

THE CORPORATION OF THE COUNTY OF WELLINGTON

By-law No. XX

A By-law to adopt Amendment Number ____ 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 XX to the Official Plan for the County of Wellington, consisting of text and 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 AND SECOND TIME THIS ____ DAY OF _____, 2026

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2026

Warden

COUNTY CLERK

AMENDMENT NUMBER XX
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 County of Wellington Official Plan.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6582 and 6585 Highway 6, County of Wellington and further described legally as PT LT 17 CON 15 NICHOL AS IN RO707709 EXCEPT PT OF PT 2, HWY PL ROS265833 & PART 1, PLAN 61R-11621; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 61R20062 AS IN WC373520; TOWNSHIP OF CENTRE WELLINGTON and PT LT 17 CON 15 NICHOL PART 2, 61R2818; CENTRE WELLINGTON (the “Site”) to “Designated Greenfield Area” 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”, “Core Greenlands”, and “Greenlands” on Schedule B1 – Centre Wellington. The designation will facilitate the development of urban-type residential uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development in its entirety is situated on the west side of Highway 6 and east of Beatty Line North, and is currently adjacent to the existing Bonaire residential subdivision.

RATIONALE

The proposed amendment is consistent with the Provincial Planning Statement by extending the Fergus Settlement Area boundary to incorporate the Site and allow for urban low- and medium-density residential, commercial, and institutional development within a Designated Greenfield Area. The Provincial Planning Statement promotes development patterns within Settlement Areas that make efficient use of land, infrastructure, and public service facilities. Incorporating the Site into the Fergus Settlement Area will support an efficient and cost-effective form of development while contributing to the continued development of a complete community in Fergus. The proposed amendment is appropriate and represents a logical expansion of existing infrastructure associated with the Strathlea/Bonaire Subdivision. On-site natural heritage features will be protected from adverse impacts. Accordingly, 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.

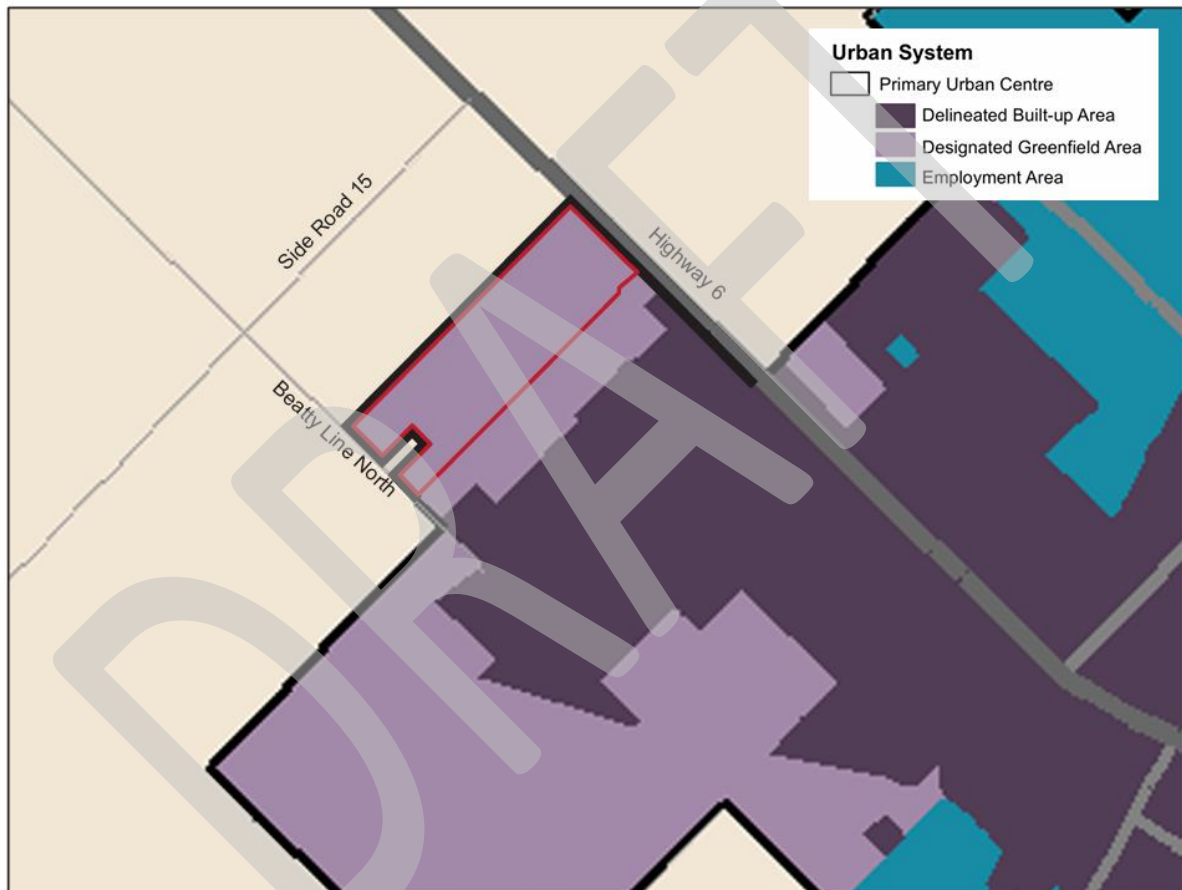
DETAILS OF THE AMENDMENT

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 ‘A-1’ 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 ‘A-1’ 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 ‘B-1’ of this Amendment to Primary Urban Centre, Greenlands and Core Greenlands.

COUNTY OF WELLINGTON

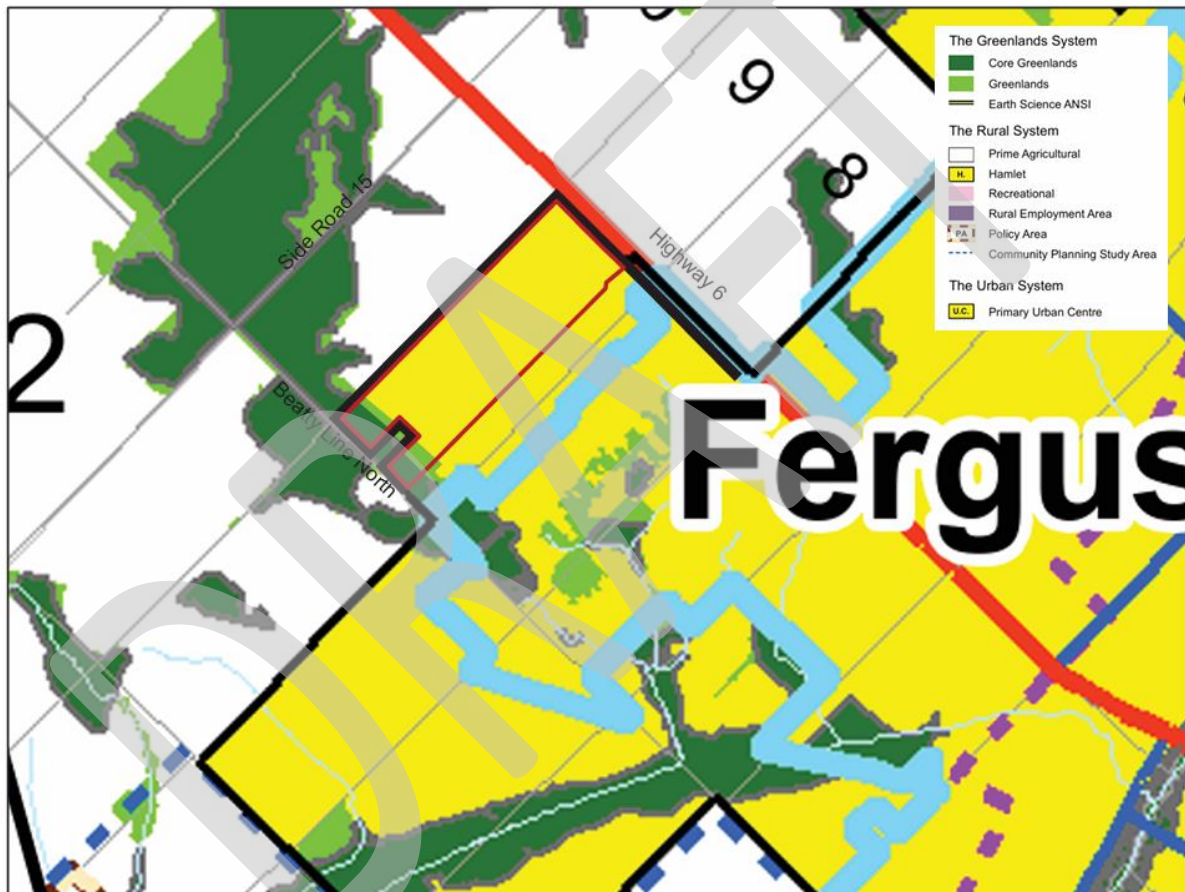
SCHEDULE A-1
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. _____



THIS SCHEDULE A-1 OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON COUNTY OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2026.

COUNTY OF WELLINGTON

SCHEDULE B-1
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. _____



THIS SCHEDULE B-1 OF AMENDMENT NO. ____ TO THE COUNTY OF
WELLINGTON COUNTY OFFICIAL PLAN DATED THIS ____ DAY OF ____,
2026.