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 text, maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 20__

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 20__

_____

WARDEN

_____

CLERK

DRAFT

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 change 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.

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PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to redesignate the portion of the lands municipally known as 7335 Wellington Road 34 from *Secondary Agriculture* to *Rural Employment Areas* and include a site specific policy to permit parking and loading along Wellington Road 34 and to require a 50m setback from sensitive uses.

This amendment will facilitate the development of the subject lands as prestige employment lands that are planned to accommodate a dry industrial use.

LOCATION

The lands subject to the proposed amendment are located within the Township of Puslinch. They are located in the central part of the Township, are rectangular in shape and are bounded by Wellington Road 34 to the north and Concession Road 7 to the west. They are municipally known as 7335 Wellington Road 34 and have an area of 40.2 hectares.

BACKGROUND

Official Plan Amendment and Zoning By-law Amendment applications were submitted in September 2026. The applications included detailed studies, reports and plans to support the proposed development. Pre-consultation with the Township occurred in 2025, prior to submission of the applications.

BASIS

The Official Plan Amendment is based on the following:

- The County Official Plan identifies that employment growth in the Township of Puslinch is anticipated to increase from 5,800 to 7,900 over the 30-year horizon (2021-2051). The County Official Plan requires that sufficient land is to be designated to accommodate a range and mix of employment opportunities to meet the needs of the growth forecast and will encourage/ support decisions that ensure an adequate supply is available at all times.
- The County has identified the need for additional employment areas in the Township through the ongoing Municipal Comprehensive Review.
- The Subject Lands have been redesignated to *Rural Employment* through the County-adopted OPA 131.
- The Subject Lands have excellent access to the existing transportation network, including convenient access to a Provincial Highway (Highway 6) and to existing County arterial roads.
- The Subject Lands provide an opportunity for new rural employment lands to be developed in the near term.

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PUBLIC AND AGENCY INPUT

To be completed

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PART B - THE AMENDMENT

All of this part of the document, entitled Part B - The Amendment, consisting of the following text and schedules, 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:

PART 9 - LOCAL PLANNING POLICY

1. THAT Section 9.3 Puslinch Local Policies is amended by adding the following text to section 9.3:

PA7-_ - 7335 Wellington Road 34

"The lands identified as PA7-_ on Schedule B7 of this plan relate to a prestige employment development on 7335 Wellington Road 34. Notwithstanding the Rural Employment Area policies, the following shall apply to these lands:

- Parking and loading are permitted along Wellington Road 34. Any parking or loading along Wellington Road 34 must be screened.
- A minimum setback from sensitive land uses, including rural residential uses, shall be specified in the Zoning By-law. The required setback shall be determined in accordance with the Ministry of the Environment, Conservation and Parks D-6 Guidelines, based on the findings of a Land Use Compatibility Study prepared to the satisfaction of the County of Wellington.

SCHEDULES

2. Schedule A7, Land Use Puslinch, is amended by redesignating the portion of the lands subject to this amendment Rural Employment Area, as shown on Schedule “A-1”.

3. Schedule B7, Land Use Puslinch, is amended by redesignating the portion of the lands subject to this amendment that are presently designated Secondary Agriculture to Rural Employment Area and identifying special policy PA7-__, as shown on Schedule “A-2”.

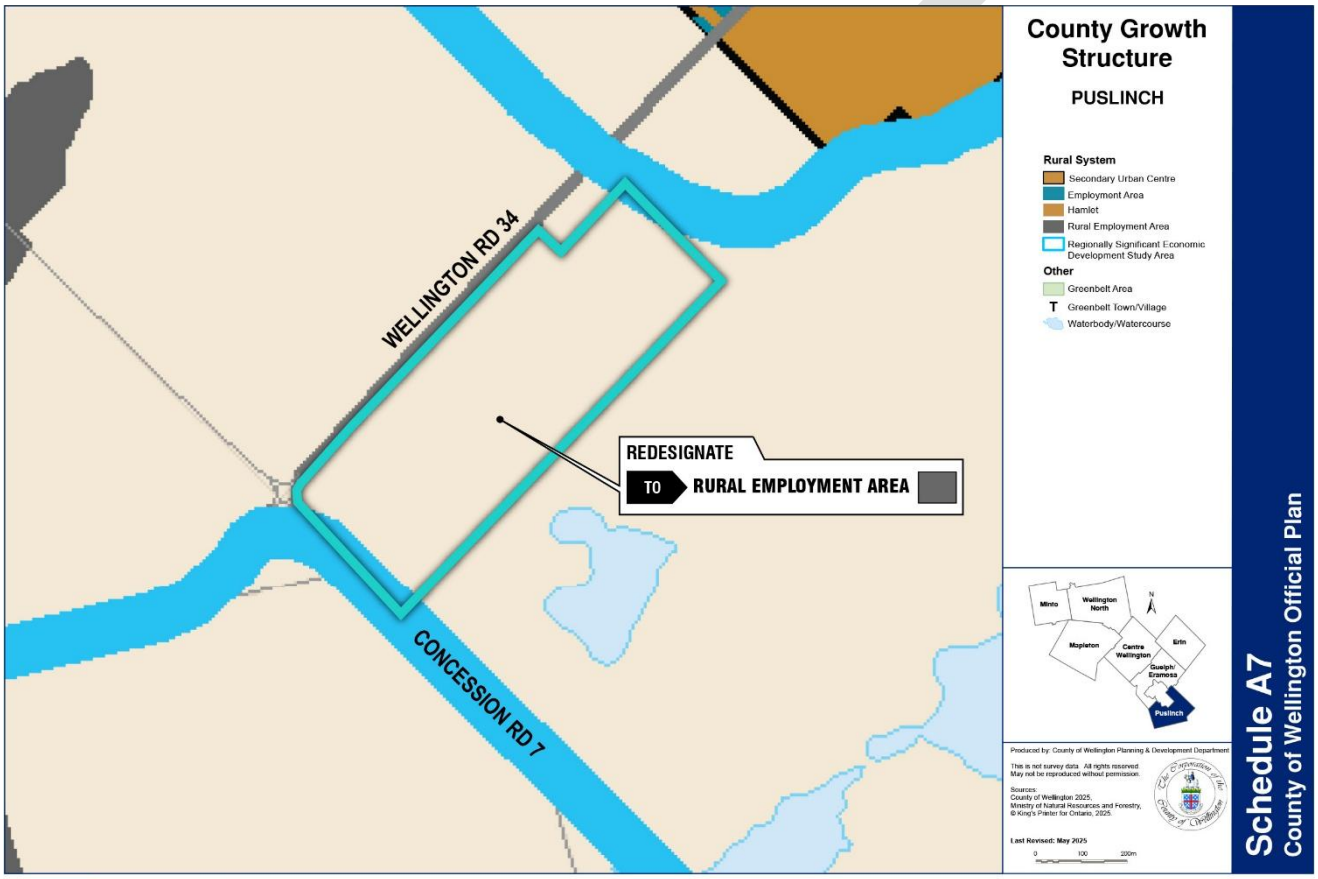
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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"

OF

OFFICIAL PLAN AMENDMENT NO. ___

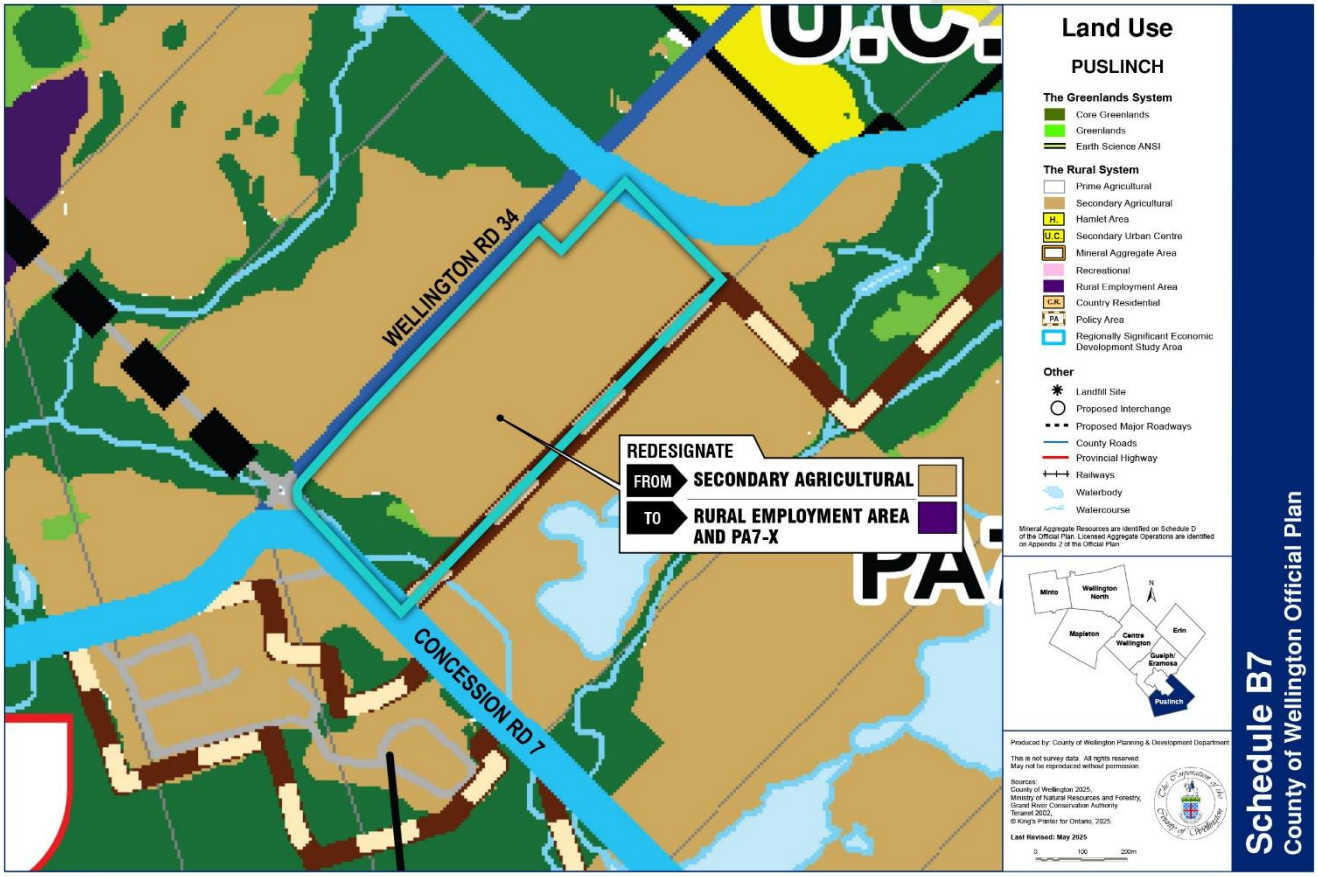


THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-2"

OF

OFFICIAL PLAN AMENDMENT NO. ___



Subject Lands

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