysis.

3.2 Environmental Impact Assessment

An Environmental Impact Assessment (“EIA”) was completed by Stovel and Associates Inc. (April 2026) to evaluate the impacts that the proposed development may have on environmental features and functions onsite and on adjacent lands.

The EIA identifies that the subject lands are primarily disturbed as a result of historic and ongoing aggregate extraction activities. The report confirms that no natural or semi-natural vegetation communities exist onsite and that the site is largely stripped or rehabilitated to a pasture grass condition. Figure 6 illustrates the Natural Heritage Features in proximity to the site.

The assessment further identifies that adjacent natural heritage features, including wetlands and the Eramosa River corridor, are well separated from the proposed development area and will not be impacted by the proposed development.

Based on the foregoing, the EIA concludes that the proposed development will not result in negative impacts to natural heritage features or ecological functions.

3.3 Traffic Impact Study

A Transportation Impact Study was completed by Paradigm Transportation Solutions Limited (April 2026) to identify and assess the potential transportation impacts of the proposed development.

The study concludes that the proposed development is forecast to generate approximately 34 vehicle trips during the weekday AM peak hour and 44 vehicle trips during the weekday PM peak hour.

The analysis demonstrates that the site access to Wellington Road 125 will operate at acceptable levels of service under existing and future conditions, with no critical movements identified.

The study further concludes that the proposed street connection provides sufficient sight distance in accordance with County standards and the Transportation Association of Canada guidelines, and that no off-site transportation improvements are required.

Based on the foregoing, the development is not expected to significantly impact traffic operations.

3.4 Noise Feasibility Study

A Noise Feasibility Study was completed by HGC Noise Vibration Acoustics (April 2026) to assess potential noise impacts associated with transportation sources. The study identifies road traffic from Wellington Road 125 as the primary noise source affecting the subject lands.

The assessment determined that sound levels on select lots closest to Wellington Road 125 are anticipated to exceed the applicable MECP daytime criteria for outdoor living areas, with levels of up to approximately 62 dBA. To address these exceedances, mitigation measures including acoustic barriers are recommended, with barrier heights generally ranging from approximately 1.8 m to 2.3 m.

In addition, provisions for the future installation of central air conditioning and the inclusion of warning clauses are recommended for the affected lots. The remaining lots are expected to comply with applicable noise criteria without mitigation, and all dwellings can achieve indoor sound levels in accordance with Ontario Building Code requirements.

Based on the implementation of the recommended mitigation measures, the study concludes that the proposed development is feasible from a noise perspective and can meet applicable provincial and municipal guidelines.

3.5 Servicing Options Assessment

A Servicing Options Assessment was completed by Scheckenberger & Associates Ltd. (April 2026) to evaluate the feasibility of servicing the proposed development using private individual systems. The assessment confirms that the proposed development can be appropriately serviced by individual drilled wells and on-site septic systems, with each lot being of sufficient size to accommodate these services in accordance with municipal requirements.

The report concludes that the proposed servicing approach will not result in negative impacts to ground or surface water resources, natural heritage features, or ecological functions. In addition, the use of individual on-site systems eliminates the need for municipal or communal servicing

infrastructure, and no concerns related to system capacity or long-term operation have been identified.

Based on the foregoing, the Servicing Options Assessment concludes that the proposed development meets the requirements of the County of Wellington Official Plan and is feasible from a servicing perspective, subject to confirmation through detailed design and further study at the subdivision stage.

4. THE OFFICIAL PLAN AMENDMENT

The existing Official Plan designation for the site is Secondary Agriculture. This designation reflects the lower agricultural capability of the soils associated with the site. Given the fact that the soil horizons have been disturbed (because of historic pit extraction on the site), the site is considered disturbed and CLI – Soil Capability for Agricultural classification is not applicable to the site.

There are no Greenland and Core Greenland areas on the subject property.

Offsite, a small wetland is mapped approximately 20 m north-northwest of the site. A provincially significant wetland and Area of Natural and Scientific Interest is mapped well south of the site along the Eramosa River. No refinements to the Greenland or Core Greenland designations as a result of this proposed development.

4.1 Official Plan Amendment

An Official Plan Amendment (OPA) has been submitted to the County of Wellington to provide for site-specific recognition of the subject land as set out below (see Attachment No. 1):

Proposed OPA

PA-XX Ospringe Estates Country Residential Development

*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.*

4.2 Local Official Plan Amendment and Zoning Bylaw Amendment

As previously noted, the Town of Erin Official Plan and the Town of Erin Zoning Bylaw will be amended in the future, subject to the approval of the County OPA. The details of these amendments will be set out in a separate, future report.

Following the approval of the OPA, a local Official Plan Amendment and a Zoning Bylaw Amendment (“ZBA”) application will be submitted to Erin.

The proposed zoning standards for this zone are as follows:

- Minimum 0.4 ha lot area,
- Minimum 30 m frontage;
- Minimum 7.5 m front yard setback,
- Minimum 3 m interior side yard setback,
- Minimum 4.5 m exterior side yard setback,
- Minimum 7.5 m rear yard setback, and
- Maximum 30% lot coverage.
- Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction

These zoning provisions can be refined through discussions with the municipality. A Holding – H zone will also be proposed. The removal of the H symbol would only occur once a Draft Plan of Subdivision is given draft plan approval subject to conditions including the Applicant entering into a Subdivision Agreement with the Town of Erin.

4.3 Draft Plan of Subdivision

An application for a Draft Plan of Subdivision will be made to the County of Wellington. At this stage in the process, the details of the lot fabric, identification of parkland (if required), stormwater management facilities, drainage and municipal roads will be established. The Draft Plan of Subdivision will be prepared by an Ontario Land Surveyor, with input from the relevant technical and engineering professionals on the applicant's study team. The Draft Plan of Subdivision process provides for the input of the County of Wellington, Town of Erin, Grand River Conservation Authority, utilities and other public bodies and agencies (such as the local school boards). As part of this future application, a naturalized landscaping plan will be developed by a Landscape Architect. This landscaping plan will be set as a condition of Draft Plan approval and completed later in the planning process.

The development of the Draft Plan of Subdivision (including the conditions of Draft Plan approval) and the zoning will help to guide the proposed development and ensure that the rural character of the site is maintained.

5. PLANNING FRAMEWORK

The planning policy framework that guides development for this type of proposal in a rural municipality, such as the Town of Erin, is set out in the following paragraphs. The key elements of the policy framework are:

- ⇒ Efficient Development should be promoted if it sustains the long-term financial well-being for the municipality.
- ⇒ Residential development, including lot creation, is a permitted use on Rural lands.
- ⇒ Impacts on agriculture, including consideration of MDS setbacks and the loss of good quality prime agricultural land, should be avoided.
- ⇒ Impacts on the natural heritage system should be avoided.

5.1 The Planning Act

The Planning Act, R.S.O. 1990, serves as the foundational legislation for land use planning in Ontario. It sets out the requirements for Official Plans, Zoning By-Laws, Site Plan Approvals, and other planning instruments. Additionally, the Act empowers the Minister of Municipal Affairs and Housing to establish policy statements and plans that guide land use planning and development throughout the province, most notably, the Provincial Planning Statement.

The following sections of this report outline how the Planning Act applies to the proposed development and provide commentary on the ways in which the proposal aligns with the legislative direction established by the Act.

Section 2 of the Planning Act sets out various '*Matters of Provincial Interest*'. In carrying out their responsibilities under the Planning Act, decision-makers must have regard to these Matters of Provincial Interest. Table 1 outlines the Matters of Provincial Interest set out in Section 2 of the Planning Act and commentary regarding how each matter has been considered, where applicable.

Table 1: Matters of Provincial Interest set out in Section 2 of the Planning Act

Provincial Interest	Demonstration of Regard
a) The protection of ecological systems, including natural areas, features, and functions;	No impact on ecological systems as there are no significant natural heritage features onsite. Site is well setback from existing significant wetland north of the site. A Tree protection and management plan will be implemented through a condition of draft plan approval.
b) The protection of agricultural resources of the Province;	There are no agricultural soils on the site. Site is a pit. There are no MDS impacts from the proposed development. From an agricultural perspective, the proposed development onto the subject lands will not impact agricultural operations in the Town of Erin.
c) The conservation and management of natural resources and the mineral resource base;	Mineral aggregate resources have been depleted from the site. No impact on mineral

	aggregate resources from the proposed development.
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The site is a pit. No significant archaeological, cultural or historical features are on the site. No impacts anticipated.
e) The supply, efficient use, and conservation of energy and water;	Water supply was addressed through Groundwater Science Corp.
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	Adequate servicing (water and sewage) will be provided by private individual services. Waste management is provided through the County of Wellington. Maintenance of the internal roads will be provided by the Town of Erin.
g) The minimization of waste;	Waste management services are through roadside pickup as per scheduling by the County of Wellington.
h) The orderly development of safe and healthy communities;	The proposed development represents a safe and healthy rural residential development. Transportation Impact Study ensured that the proposed entrance is safe and meet sight line requirements.
i) The accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;	The proposed development will have no impact on the accessibility for persons with disabilities to community services and facilities.
j) The adequate provision and distribution of educational, health, and recreation;	The proposed development is not anticipated to impact on the provision and distribution of education and health services. The applicant has proposed a park on the subject lands.
k) The adequate provision of a full range of housing, including affordable housing;	The proposed development will provide housing, including additional residential uses (subject to owner preference) that is appropriate for the Town of Erin.
l) The adequate provision of employment opportunities;	The proposed development will result in full-time and part-time employment opportunities related to the construction of the onsite roads/servicing and the development of 43 residential units.
m) The protection of the financial and economic well-being of the Province and its municipalities;	The proposed development will generate development charges, municipal taxes and parkland dedication for the municipality.
n) The co-ordination of planning activities of public bodies	The proposed development is not anticipated to impact on the planning activities of public bodies.
o) The resolution of planning conflicts involving public and private interests;	The proposed development is not anticipated to impact on planning conflicts involving public and private interests.
p) The protection of public health and safety;	The proposed development will ensure that public health and safety is maintained through the completion of relevant engineering reports.

q) The appropriate location of growth and development;	The proposed development represents the preferred location for rural residential growth in the Town of Erin.
r) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposed development will not impact on public transit in the municipality, as there is no public transit in the Town of Erin.
s) The promotion of built form that, i) is well-designed, ii) encourages a sense of place, and iii) provides for public spaces that are high quality, safe, accessible, attractive, and vibrant.	The proposed development is consistent with the building form and lot sizes found in the Town of Erin. The development will be well-screened from existing uses. The urban section for the onsite streets will promote safe pedestrian mobility through the use of street lighting, curbs and sidewalks.
s) The mitigation of greenhouse gas emissions and adaption to a changing climate.	The proposed development is not anticipated to impact on greenhouse gas emissions in the municipality.

Based on the foregoing, it is our opinion that the proposed development has regard for the matters of Provincial interest as set out in the Planning Act.

5.2 Provincial Planning Statement

The Provincial Planning Statement (PPS) 2024 sets out policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning.

The following policies from the PPS help direct municipalities in making decisions related to planning applications such as the Mulmur Aggregates Inc. proposal (Bolding has been added by the writer for emphasis).

Policy 2.6.1 sets out the policy framework for considering lot creation on rural lands.

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

2. *Development that can be sustained by rural service levels should be promoted.*
3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*
5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

Rural lands are defined as: *lands which are located outside settlement areas and which are outside prime agricultural areas.*

Therefore, policy 2.6.1 c) allows for residential development, including multi-lot projects, on rural lands outside of settlement areas.

The subject lands are designated Secondary Agricultural. In the County of Wellington, lands designated Secondary Agricultural are considered rural lands. As previously noted, there are no municipal services in this portion of the Town of Erin. Therefore, individual on-site water and sanitary servicing is appropriate for this proposed development given that such services are not anticipated to result in a negative impact.

Policy 4.1 Natural Heritage sets out the provision that natural features and areas shall be protected for the long term. PPS Policy 4.1.4-5 sets out the provision that development and site alteration shall not be permitted in significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, fish habitat and habitat of endangered species and threatened species.

Figure 6 illustrates the location of the Natural Heritage Features in proximity to the subject lands. The subject land does not include any of these significant natural heritage features. There is a significant wetland located north of the existing pit. The potential for impacts on this wetland was previously evaluated as part of the approvals process for Licence 15473. Based on the findings of the studies and a thorough peer review completed by both the Ministry of Natural Resources and the Grand River Conservation Authority, it was determined that the pit licence could be located within 15-20 m of the offsite wetland. No further restrictions related to the operation of the pit, including below water extraction, were required.

The proposed development is situated within the approved limits for #5472 and #15473 (and the restored lands of licence #5472). The proposed development will not encroach closer to adjacent natural heritage features than the existing pit limit. There will be no impact on offsite environmental features. A net positive environmental impact could be achieved through appropriate reforestation/revegetation of the northerly limits of the subject lands. The Environmental Impact Assessment (2026) confirms that the proposed development will not result in negative impacts to natural heritage features or ecological functions.

Minimum Distance Separation (MDS) requirements have been evaluated through the Agricultural Impact Assessment (2026), including updated Farm Data Sheets and setback calculations. The MDS analysis confirms that only a limited number of surrounding agricultural operations influence the subject lands, and that the associated setback areas are limited in extent and do not significantly constrain the proposed development. Minor modifications to the development plan may be required.

Policy 4.5.4 sets out a policy to protect Mineral Aggregate Operations. This policy reads as follows:

4.5.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.

The subject land is an existing and former pit. Extractable resources have been largely depleted within the area proposed to be developed. The remaining licence will be surrendered as a condition of development approvals. The proposed development is consistent with Policy 4.5.4 of PPS, 2024.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan (“County OP”) is intended to give direction over the next 20 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources. All land use and servicing decisions must conform to the policies of this Plan. Through this Plan, County Council will outline a long-term vision for Wellington County’s communities and resources.

The Provincial government has ultimate legislative responsibility for land use planning and community development. The County has been delegated several provincial planning responsibilities and will continue to encourage the Province to allow a greater degree of community control in land use matters affecting Wellington. The County recognizes and accepts the value of provincial policy statements to provide a common planning framework for Ontario and its planning decisions shall be consistent with the Provincial Planning Statement (underlining by the writer).

Policies 4.3.1, 4.3.2 and 4.3.3 set out the guiding principles and policy direction for development in the rural area. As previously note, Figure 2 identifies the subject property as being designated Secondary Agricultural Area. The subject land is not considered to be prime agricultural land (AIA, 2026).

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.3.2 Secondary Agricultural Areas

Areas with agricultural capability but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed.

4.3.3 Policy Direction

a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:

- i) municipal scale studies demonstrate that the land would more appropriately be placed in a greenlands or secondary agricultural designation in consultation with the OMAF;
- ii) studies demonstrate that limited non-residential use is appropriate.

b) Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.

c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following.

i) Need

- projected population for the local municipality and county or growth allocated by broader studies
- public health or safety considerations
- existing vacant land already designated for the proposed use
- potential for infilling existing areas
- previous rates of land consumption
- availability and efficiency of servicing
- need for a variety of opportunities to encourage economic development and satisfy housing and business demand

ii) Alternative Locations

- impacts on agricultural land and operations
- location requirements of the proposed use
- degree of land fragmentation in the area
- Canada Land Inventory classification

ii) Compliance with minimum separation distances established for livestock operations. (Wellington County Official Plan Page 24 December 2025).

With reference to i) Need, the County of Wellington examined rural residential growth as part of the Official Plan Review (Committee Report prepared by Jameson Pickard, September 12, 2024). This analysis determined that there was a need for 120 rural residential lots in Erin. As part of the County Official Plan Review – Phase 3B Rural Residential Growth analysis, it was identified that the Town of Erin has historically experienced a shortfall in rural residential units relative to long-term growth forecasts. The proposed development would satisfy approximately 1/3 of need for rural residential lots, without the consumption of agricultural land. This represents a unique opportunity in the Town to address future growth opportunities.

The AIA documents that the subject land is not considered to be prime agricultural land and would be amongst the lowest priority lands for agricultural protection in the municipality. This is because the site is an active and former gravel pit. The AIA also documents that the proposed development will comply with the MDS distances established for livestock operations.

Section 4.6.5 (Agricultural Impact Assessment) of the County of Wellington Official Plan requires that:

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Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

- a. the opportunity to use lands of lower agricultural potential;
- b. compliance with the minimum distance separation formulae for livestock operations;
- c. the degree to which agricultural expansion may be constrained;
- d. potential interference with normal agricultural activities and practices;
- e. potential interference with the movement of agricultural machinery on roads;
- f. such other concerns as a Council may consider relevant.

Table 2 below outlines how the proposal conforms to Section 4.6.5 of the County OP.

Table 2: Compliance with Section 4.6.5 of the County of Wellington Official Plan

Policy Criteria	Conformity Response
a) <i>the opportunity to use lands of lower agricultural potential;</i>	The subject lands are a rehabilitated former aggregate extraction operation and therefore do not represent lands of high agricultural capability. The proposed development utilizes lands of reduced agricultural potential consistent with the intent of this policy.
b) <i>compliance with the minimum distance separation formulae for livestock operations;</i>	Minimum Distance Separation (MDS) calculations were completed as part of the Agricultural Impact Assessment. The analysis confirms that only a limited number of surrounding agricultural operations influence the subject lands and that the associated setback areas are limited in extent and do not significantly constrain the development.
c) <i>the degree to which agricultural expansion may be constrained;</i>	The AIA identifies only a limited number of surrounding agricultural operations that have the potential to influence the subject lands, and that the associated setback is limited in extent. Based on this analysis, the proposed development is not anticipated to constrain the ability of surrounding agricultural operations to expand.
d) <i>potential interference with normal agricultural activities and practices;</i>	The AIA identifies that no active agricultural buildings or capital agricultural investments are located onsite and evaluates surrounding agricultural operations. Based on this context, the proposed development is not anticipated to interfere with normal agricultural activities and practices.
e) <i>potential interference with the movement of agricultural machinery on roads;</i>	The proposed development will not interfere with the movement of agricultural machinery on adjacent roadways, as the surrounding road network is designed to accommodate rural traffic and the development is not anticipated to generate significant traffic volumes.
f) <i>such other concerns as a Council may consider relevant.</i>	No additional concerns related to agricultural compatibility have been identified.

With respect to the development of Country Residential Areas, the following policy is provided:

“6.9.1 Defined

Country Residential Areas are low density rural subdivisions on individual services. New Country Residential Areas are not allowed.”

Respectfully, it is the opinion of this Registered Professional Planner that OP Policy 6.9.1 is not consistent with the PPS, 2024 nor the County’s recent practice of approving applications for Country Residential developments (i.e., OP-2021-02). A site-specific amendment to this policy is proposed as part of the OPA for the subject development.

The County of Wellington Official Plan sets out several policies that relate to the consideration of the proposed development. These policies are as follows:

- 4.7 Urban Area Protection
- 4.9.6 Everton Water Management Protection Area
- 5. Greenlands System
- 6.6.3 Existing Aggregate Operations.

Urban Area Protection

Section 4.7 of the Official Plan sets out considerations for the protection of a distinct Urban- Rural Boundary. 4.7.1 reads as follows:

“In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation (“MDS”) Formula.*

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally, the expansion of existing developments may be considered if the overall intent of this section is met. A clear distinction between urban and rural areas should be maintained.”

With respect to the proposed development, the application is set approximately 475 m from the Hamlet of Ospringe. The lands between the subject property and the Hamlet are largely owned by the GRCA. These lands are forested, including wetland/swamp communities. The GRCA manages these lands for natural heritage purposes. The GRCA lands act as an effective natural buffer. This natural buffer will limit any future potential expansion of Ospringe south of the existing settlement boundary. The proposed development is considered minor in nature. Therefore, the proposed development conforms with the intent of this policy.

OP-2021-02, which was recently approved, permitted a Country Residential development within 600 m of the City of Guelph (estimated population 180,476).

Everton Water Management Protection Areas

The proposed development is located partially within the Everton Water Management Protection Area. Section 4.9.6 sets out County policy related to this protection area, but notes that the reservoirs require approval under the Environmental Assessment Act and the proposed project has not been supported by the County of Wellington or the Town of Erin.

The following policy direction is provided in the Official Plan:

“These protection areas are recognized in this Plan to ensure that present and future landowners are aware of the proposal and that development activities will not impair the use of the potential site for reservoir purposes. All planning authorities shall consult with the Grand River Conservation Authority prior to approving any development application within these protection areas. Chief Building Officials are encouraged to consult with the Grand River Conservation Authority prior to issuing building permits within these protection areas.”

The GRCA provided the following comment regarding the Everton Reservoir:

“The top of dam elevation associated with Everton Reservoir is identified as 383.13 metres CGVD28. We understand that portions of the subject lands are below the top of dam elevation, and some portions of the lands are above the top of dam elevation. We advise that the development proposed on the subject property be located outside of the top of dam elevation associated with the potential Everton Reservoir.

Topographic information indicates that approximately 50% of the proposed development area is above the 383.13 m elevation. It is noted that the intent of the applicant is to use available material to build up the site and provide suitable road base and septic bed material.”

The grading plan for the proposed development will ensure that the entire development will be above the 383.13 m elevation. Therefore, the proposed development will conform to this policy.

Greenland System

The Official Plan sets out a policy structure to identify Core Greenland (i.e. wetlands, hazard lands, and habitat for endangered and threatened species) and Greenland features (i.e. significant woodlands, fish habitat, ANSI's, streams/valleylands, ESA's, ponds, lakes and reservoirs).

No significant natural heritage features as defined in the PPS, 2024 are associated with the subject lands. The site is a disturbed pit, with above and below water extraction areas. No surface water flows from the site to adjacent lands on the north, east or west portions of the site. The pit area is largely stripped and includes a perimeter berm between the pit area and the adjacent wetland. The proposed development will not result in any offsite disturbance, including the removal of wetlands or woodlands.

Prior to the approval of the pit, an EIS was completed and thoroughly reviewed by both the MNR and the GRCA. All agencies were satisfied with the proposed pit (which included both above and below water extraction). A pit licence was issued by the MNR. Such licence could not be issued if the GRCA, County of Wellington or Town of Erin had an objection.

It is recognized that an offsite significant wetland is located within 15-20 m from the subject lands. This feature is designated Core Greenland. The proposed development will not result in a direct or indirect impact on this wetland. No vegetation removal will result and the surface drainage from the site does not contribute to this wetland. Standard mitigative measures, such as silt fencing, will be recommended to ensure no negative impacts. Standard rear yard setback of 7.5 m will be incorporated into the proposed development. This will ensure a setback of over 20 m to this feature. The rear yard setbacks will be implemented via the site-specific ZBA that will be submitted by the proponent later.

An Environmental Impact Assessment (“EIA”) was completed. The EIA confirmed that there are no natural heritage features on the subject property and impacts on natural heritage features/functions will not occur.

The proposed development conforms to the intent of protecting the Greenland System.

Existing Aggregate Operations

Policy 6.6.3 of the Official Plan sets out the requirement to protect existing mineral aggregate operations.

6.6.3 Existing Aggregate Operations

Existing licensed mineral aggregate operations are permitted and shall be recognized in Municipal zoning by-laws. Licensed aggregate operations are shown in Appendix 2 of this Plan. Expansion of an existing operation shall be subject to all policies of this Plan which would apply to new aggregate operations. These operations will be protected from new uses which would preclude or hinder their expansion or continued use, or which would be incompatible due to public health, public safety or environmental concerns.

As previously discussed in section **5.2 – Provincial Planning Statement**, the existing pit Licence is owned by Mulmur Aggregates Inc., the proponent of this proposed development. No impacts on this operation are anticipated given the aggregate reserves are largely depleted and the pit Licence will be surrendered shortly, subject to the approval of this proposed development.

In conclusion, the proposed development conforms to the County of Wellington Official Plan.

6. SUMMARY AND CONCLUSION

This Planning Justification Report has been prepared in support of an Official Plan Amendment application for the subject land (described as Part of Lots 11 and 12, Concession 2, Town of Erin). Lot creation on rural lands was recently permitted through the approval of PPS, 2024. Since the approval of PPS, 2024, the County has approved one similar Country Residential development. Therefore, this proposed development does not create a precedent in the County of Wellington.

The proposed development is a low-density residential development that is the predominant form of housing in the municipality and maintains the character of the County. Servicing will be by private individual wells and private individual sewage treatment systems with tertiary treatment capability. This method of servicing is appropriate for the Town of Erin, given that there are no municipal services available in this portion of the municipality. There will be no costs to the municipality to provide hard services to the development area.

The proposed development will consist of single detached residential dwellings. The Conceptual Site Plan illustrates a preliminary lot fabric for the subject lands. An existing access onto County Road 125 will be used. This access was improved by the owner as part of the approvals for a pit operation with unlimited tonnage. The entrance is paved and has been maintained by the pit operator for over 30 years.

The conceptual lot layout will be further adjusted through the Plan of Subdivision and associated detailed engineering reports that will be prepared in support of that future application. As part of this future application, a naturalized landscaping plan will be developed by a Landscape Architect. This landscaping plan will be set out as a condition of Draft Plan approval and completed later in the planning process.

This report provides a review of the planning framework, with specific focus on the issue of development in rural municipalities, in particular development on rural lands. The guiding policies of the Province and County place emphasis on the need to ensure that rural development does not consume good farmlands and does not impact on significant natural heritage features. As documented in this report, the subject lands are designated Secondary Agricultural, and the site is setback from adjacent significant natural heritage features. Potential environmental impacts were assessed to the satisfaction of the MNR and GRCA as part of the pit licensing process. No environmental impacts are anticipated given that the site is adequately setback from adjacent wetland systems and given the fact that the proposed use is less intrusive than a below water pit application.

The application includes all the fundamentals of good development as expected in the Town of Erin which are as follows:

- i. As there are no municipal services in this portion of the Town, the development will be serviced private individual sanitary and water services.
- ii. The development utilizes lands of reduced agricultural capability due to historic aggregate extraction activities.
- iii. The development does not result in economic hardship for the municipality. In fact, it is anticipated that a positive economic benefit will result with increased municipal taxes, Development Charges, Parkland Dedication Fees and employment related to the construction of housing at the site.
- iv. The development can be serviced by a paved County Road with safe lines of sight.

- v. The development provides for the best and highest use of the lands in question.
- vi. The development can be integrated into the existing area and maintain the character of the existing area.
- vii. The development is safe and can be developed without negative impact on the existing Natural Heritage System. Measures can be set out as conditions of draft plan approval that will plant additional native trees.
- viii. The development will not result in any farmland being consumed to facilitate the development of housing in the municipality.

The proposed development represents an appropriate response to both identified rural housing needs and concerns regarding the loss of agricultural lands, by directing growth to a disturbed site with limited agricultural capability rather than active farmland.

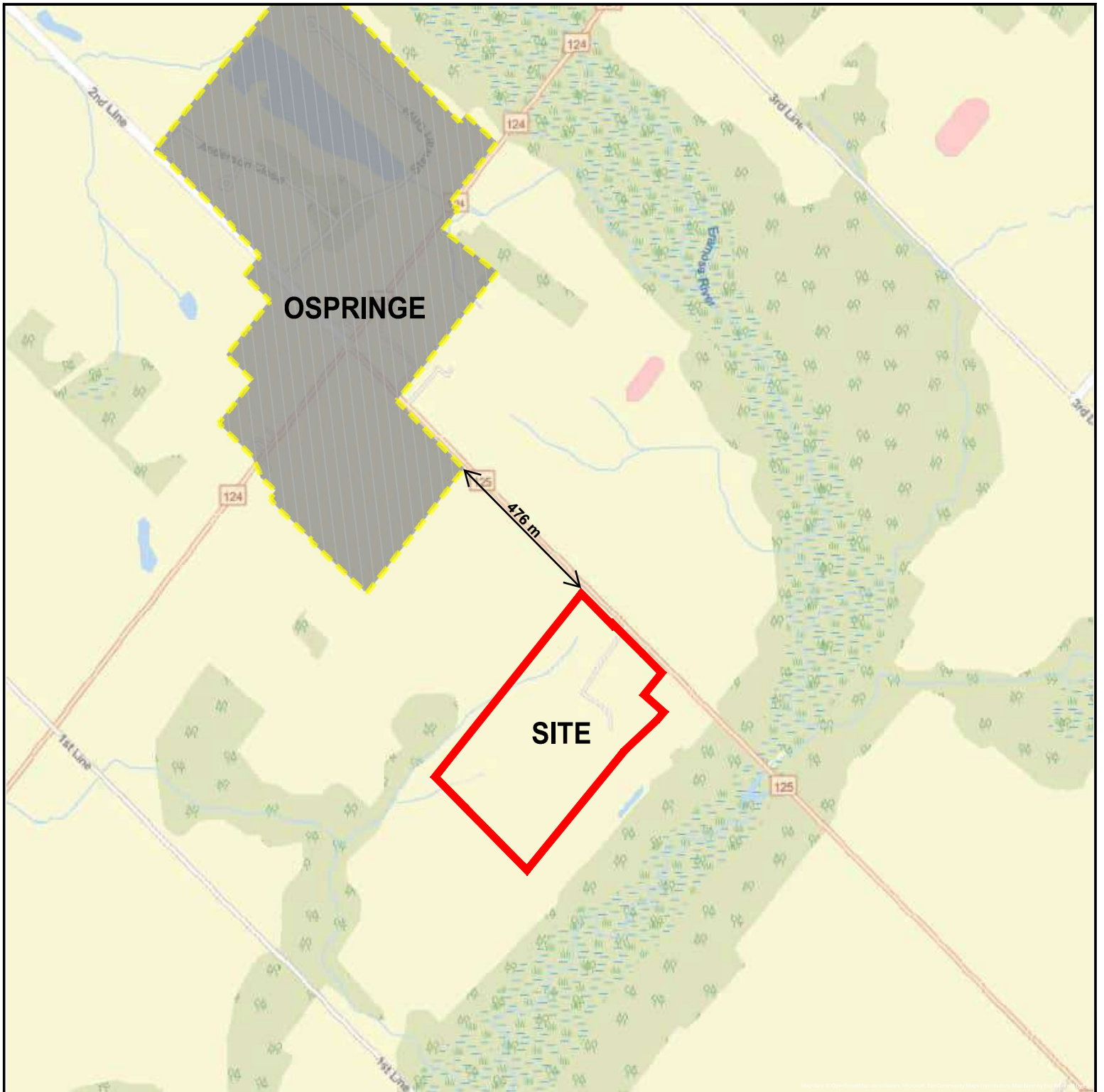
The supporting technical studies demonstrate that the proposed development can be appropriately serviced, will not result in negative environmental impacts, and is compatible with surrounding land uses.

This report has been prepared and respectfully submitted by,

Robert Stovel

ROBERT P. STOVEL, MCIP, RPP, P.AG.

FIGURES



LEGEND



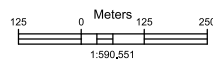
SITE LOCATION

SITE LOCATION MAP

5338 WELLINGTON RD 125
 PT LOT 11 and 12 CON 2
 TOWN OF ERIN
 COUNTY OF WELLINGTON

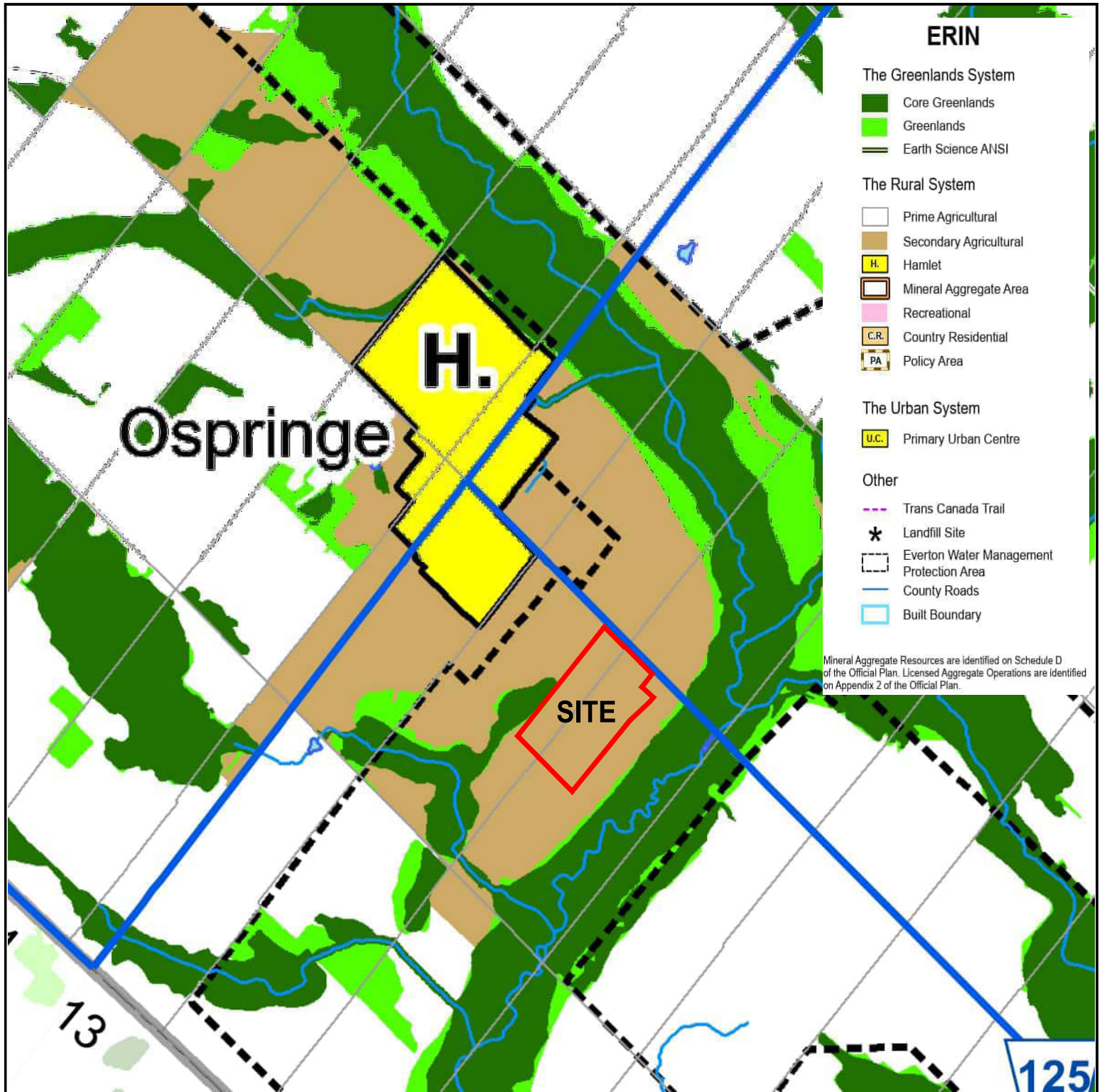


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 651 Orangeville Road
 Fergus, Ontario
 N1M 1T9
 T: 519-766-8042
 E: stovel.associates@outlook.com



DATE:
12-Dec-25

FILE:
Ospringe Estate Development



Mineral Aggregate Resources are identified on Schedule D of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

LEGEND



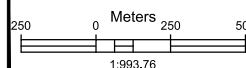
SITE LOCATION

**County of Wellington Official Plan
Schedule 'B2' - Land Use Erin**

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON



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DATE:
12-Dec-25

FILE:
Ospringe Estate Development



LEGEND



SITE LOCATION

- | | |
|------------------------|----------------------|
| Prime Agricultural | Former Landfill Site |
| Secondary Agricultural | Country Residential |
| Core Greenlands | Built Boundary |
| Greenlands | |
| Recreational | |

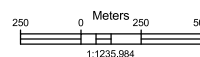
**Town of Erin Official Plan
Modified Schedule A-1**

FIGURE 3

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

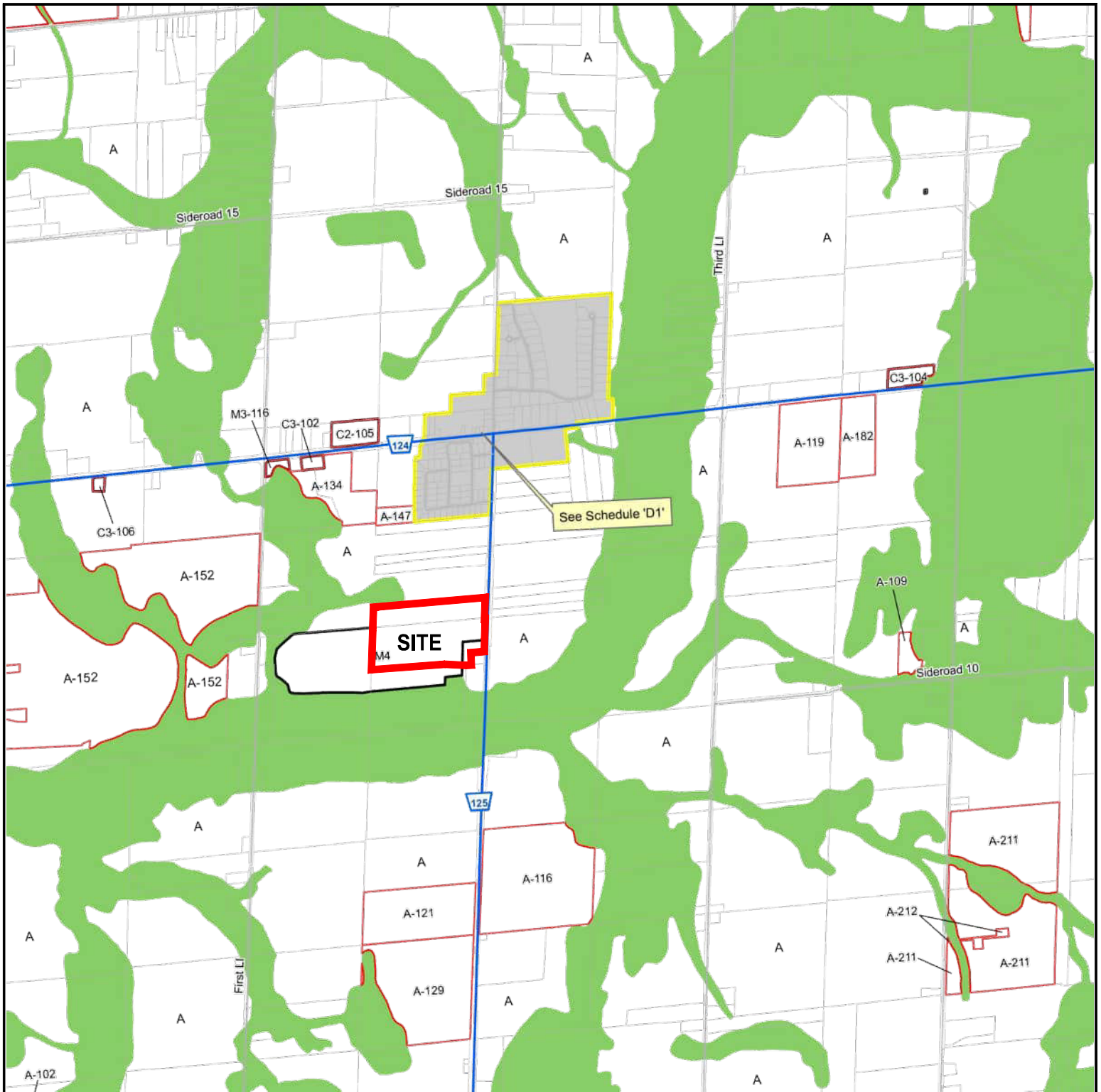


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12-Dec-25

FILE:
Osprings Estate Development



LEGEND



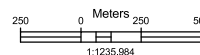
SITE LOCATION

**Town of Erin
Schedule 'A' By-Law No. 07-67
FIGURE 4**

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

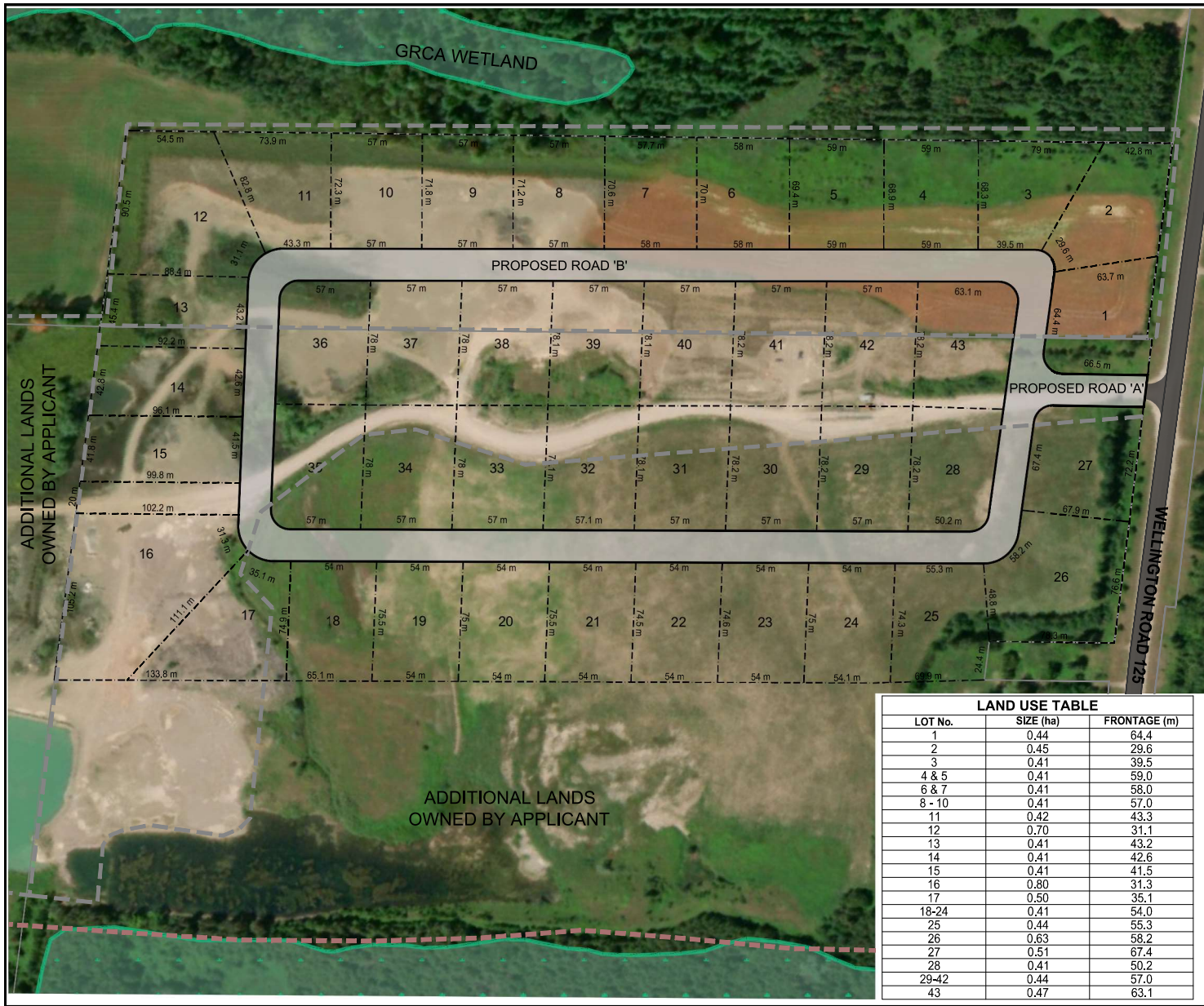


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DATE:
12-Dec-25

FILE:
Ospring Estate Development



CONCEPT PLAN

FIGURE 5

Mulmur Aggregates Inc.

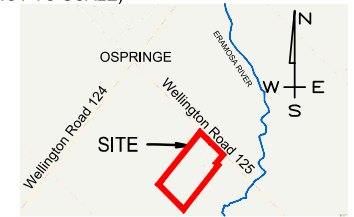
5338 WELLINGTON RD 125

PT LOT 11 and 12 CON 2

TOWN OF ERIN

COUNTY OF WELLINGTON

KEYMAP
(NOT TO SCALE)



NOTES

1. THIS IS NOT A PLAN OF SURVEY.
2. ALL MEASUREMENTS SHOWN ARE IN METRES.
3. THE SITE IS CURRENTLY ZONED M4 (EXTRACTIVE INDUSTRIAL).
5. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

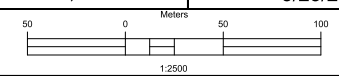
LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY (20 m Wide)
- REGULATORY FLOODPLAIN (GRCA)
- WETLAND
- LICENCE LIMIT
- EXISTING LOT LINE

LAND USE TABLE		
LOT No.	SIZE (ha)	FRONTAGE (m)
1	0.44	64.4
2	0.45	29.6
3	0.41	39.5
4 & 5	0.41	59.0
6 & 7	0.41	58.0
8 - 10	0.41	57.0
11	0.42	43.3
12	0.70	31.1
13	0.41	43.2
14	0.41	42.6
15	0.41	41.5
16	0.80	31.3
17	0.50	35.1
18-24	0.41	54.0
25	0.44	55.3
26	0.63	58.2
27	0.51	67.4
28	0.41	50.2
29-42	0.44	57.0
43	0.47	63.1

SAI
PLANNING, AGROLOGY,
ENVIRONMENTAL.

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Fergus ON
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3/23/2026

Figure 6 - Natural Heritage Features













Map created:4/30/2026



Notes:

Enter map notes

Legend

-  Assessment Parcel
- ANSI
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



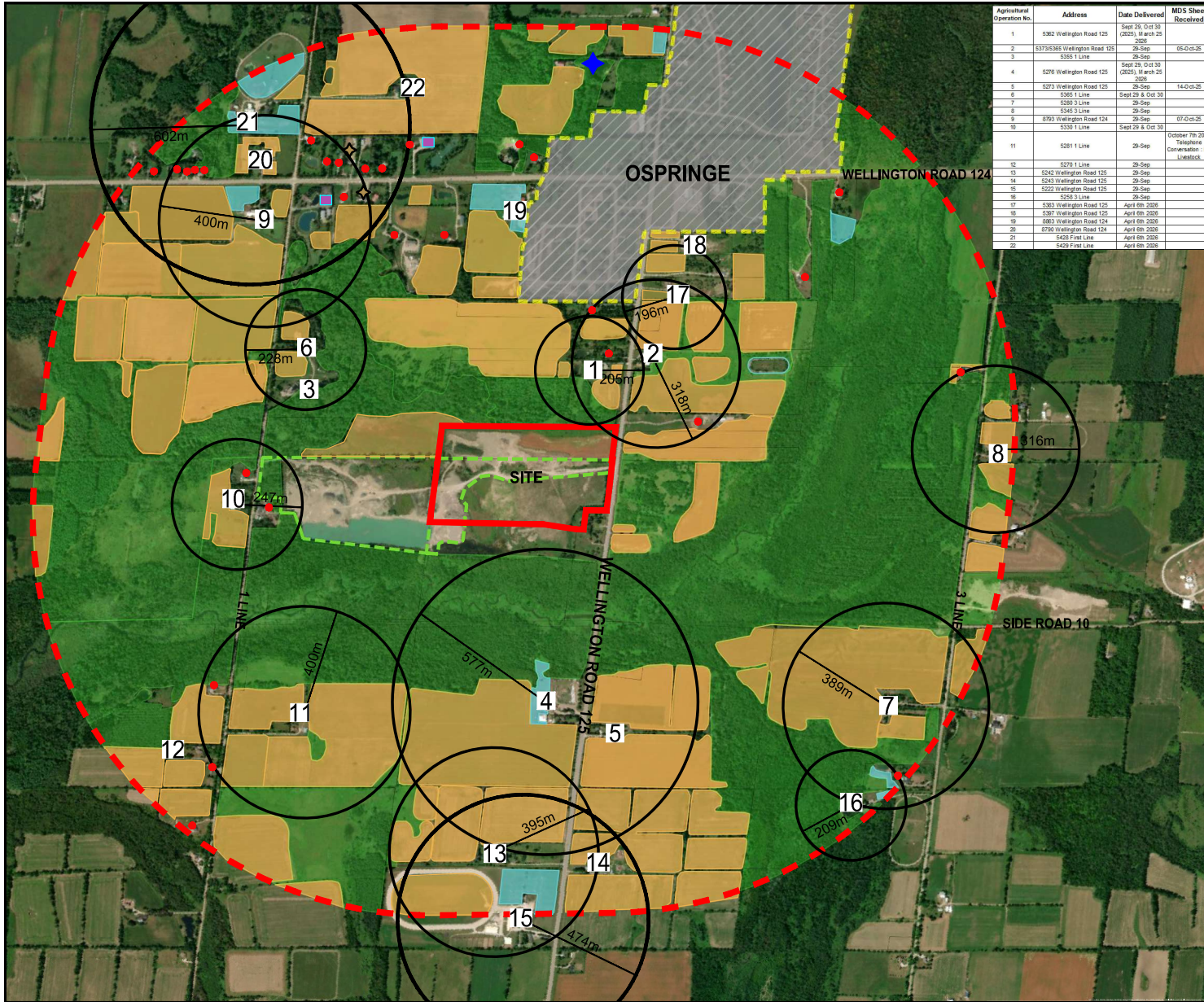
Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
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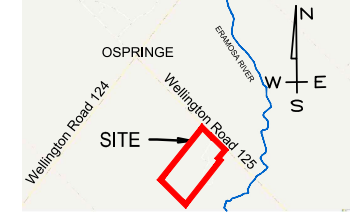
Agricultural Operation No.	Address	Date Delivered	MDS Sheet Received
1	5262 Wellington Road 125	Sept 29, Oct 30 (2025, 16 March 25)	2025
2	5279/5268 Wellington Road 125	29-Sep	05-Oct-25
3	5265 1 Line	29-Sep	29-Sep
4	5276 Wellington Road 125	Sept 29, Oct 30 (2025, 16 March 25)	2025
5	5273 Wellington Road 125	29-Sep	14-Oct-25
6	5265 1 Line	5 Sept 29 & Oct 30	29-Sep
7	5260 3 Line	29-Sep	29-Sep
8	5245 3 Line	29-Sep	29-Sep
9	8790 Wellington Road 124	29-Sep	07-Oct-25
10	5330 1 Line	Sept 29 & Oct 30	29-Sep
11	5281 1 Line	29-Sep	October 7th 2025 Telephone Conservation - No Livestock
12	5278 1 Line	29-Sep	29-Sep
13	5242 Wellington Road 125	29-Sep	29-Sep
14	5243 Wellington Road 125	29-Sep	29-Sep
15	5252 Wellington Road 125	29-Sep	29-Sep
16	5258 3 Line	29-Sep	29-Sep
17	5263 Wellington Road 125	April 6th 2026	April 6th 2026
18	5267 Wellington Road 125	April 6th 2026	April 6th 2026
19	8883 Wellington Road 124	April 6th 2026	April 6th 2026
20	8790 Wellington Road 124	April 6th 2026	April 6th 2026
21	5425 First Line	April 6th 2026	April 6th 2026
22	5429 First Line	April 6th 2026	April 6th 2026

Ospringle Estate Development Agricultural Land Use Map

FIGURE 7

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



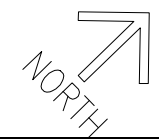
NOTES

1. THIS IS NOT A PLAN OF SURVEY.
2. THE SITE IS CURRENTLY ZONED M4 (EXTRACTIVE INDUSTRIAL).
5. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

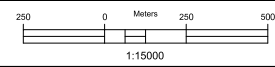
LEGEND

- SITE LOCATION
- 1500 m STUDY AREA
- OSPRINGE URBAN BOUNDARY
- AGRICULTURAL OPERATION
- SHRUB/SCRUB LOWLAND COMPLEX
- COMMON ROW CROP
- ACTIVE AGGREGATE OPERATION
- PASTURE LAND
- MDS I SETBACK
- AGRICULTURE RELATED USE
- Non-Farm Residence
- Contractor & Service Businesses
- Veterinary Clinics & Animal Care Services

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4/22/2026



**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

Official Plan Amendment No. ____
File OP-____- Mulmur Aggregates Inc.

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 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

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 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:

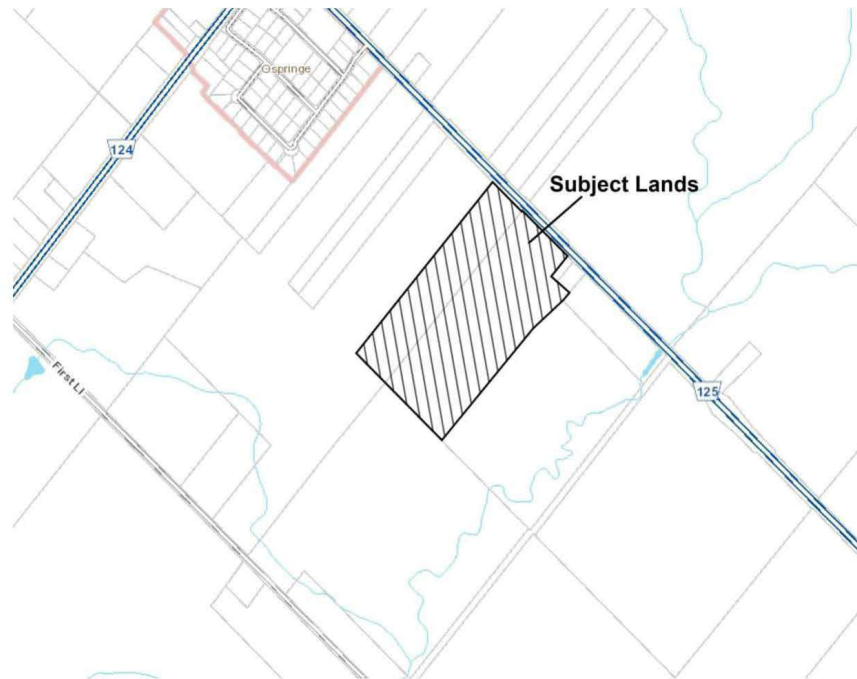
1. THAT **Schedule B2 (ERIN)** is amended by designating 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 11 and 12, Concession 2, in the Town of Erin as illustrated on the attached Schedule "A" of this amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

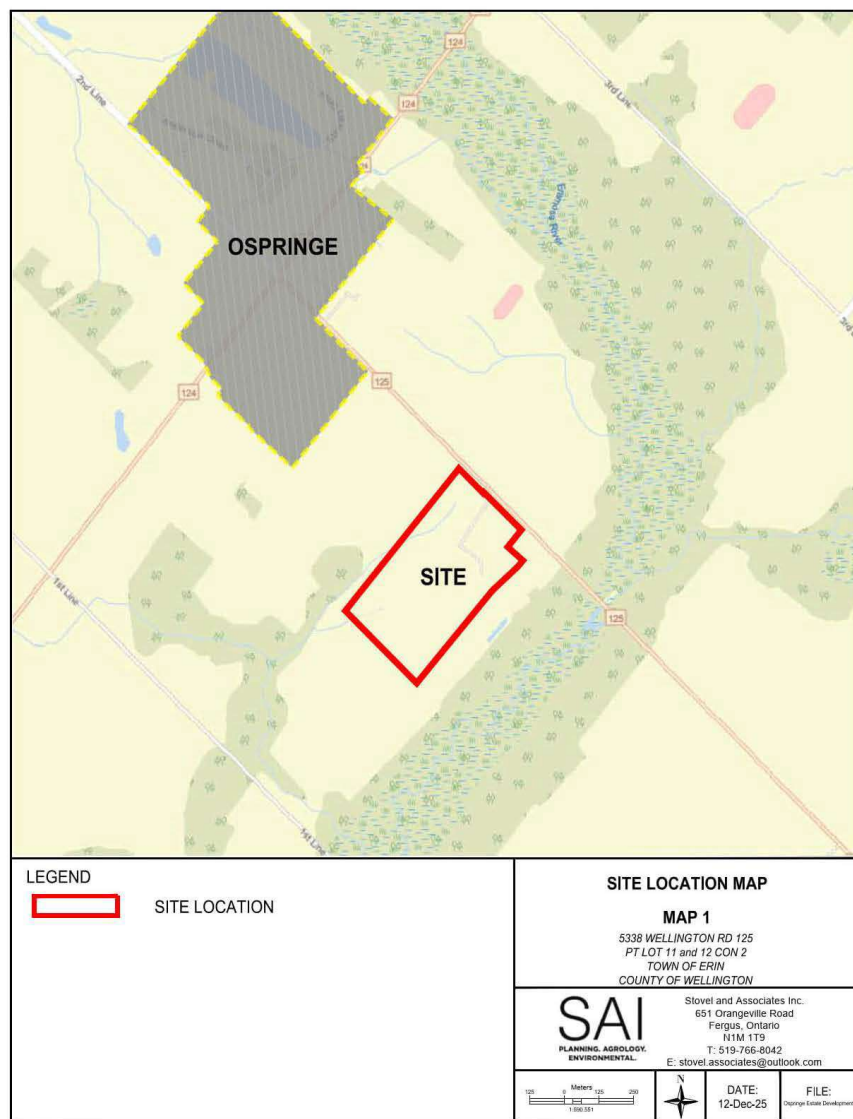
OFFICIAL PLAN AMENDMENT NO. ____



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



10