



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5977-26

A by-law to adopt Amendment No. 131 Rural Areas Policy and Growth
to the Official Plan of 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 No. 131 Rural Areas Policy and Growth 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 APRIL 30, 2026.



A handwritten signature in black ink, appearing to read "Chris White", written above a horizontal line.

CHRIS WHITE, WARDEN

A handwritten signature in black ink, appearing to read "Jennifer Adams", written above a horizontal line.

JENNIFER ADAMS, COUNTY CLERK

AMENDMENT NUMBER 131
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Council Adopted
April 30, 2026

COUNTY OF WELLINGTON
GENERAL AMENDMENT
(Rural Growth and Policy Updates)

**AMENDMENT NUMBER 131
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 131.

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 align the rural area policies with the 2024 Provincial Planning Statement (PPS) and complete Rural Phase 3B of the Official Plan Review. This amendment covers five key areas.

1. County-wide PPS Rural Area Policy Consistency (PPS)
2. Erin Rural Residential Growth Review (ERIN)
3. Puslinch Rural Residential Growth (PCH-R)
4. Puslinch Rural Employment Growth (PCH-E)
5. Other Changes (CW – Centre Wellington, ERIN, MINTO, PCH-R)

The details of the amendment are as follows:

1. County-wide PPS Rural Area Policy Consistency (PPS)

Aligns the rural area policies with the 2024 Provincial Planning Statement by:

- Updating permitted use policies in the prime agricultural area.
- Implementing an agricultural system approach to enhance protection of agricultural land base in the County and support the viability of agri-food network.
- Requiring new non-agricultural uses in the prime agricultural area to avoid or minimize impacts on the agricultural system as demonstrated through an agricultural impact assessments or equivalent analysis.
- Permitting lot creation in the prime agricultural area for infrastructure where the use or facility cannot be accommodated through an easement or existing right-of-way.
- Revising residence surplus to a farming operation severance policy to strengthen lot size requirements and strengthen and clarify requirements related to eligibility.
- Aligning the County Official Plan with the Rural Area concept of the PPS.
- Revising existing and adding new definitions in accordance with the PPS related to agriculture.
- Adding a new definition “Farm Operation” to the Plan to support the implementation of the Residence Surplus to a Farming Operation and On-farm Diversified use policy frameworks.
- Other changes to clarify and support the implementation of the rural area policy framework in the County.

- Removal of policy 6.8.4 which places restrictions on the type of employment areas uses outside of settlement areas as it is based on a Growth Plan policy which no longer applies.

2. Erin Rural Residential Growth Review

(ERIN, PCH-R)

Provides flexibility for the Town of Erin to further study and determine its priorities for directing rural residential growth:

- Adds a new policy 3.5.1 to support a local review of potential options for addressing the rural residential growth shortfall in the Town of Erin. If applicable, any surplus is to be reallocated to the Township of Puslinch.
- Provides for future consideration of changes to the rural residential cut-off date under policy 3.5.1 and the lot creation policies of section 10.4.4, if warranted.
- Policy 3.5.1 is to be implemented through any necessary amendments to the Town of Erin Official Plan to allow for local consultation and eliminate potential policy duplication.

3. Puslinch Rural Residential Growth (PCH-R)

Makes sufficient rural residential land available in Puslinch over the long-term by changing the severance cut-off date in Puslinch and expanding Aberfoyle:

- Change the rural residential severance date to May 1, 2025 as it applies to the Secondary Agricultural Areas of Puslinch.
- Expand the secondary urban centre boundary of Aberfoyle.
- Change land use designations within the expanded Aberfoyle boundary:
 - From Secondary Agricultural and Country Residential to Residential, Highway Commercial, Industrial, Residential Transition Area, Core Greenlands and Greenlands.
- Add a new policy area (PA7-12) Maltby Road Future Development Area related to policy 3.5.1 (above) to phase future residential development (subject to County reallocation of growth), to address Highway Commercial lands and introduce a 7.5 metre minimum buffer to provide an urban-rural interface along Maltby Road.
- Add a new policy area (PA7-9) Aberfoyle Garage to County lands within the current and expanded Aberfoyle boundary to provide flexibility for future needs.

- Make housekeeping changes to:
 - Align the mapped boundary of existing policy area PA7-2 (Mill Creek Residential Area) and PA7-6 (Mini Lakes) with property boundaries.
 - Change land use designation from Industrial to Residential for a residential property.

4. Puslinch Rural Employment Growth (PCH-E)

To make sufficient rural employment land available in Puslinch over the long-term:

- Change land use designation from Secondary Agricultural to Rural Employment Area.
- Add new policy area (PA7-10) to establish site-specific policies for newly identified prestige rural employment areas.
- Add new policy area (PA7-11) to establish additional site-specific policies for newly identified rural employment areas.
- Make changes to section 9.8.3 Puslinch Industrial Policy by adding policies to implement Puslinch by Design: Employment Land Study to address road infrastructure, transportation, concept plan, communal wells and land use compatibility and deleting subsection (a).

5. Other Changes

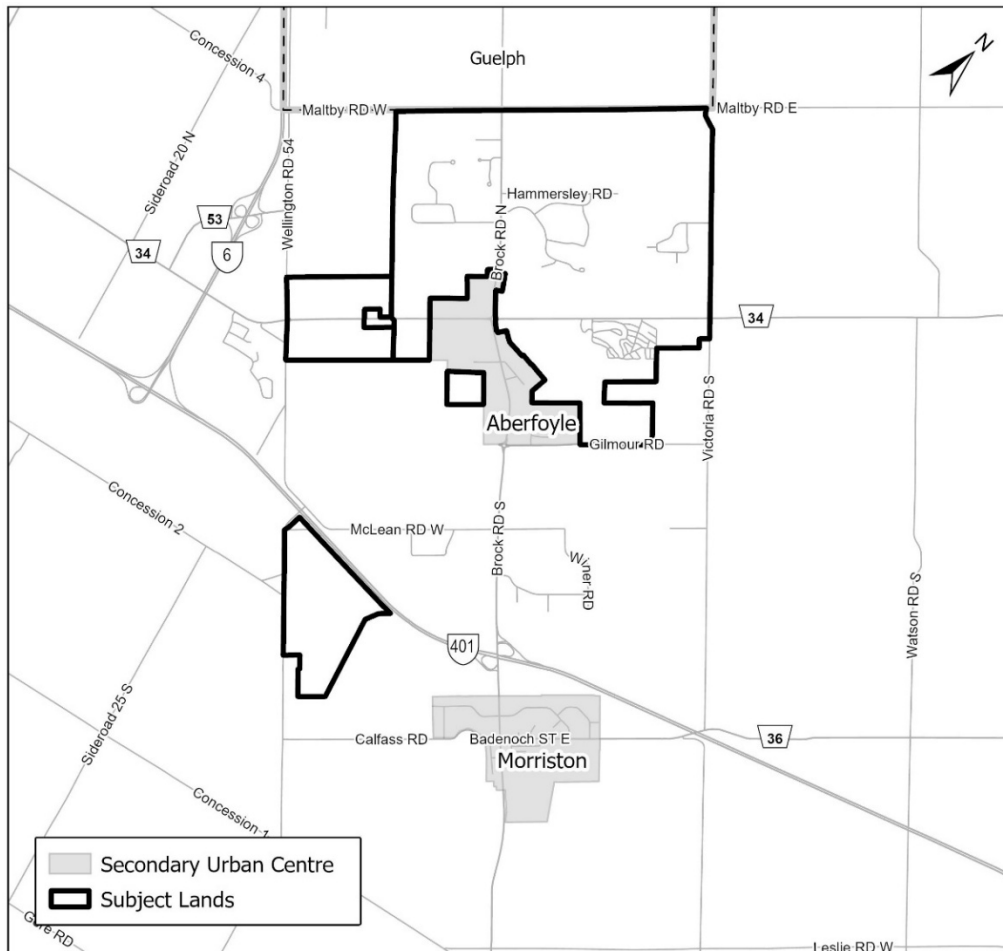
Other changes include:

- PPS updates to clarify: (1) when amendments to County Growth Structure (Schedule A) mapping is required (County-wide); and (2) when amendments are not required for employment conversions where a local Official Plan Amendment has been approved for such a conversion to take place. (CW, ERIN)
- Removal of rural cluster policy 6.5.4 applicable to Secondary Agricultural Areas as the necessary assessment has been completed. (ERIN, MINTO, PCH-R)
- Clarify that the rural residential severance date of March 1, 2005 continues to apply to the Secondary Agricultural Areas of Erin and Minto. (ERIN, MINTO)

LOCATION

Many of the policy changes apply broadly across the County of Wellington. Others apply to the Secondary Agricultural Areas of Erin, Minto and Puslinch. The lands subject to the proposed amendment located within the Township of Puslinch are identified in the Key Map below.

Figure 1 Key Map



BACKGROUND

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended) and a 5-year review component. The Minister of Municipal Affairs and Housing advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The Province concluded a process to streamline and combine the 2020 Provincial Policy Statement (PPS) and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan). The 2024 Provincial Planning Statement (2024 PPS) came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

OPA 131 is the fifth amendment of the County's phased Official Plan Review.

BASIS

This County-initiated amendment is based on the following:

- A detailed review of the 2024 PPS policies;
- A detailed review of the County of Wellington's population, household and employment growth forecasts and allocations to 2051 as approved by the Province through OPA 120 in July 2024;
- An in-depth Land Needs Assessment carried out primarily to assess the quantity of urban land required to accommodate the County's forecasted growth to 2051. The Assessment also included a rural employment analysis ultimately identifying the need for a minimum of 30 ha of additional rural employment area land in Puslinch;
- Supplemental calculation of land need for the expansion of Aberfoyle;
- The detailed "Puslinch by Design: Employment Land Study", further Township Council direction and 2024 PPS policies allowing municipalities to plan for employment growth beyond the 2051 planning horizon. Puslinch by Design: Employment Land Study is based on the following:

Background Report including Background Papers

- Employment Land Market Study
- Transportation
- Municipal and Private Servicing
- Land Use Planning and Land Use Compatibility
- Aggregates
- Agriculture
- Natural Heritage
- Design
- Cultural Heritage Resources

Phase 3 Detailed Planning Study

Phase 4 Land Options Report

Phase 5 Recommended Land Option and Land Use Report

Phase 5 Addendum Report

- Results of the evaluation and overall recommendations for where the Township of Puslinch can most feasibly expand the urban boundary of Aberfoyle based on the following:

Planning Impact Assessment

Agricultural Impact Assessment

Minimum Distance Separation (MDS) Study for Aberfoyle SABE Aggregate Impact Assessment

This County-initiated amendment is being processed under Section 26 of the Planning Act.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 131) has been informed by previous consultations on the Phase 1 MCR Report: Urban Structure and Growth Allocations and Phase 2 MCR Report: Land Needs Report which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Numerous County Planning Committee reports which have documented the results of public consultation and engagement

The “Puslinch by Design: Employment Land Study” included three public open houses and multiple Council meetings to obtain public feedback on the Study.

The County of Wellington has had pre-application consultations with various Provincial ministries to address specific technical questions of the County related to draft OPA 131.

The direct consultation for OPA 131 included:

- Circulation to the Ministry of Municipal Affairs and Housing
- Circulation to Member Municipalities, adjacent Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Statutory Open House
- Statutory Public Meeting

Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To obtain further public feedback, notification of engagement opportunities was also provided through the project email list and website updates.

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. 131 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 1 – INTRODUCTION

PPS	1. Section 1.1 Purpose is amended by: adding the phrase “local food” to the end of the first list following the phrase “cultural facilities”.
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PART 2 – WELLINGTON’S PLANNING VISION

PPS	2. Section 2.1.3 Land Stewardship is amended by: adding the phrase “, farmers” following the phrase “community groups” in the first paragraph.
PPS	3. Section 2.2 Our Commitment to the Future is amended by adding the following new section and renumbering the subsequent sections as follows: “2.2.11 Maintain and enhance a geographically continuous agricultural land base and support the long-term economic prosperity and productive capacity of the <i>agri-food network</i> .”

PART 3 – WELLINGTON GROWTH STRATEGY

<p>PPS CW ERIN</p>	<p>4. Section 3.1 General Strategy is amended by adding the following sentences to the end of the section:</p> <p>“County Growth Structure (Schedule A) shall be amended to reflect changes to Primary and Secondary Urban Centres, Hamlets, Employment Areas and Rural Employment Areas associated with Land Use (Schedule B) amendments.</p> <p>A duplicate County Official Plan Amendment is not required for changes to employment areas and/or rural employment areas identified on Schedule A where a local Official Plan is in effect and an amendment to change an <i>employment area</i> designation(s) has been approved. In such instances, the County will maintain and update Schedule A in accordance with the approved local official plan amendment.”</p>
<p>ERIN PCH-R</p>	<p>5. Section 3.5 Allocating Growth is amended by adding the following new policy before Table 1:</p> <p>“3.5.1 Erin Rural Residential Growth Review</p> <p>The purpose of this policy is to support a local review of potential options for addressing a rural residential growth shortfall in the Town of Erin and if necessary, to reallocate any surplus to the Township of Puslinch.</p> <p>Table 3 sets out the forecasted growth for the Town of Erin to 2051, including ranges for the rural population and rural households outside of Hillsburgh and Erin Village. The ranges represent the rural residential growth shortfall.</p> <p>If the Town of Erin determines that the appropriate amount of rural growth is to be less than the upper range set out in Table 3, this shall be implemented through an amendment to the Town of Erin official plan, without an amendment to this Plan.</p> <p>If the Town of Erin determines that a change(s) to the March 1, 2005 date restriction of Section 10.4.4 (Secondary Agricultural Areas – Residential Lots - Erin and Minto) is warranted, such changes shall be implemented by a local official plan amendment to include necessary lot creation policies in the Town’s Official Plan, as appropriate.</p> <p>This approach to implementation is meant to allow for local consultation and eliminate potential policy duplication.</p> <p>The County may reallocate any surplus forecasts within the ranges of Table 3 to the Township of Puslinch, as appropriate, without an amendment to this Plan.”</p>

ERIN	6. Section 3.5 Allocating Growth is amended by deleting Table 3 and replacing it with the following:
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“Table 3 TOWN OF ERIN
Projected Growth in Wellington County to 2051

	2021	2051*
Erin		
Total Population ¹	12,000	26,000 to 26,300
Households	4,230	9,080 to 9,200
Total Employment ²	3,100	6,200

	2021	2051*
Erin Village		
Total Population ¹	3,100	10,800
Households	1,140	3,840
Hillsburgh		
Total Population ¹	1,400	6,100
Households	550	2,190
Outside Primary Urban Centres		
Total Population ¹	7,500	9,100 to 9,400
Households	2,540	3,050 to 3,170

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes ‘no fixed place of work’ employment

* See Policy 3.5.1”

PCH-R	7. Section 3.5 Allocating Growth is amended by changing the column heading of Table 7 from “2051” to “2051*” and adding the following text to the end of Table 7: “*See Policy 3.5.1.”
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PART 4 – GENERAL COUNTY POLICIES

<p>PPS</p>	<p>8. Section 4.2.5 Rural Opportunities is amended by:</p> <ul style="list-style-type: none"> a. adding “that are compatible with agriculture and other resource-related uses” following the word “employment” in the first paragraph of this section. b. adding “directly” following the phrase “Businesses required to” in the third paragraph of this section. c. adding “, local food” following the phrase “development of tourism” and adding “that leverage rural amenities and assets” following the phrase recreation opportunities in the fifth paragraph of this section. d. deleting the sixth paragraph of this section entirely and replacing it with the following: “<i>The applicable policies of this plan will be used in locating employment opportunities to ensure normal farm practices are able to continue unhindered and avoid and minimize impacts on the agricultural system, Greenlands System and mineral aggregate resources.</i>”
<p>PPS</p>	<p>9. Section 4.2.6 Home Business is amended by:</p> <ul style="list-style-type: none"> a. adding “<i>on-farm diversified uses</i> will be permitted, in accordance with provincial guidelines and the policies of this plan.” following the word “Additionally,” in the third paragraph of this section. b. deleting the following text in the third paragraph, which states: “the following uses may be considered: <ul style="list-style-type: none"> • sales outlets for agricultural products produced on the farm; • home industries which are small in scale with limited employees, and minimal off site impact; • bed and breakfast establishments; • farm vacation enterprises.”
<p>PPS</p>	<p>10. Section 4.3 Farmland Protection is amended by adding the following new section and renumbering the subsequent sections as follows:</p> <p>“4.3.1 Agricultural System The County has adopted an <i>agricultural system</i> approach to agricultural land use planning to support the protection of the agricultural land base in the County and provide support for the viability of the agri-food industry. The <i>agricultural system</i> includes two components:</p>

	<p>1) The agricultural land base consisting of <i>Prime Agricultural Areas</i> and <i>Secondary Agricultural Areas</i>; and</p> <p>2) the <i>agri-food network</i>.</p> <p>The <i>agri-food network</i> complements and supports the agricultural land base and includes <i>infrastructure</i>, services and other agri-food assets that are needed to sustain and enhance agriculture and the broader agri-food sector in the County.</p> <p>It is the policy of this Plan to protect the continuity of the agricultural land base, to minimize land use conflicts, to provide opportunities to support local food production and urban agriculture and foster a robust <i>agri-food network</i>.”</p>
PPS	<p>11. Section 4.3.1 Prime Agricultural Areas is amended by deleting the sentence in this section in its entirety and replacing it with the following:</p> <p>“<i>Prime agricultural areas</i> will be designated and protected so that normal farming operations are not hindered by conflicting development. Within <i>prime agricultural areas</i> Class 1, 2, and 3 lands will be given the highest level of protection followed by class 4 through 7 lands, in this order of priority.”</p>
PPS	<p>12. Section 4.3.3 Policy Direction is amended by deleting bullets a), b) and c) in their entirety and replacing them with the following:</p> <p>“a) Class 1, 2, and 3 agricultural lands, associated Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit the characteristics of ongoing agriculture, and <i>specialty crop areas</i> will be designated as <i>prime agricultural areas</i>.</p> <p>b) Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary and Secondary Urban Centres and Hamlets.</p> <p>c) Limited non-residential uses, other than aggregate extraction in accordance with Section 6.6, may only take place in <i>prime agricultural areas</i> if:</p> <p>i) it can be demonstrated there is an identified need with the planning horizon of this Plan for additional lands to accommodate the proposed use;</p> <p>ii) there are no reasonable alternative locations which avoid <i>prime agricultural areas</i>;</p> <p>iii) if <i>prime agricultural areas</i> are unavoidable, there are no reasonable alternative locations within <i>prime agricultural areas</i> with lower priority agricultural lands;</p>

	<p>iv) the proposed use complies with the <i>minimum distance separation formulae</i>; and</p> <p>v) impacts from any new or expanding non-agricultural uses on the <i>agricultural system</i> are avoided, or where avoidance is not possible, minimized and mitigated as determined through an <i>Agricultural Impact Assessment</i> or equivalent analysis based on provincial guidance.</p> <p>In considering need and alternative locations, decision makers will be guided by the following:</p> <p>Need</p> <ul style="list-style-type: none"> • 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 <p>Alternative Locations</p> <ul style="list-style-type: none"> • impacts on agricultural land and operations • location requirements of the proposed use • degree of land fragmentation in the area • Canada Land Inventory classification”
PPS	<p>13. Section 4.4.6.1 Additional Residential Units within a Main Residence is amended by adding the following bullet to the end of the bullet list in this section:</p> <p>“ h) <i>Minimum Distance Separation Distance Formulae</i> is complied with, where applicable.”</p>
PPS	<p>14. Section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure is amended by adding the following text to the end of bullet a) following the phrase “agricultural production”:</p> <p>“ and is compatible with, and would not hinder, surrounding agricultural operations”.</p>
PPS	<p>15. Section 4.6.5 Agricultural Impact Assessment is amended by deleting the text of this section in its entirety and replacing it with the following:</p>

	<p>“In accordance with the policies of this Plan, where a new or expanding non-agricultural use is proposed in the <i>prime agricultural area</i> or secondary agricultural area, an <i>agricultural impact assessment</i> or equivalent analysis may be required to assess the potential impacts on the <i>agricultural system</i> and existing <i>agricultural uses</i>. Impacts from non-agricultural uses are to be avoided or if avoidance is not possible, minimized and mitigated as determined through the <i>agricultural impact assessment</i> or equivalent analysis, based on provincial guidance.</p> <p>A scoped <i>agricultural impact assessment</i> or equivalent analysis may be required for certain permitted uses in the <i>prime agricultural areas</i> and secondary agricultural areas depending on the size, scale or anticipated impact of the proposed <i>development</i>. Scoped assessments may be used to help achieve policy objectives and recommend measures to minimize and mitigate impacts to surrounding agricultural uses.”</p>
PPS	<p>16. Section 4.6.5.1 Rural Development in Prime or Secondary Agricultural areas is deleted in its entirety, which states:</p> <p>“4.6.5.1 Rural Development in Prime or Secondary Agricultural areas</p> <p>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:</p> <ul style="list-style-type: none"> 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.” <p>Subsequent sections are to be renumbered.</p>
PPS	<p>17. Section 4.7.1 Distinct Urban-Rural Boundary is amended by deleting bullet a) and bullet b) in its entirety and replacing it with the following:</p> <p>“ a) prohibits new <i>development</i> adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion. Adjacent will normally mean within 1 kilometre of an urban area boundary. In certain circumstances, the existence of natural or human made boundaries can be considered as rationale to support the increase or decrease in the 1 kilometre limit.</p>

	<p>b) New or expanding livestock facilities, and other <i>agricultural uses</i>, that are proposed adjacent to an existing urban boundary are permitted, provided they comply with the <i>minimum distance separation formulae</i>, and any other applicable policy in this Plan.”</p>
PPS	<p>18. Section 4.8.2 Primary Urban Centre Expansion Criteria is amended by:</p> <p>a. deleting the text in bullet g) in its entirety and replacing it with the following:</p> <p>“whether impacts on the <i>agricultural system</i>, including agricultural operations, are considered from expanding settlement areas and would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i> or equivalent analysis, based on provincial guidance;”</p> <p>b. deleting the text in bullet j) in its entirety and replacing it with the following:</p> <p>“whether the expanded settlement area complies with the <i>minimum distance separation formulae</i> has been considered.”</p>

PART 6 – THE RURAL SYSTEM

<p>PPS</p>	<p>19. Section 6.1 Defined is amended by:</p> <p>a. deleting the first sentence of this section in its entirety and replacing it with the following:</p> <p>“The Rural System is a relatively stable part of the County landscape devoted to economic activities based on natural resources. The Rural System primarily consists of natural resource land, <i>natural heritage features and areas</i> and other uses typically found in nonurban areas.”</p> <p>b. updating the bullet list as follows:</p> <p>deleting the phrase “<i>mineral aggregate areas</i>” and replacing it with the phrase “<i>mineral aggregate resources</i>” and by adding the phrase “Greenlands System” to the end of the bullet list.</p>
<p>PPS</p>	<p>20. Section 6.2 Purpose is amended by deleting the three paragraphs in this section in their entirety and replacing them with the following:</p> <p>“The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy.</p> <p>The purpose of the Rural System is to:</p> <ul style="list-style-type: none"> • Support the economic activities which depend on Wellington’s natural resources to deliver a sustainable and diversified agricultural industry and rural economy. • Support the wise use and sustainable management of natural resources. • Support a connected <i>agricultural system</i> that protects and enhances the agricultural land base, supports local food production and a robust <i>agri-food network</i>. • Maintain and build upon the rural character of the County by leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources, and the protection and enhancement of the natural environment. • Promote the efficient use of rural <i>infrastructure</i> and <i>public service facilities</i>.

	<ul style="list-style-type: none"> • Support the vitality and regeneration of secondary urban centers and hamlets to ensure they continue to serve the needs of rural residents and businesses in the County. • Conserve the biodiversity and connectivity of natural heritage features and the ecological benefits provided by the natural environment. <p>The Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System.”</p>
PPS	<p>21. Section 6.3 Planning Approach is amended by:</p> <ul style="list-style-type: none"> a. deleting the first paragraph in this section in its entirety and replacing it as follows: <p>“<i>Prime agricultural areas</i> will be protected for the long-term use of agriculture. While agriculture will be the main land use activity in these areas, <i>agricultural-related uses</i> and <i>on-farm diversified uses</i> will be allowed in accordance with the policies of this Plan and provincial guidelines.”</p> b. deleting the second paragraph in this section in its entirety and replacing it as follows: <p>“Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in <i>prime agricultural areas</i>. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the <i>infrastructure</i>, which is planned or available, and avoids the need for uneconomical expansion.”</p> c. in the third paragraph, deleting the phrase “<i>Significant mineral aggregate deposits</i>” and replacing it with the phrase “<i>Deposits of mineral aggregate resources</i>”. d. in the fifth paragraph, adding the phrase “outside of <i>the prime agricultural area</i>” immediately following the phrase “Non-farm related housing may be considered”. e. in the sixth paragraph, deleting the word “lands” and replacing it with “areas” immediately following the phrase “Rural employment”. f. deleting the eighth paragraph in this section in its entirety and replacing it as follows:

	<p>“Waste Management Facilities may be allowed in the Rural System subject to the Environmental Assessment Act or the Environmental Protection Act, the Environmental Services policies of this Plan, and the <i>prime agricultural area</i> in accordance with section 4.3.4 c).”</p> <p>g. adding the following new paragraph to the end of this section:</p> <p>“<i>Natural heritage features and areas</i> and other Greenland System components are located in the Rural System and form integral part of the rural landscape. Development in and adjacent to these areas will be in accordance with Section 5 Greenland System of this Plan.”</p>
PPS	<p>22. Section 6.4.1 Defined is amended by deleting the first paragraph of this section in its entirety and replacing it with the following:</p> <p>“Canada Land Inventory Class 1, 2, and 3 lands and associated Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture will be designated as <i>prime agricultural areas</i> and be protected for the long-term use for agriculture. <i>Prime agricultural areas</i> will be identified by a planning authority based on provincial guidance or informed by provincial mapping.</p> <p>Currently there are no known <i>specialty crop areas</i> in the County. Should any areas be identified, the County will develop policies to govern their protection and development.”</p>
PPS	<p>23. Section 6.4.3 Permitted Uses is amended by:</p> <p>a. in bullet b) deleting the phrase “secondary uses including home businesses and farm businesses” and replacing it with the phrase “<i>on-farm diversified use</i>”.</p> <p>b. in bullet e) deleting the phrase “single detached homes” and replacing it with the phrase “a single detached dwelling associated with an <i>agricultural use</i>”.</p> <p>c. adding new bullet f) to the list and renumbering the subsequent sections as follows:</p> <p>“f) a single detached dwelling on an existing vacant lot in accordance with the local zoning by-law”</p> <p>d. in bullet h) deleting the word “accessory” and replacing it with the phrase “farm help”.</p>

	<p>e. in bullet k) deleting the existing phrase “licensed aggregate operations” and replacing it with “licensed <i>mineral aggregate operations</i> as an interim use”.</p> <p>f. deleting bullet “n) kennels on existing lots of record” in its entirety.</p>
PPS	<p>24. Section 6.4.4 Home Businesses and Farm Businesses is deleted in its entirety and replaced with the following:</p> <p>“6.4.4 On-farm Diversified Uses <i>On-farm diversified uses</i> are permitted in appropriate locations in the <i>prime agricultural area</i> to enable farm operators to diversify and supplement farm incomes, as well as accommodate value-added and <i>agri-tourism uses</i>. A wide range of uses may qualify as an <i>on-farm diversified use</i> and could include:</p> <ul style="list-style-type: none"> • Home Occupations • Home Industries • <i>Agri-tourism</i> and recreational uses • Distillery or small-scale micro-brewery • Value-added processing and packaging • Retail uses <p>To ensure a use qualifies as an <i>on-farm diversified use</i> all the following criteria must be met:</p> <ul style="list-style-type: none"> i) The use is located on a <i>farm operation</i>; ii) The use is secondary to a primary agricultural use of the property; iii) The use will be limited in area, up to 2% of the lot area to a maximum 1 ha; iv) The use is compatible with, shall not hinder surrounding <i>agricultural uses</i>, or generate adverse impacts off-site; v) appropriate sewage and water services can be provided; vi) The use complies with the <i>minimum distance separation formulae</i> in accordance with section 6.4.9; vii) Any other matter deemed appropriate by the municipality. <p>Further to item iii) above, when determining the size of the <i>on-farm diversified use</i> it shall generally include all areas proposed to be used by the <i>on-farm diversified use</i>, including buildings, laneways, parking, outdoor storage, servicing and amenity areas. Local municipalities may discount shared facilities that are also used by the farm operation from the calculation of total size of the <i>on-farm diversified use</i>.</p> <p>Uses that attract large numbers of customers, employees or other people to the farm, create compatibility issues or have high water or wastewater needs may not be considered <i>on-farm diversified uses</i> and will be directed to Primary Urban Centres or other appropriate land use designations.</p>

	<p>Local municipalities are encouraged to establish permissive zoning provisions for the establishment of <i>on-farm diversified uses</i> that are consistent with the criteria of this Plan. Site plan control may be applied to an <i>on-farm diversified use</i> at the discretion of the local municipality.</p> <p>An <i>on-farm diversified use</i> is prohibited from being severed from the property.”</p>
PPS	<p>25. Section 6.4.5 Agriculture-related Uses is amended by deleting the text in this section in its entirety and replaced with the following:</p> <p>“<i>Agriculture-related uses</i> are farm-related commercial and industrial uses that directly support agriculture and contribute to the vitality and economic viability of <i>prime agricultural areas</i>. <i>Agriculture-related uses</i> are permitted in appropriate locations in the <i>prime agricultural area</i> subject to the following:</p> <ul style="list-style-type: none"> a) Appropriate <i>sewage and water services</i> can be provided; b) The use is directly related to farm operations in the area; c) The use supports agriculture and the agricultural economy of the County of Wellington; d) The use benefits from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity; e) The use is compatible with, and does not hinder, surrounding land uses and meets all applicable provincial and municipal emission, noise, odour, compatibility, water and wastewater standards and receives all relevant environmental approvals; f) The use avoids cultivated lands and keeps the amount of land for new or expanding <i>agriculture-related uses</i> to the minimum necessary to support the use and its servicing needs; g) The use can obtain access to an all-season maintained public road and that access to a local road be preferred over County and provincial roads where practical. <p>Local municipalities are encouraged to establish permissive zoning provisions for the establishment of <i>agriculture-related uses</i> that are consistent with the criteria of this Plan. Site plan control may be applied to <i>agriculture-related uses</i> at the discretion of the local municipality.</p> <p>The severance of an <i>agriculture-related use</i> is discouraged and will be considered in accordance with policy 10.4.3.”</p>
PPS	<p>26. Section 6.4.6 Accessory Residence is deleted in its entirety and replaced with the following:</p> <p>“6.4.6 Farm Help Residence When the size and nature of a farming operation requires additional employment, a residence needed for the accommodation of farm help may be allowed provided that it is established within the main building</p>

	<p>cluster on the property, avoids cultivated lands and appropriate <i>sewage and water services</i> are provided.</p> <p>A farm help residence is encouraged to be temporary in nature but may include more permanent forms of housing.</p> <p>A farm help residence is permitted in addition to additional residential units permitted in section 4.4.6 of this plan.</p> <p>A farm help residence is prohibited from being severed from the property.”</p>
PPS	<p>27. Section 6.4.8 Community Service Facilities is amended by:</p> <p>in the third paragraph deleting the reference to “Section 4.3.3” and replacing it with “Section 4.3.4”.</p>
PPS	<p>28. Section 6.4.9 Minimum Distance Separation Formula (MDS) is deleted in its entirety and replaced with the following:</p> <p>“6.4.9 Minimum Distance Formulae (MDS) The appropriate provincial <i>minimum distance separation formulae</i> will be applied to new land uses, lot creation and new or expanding livestock facilities. MDS I will generally not be required for <i>on-farm diversified uses</i>, except where a municipality has required MDS to apply in their zoning by-law. For the purposes of MDS, <i>on-farm diversified uses</i> should be considered a Type A land use.”</p>
PPS	<p>29. Section 6.4.10 Group Homes is amended by:</p> <p>deleting the word “be” that immediately follows the phrase “zoning by-laws may”.</p>
PPS	<p>30. Section 6.4.11 Kennels is deleted in its entirety, which states:</p> <p>“Kennels may be allowed on existing lots of record and local zoning by-laws may establish criteria for these uses.”</p>
PPS	<p>31. Section 6.5.1 Defined is amended by:</p> <p>adding the phrase “located outside of Urban Centres and Hamlets and” immediately following the phrase “Rural System which are”.</p>
PPS	<p>32. Section 6.5.2 Identification is amended by deleting bullet a) and bullet b) of this section and replacing it as follows:</p> <p>“Secondary Agricultural Areas will be determined by the existence of large blocks of land which are not <i>prime agricultural areas</i> as identified by a planning authority through an evaluation based on provincial guidance or informed by provincial mapping.”</p>

PPS	<p>33. Section 6.5.3 Permitted uses is amended by adding new bullet d) to the end of the bullet list in this section as follows:</p> <p>“d) Limited residential development in accordance with the policies of this Plan.”</p>
ERIN MINTO PCH-R	<p>34. Section 6.5.4 Rural Clusters is deleted in its entirety, which states:</p> <p>“Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule “A” or “B” and are not expected to grow but they may be recognized in the zoning by-law. New lots may be allowed in rural clusters in accordance with section 10.4.</p> <p>As part of a <i>municipal comprehensive review</i>, the County will assess the impact of constraints such as the <i>Provincial Agricultural System</i>, <i>Natural Heritage System</i> and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.”</p> <p>Subsequent sections are to be renumbered.</p>
PPS	<p>35. Section 6.5.5 Commercial, Industrial & Institutional is amended by deleting bullet d) and e) in their entirety and replacing as follows:</p> <p>“d) the use will avoid and minimize constraints on agriculture;</p> <p>e) the use will not preclude or hinder new or existing <i>mineral aggregate operations</i> or access to mineral aggregate resources identified on schedule D of this Plan;”</p>
PPS	<p>36. Section 6.5.7 Minimum Distance Separation Formula (MDS) is deleted in its entirety and replaced with the following:</p> <p>“6.5.7 Minimum Distance Formulae (MDS) The appropriate provincial <i>minimum distance separation formulae</i> will be applied to new land uses, lot creation and new or expanding livestock facilities. MDS I will generally not be required for <i>on-farm diversified uses</i>, except where a municipality has required MDS to apply in their zoning by-law. For the purposes of MDS, <i>on-farm diversified uses</i> should be considered a Type A land use.”</p>

PPS	<p>37. Section 6.7.1 Defined is amended by deleting the first paragraph in its entirety and replacing it with the following:</p> <p>“Recreational areas are normally land associated with lakes, reservoirs, ponds, rivers or other scenic resources which have potential for the development of recreational or seasonal residential uses relying on recreational activities.</p> <p>New or expanding Recreational Areas will be established by amendments to this Plan. Where new Recreational Areas are proposed in <i>prime agricultural areas</i>, the policies of Section 4.3.4 c) shall be met. Where justified, new and expanding uses will be established through a Policy Area under Part 9 Local Planning Policy of the Plan and will not result in the removal of the <i>prime agricultural area</i> designation.”</p>
PPS	<p>38. Section 6.8.1 Defined is amended by adding the following to the end of the last paragraph in this section:</p> <p>“New or expanding Rural Employment Areas will be established by amendments to this Plan. Where new or expanding Rural Employment Areas are proposed in <i>prime agricultural areas</i>, the policies of Section 4.3.4.c) shall be met. Where justified, new and expanding uses will be established through a Policy Area under Part 9 Local Planning Policy of the Plan and will not result in the removal of the <i>prime agricultural area</i> designation.”</p>
PPS	<p>39. Section 6.8.4 Existing Employment Areas outside Settlement Areas is deleted in its entirety, which states:</p> <p>“Existing <i>employment areas</i> outside of <i>settlement areas</i> on <i>rural lands</i> that were designated for employment uses in the County of Wellington Official Plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing <i>employment areas</i> may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.”</p> <p>Subsequent sections are to be renumbered.</p>

PART 9 – LOCAL PLANNING POLICY

PCH-E	<p>40. Section 9.8.3 Puslinch Industrial Policy is amended by:</p> <p>a. deleting subsection a) which states:</p> <p>a) Areas designated Rural Employment in Puslinch are permitted to have the following additional uses:</p> <ul style="list-style-type: none">• complementary commercial uses such as automotive uses, restaurants, motels and limited retail• offices, including a head office and/or research centre” <p>b. renumbering subsection b) to a) and replacing it with the following:</p> <p>“a) Two large parcels of land to both the east and west of Highway 6 N (Hanlon Expressway) have been designated Rural Employment. These lands have lower priority for development than the industrial lands in the “Puslinch Economic Development Area”. Existing properties will not be further fragmented by severance or subdivision until a detailed concept plan is developed, in cooperation with the City of Guelph, which provides an appropriate connection between the City’s industrial lands to the north and the interchange at Highway 6 N. This restriction will be reviewed periodically to determine if these lands should be available for development or whether the designation should be expanded to include additional lands. The sequence of development shall be further controlled so that the eastern side of Highway 6 N (Hanlon Expressway) develops first. Development immediately adjacent to the Hanlon Expressway/Highway 6 N shall be restricted in the degree and location of open storage and type of uses. The area west of Highway 6 N (Hanlon Expressway) will only be considered should no other suitable site be available.”</p> <p>c. by adding the following:</p> <p>“b) Urban Design Guidelines All lands designated Rural Employment whether existing or by future Official Plan Amendment, should comply with Puslinch by Design and should implement the Urban Design Guidelines adopted as part of Puslinch by Design.</p> <p>c) Road Infrastructure In all cases the cost for road infrastructure owned by the County and/or Township for development in the Rural Employment Area will be borne by the developer.</p>
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d) Transportation Plan

For lands west of the Highway 6 N (Hanlon Expressway) designated as Rural Employment on Schedule B7, a Transportation Plan establishing an internal road network and external road connections shall be required as part of any future development application. These connections shall be designed to direct all traffic to the midblock interchange at Highway 6 N (Hanlon Expressway) via Wellington Road 53. For clarity, the Transportation Plan must establish, to the satisfaction of the Township, that no truck or motor vehicle traffic generated by any use(s) will utilize Sideroad 20 N. Further, no driveway access or accesses for any employment or other non-agricultural uses shall be permitted onto Sideroad 20 N.

e) Concept Plan

A concept plan is required for lands designated Rural Employment on Schedule B7 as part of any future development application for lands west of the Highway 6 N (Hanlon Expressway).

f) Communal Wells

In order to protect groundwater function and quality, future communal wells should not be Multiple Aquifer Penetrating.

g) Land Use Compatibility

To ensure land use compatibility between industrial and sensitive land uses, a buffer area shall be established according to the following policies:

- i. Where a proposed industrial use is located within 300 metres of a sensitive land use, or where a sensitive land use is proposed within 300 metres of an existing or planned industrial use, the Township shall apply the Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses.
- ii. For Class I or Class II industrial facilities (as defined by MECP D-6 Guidelines), a Land Use Compatibility Study or equivalent technical assessments may be required to evaluate potential impacts such as noise, odour, dust, vibration, or emissions. Based on the findings of these studies, additional separation distances, buffering, or mitigation measures may be prescribed.

All land use decisions shall implement the D-6 Guidelines and any successor documents, as well as the cumulative

	impacts of surrounding land uses. No Class III industrial facilities are permitted.”
	41. Section 9.8.6 Puslinch Local Policies is amended by adding the following Policy Areas:
PCH-R	<p>“PA7-9 County Aberfoyle Garage</p> <p>The land identified as PA7-9 on Schedule B7-1 (Aberfoyle) is municipally known as 7396 Wellington Road 34. An Industrial designation applies to the front of the property which is used for the County Aberfoyle Garage and a Residential Transition Area designation applies to the rear of the property.</p> <p>Notwithstanding any provisions in the Plan to the contrary, the permitted uses on the land identified as PA7-9 may also include government offices, <i>public services</i>, childcare facilities and recreational uses. Accessory uses, buildings and structures are also permitted.”</p>
PCH-E	<p>“PA7-10 Highway 401 and Concession 7, and Wellington Road 34 Prestige Rural Employment Area</p> <p>The lands identified as PA7-10 on Schedule B7 of this Plan generally located on the south side of Highway 401 and east side of Concession 7, and on the north and south side of Wellington Road 34 east of Concession 7/Wellington Road 54 are designated Rural Employment Area. Notwithstanding Section 6.8 or any other provisions in the Plan to the contrary, the following policies apply:</p> <p>a) Defined</p> <p>The Prestige Rural Employment Area lands are intended for high-quality industrial, business and employment uses that require a well-designed setting while taking advantage of the proximity to major transportation infrastructure. The intent of this designation is to maximize the potential of lands with exposure to Highway 401 and Wellington Road 34 to promote businesses that are visible from these roads. As such, Prestige Rural Employment Areas are generally located along major roads and generally face Highway 401 and Wellington Road 34 with enhanced architectural and landscaping design standards to maintain a visually attractive environment. Outdoor storage and parking are limited to maintain the area’s aesthetic appeal and will not be permitted along the frontage of Highway 401 and Wellington Road 34. Loading areas are not permitted to face the Highway 401 and Wellington Road 34 frontage.</p> <p>In all cases, Prestige Rural Employment Area lands will be used by “dry” uses which do not use significant amounts of water in their operation and which do not produce significant amounts of</p>

effluent, consistent with rural servicing levels which rely on private water and sewage systems.

b) Permitted Uses

Notwithstanding Section 6.8.2 the uses permitted in the **PA7-10** area are limited to enclosed warehousing and distribution centres, corporate offices and headquarters accessory to a principle use, research and development facilities associated with manufacturing uses, light, medium, or high-tech manufacturing and processing operations deemed not to be noxious by reason of dust, odour, fumes, particulate matter, noise and excessive vibrations.

c) Zoning

Appropriate regulations for the Prestige Rural Employment Area shall be included in the Zoning By-law. Zoning provisions should address the following criteria:

i. Land Use Compatibility: To ensure land use compatibility between industrial and sensitive land uses, a buffer area shall be established according to the following policies:

- Where a proposed industrial use is located within 300 metres of a sensitive land use, or where a sensitive land use is proposed within 300 metres of an existing or planned industrial use, the Township shall apply Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses.
- For Class I or Class II industrial facilities (as defined by MECP D-6 Guidelines), a Land Use Compatibility Study or equivalent technical assessments may be required to evaluate potential impacts such as noise, odour, dust, vibration, or emissions. Based on these findings of these studies, additional separation distances, buffering, or mitigation measures may be prescribed.

All land use decisions shall be consistent with the D-6 Guidelines and any successor documents, as well as the cumulative impacts of surrounding land uses. No Class III industrial facilities are permitted.

ii. Parcel sizes: The need for a range or parcel sizes to accommodate diverse business needs, with an emphasis placed on the provision of larger parcels to support industries requiring significant land area. Lot fabric and subdivision design shall address long-term flexibility and market trends in industrial land demand.

	<ul style="list-style-type: none"> iii. Design guidelines: Where appropriate, design guidelines adopted by Township Council should be integrated as zoning requirements. iv. Buffer areas: Incorporate enhanced landscaping setbacks, buffering and screening where employment area lands interface with rural residential land uses, rural residential clusters and/or sensitive land uses. A minimum 70 m setback shall be required from rural residential uses, rural residential clusters and/or sensitive land uses. The setback may be greater than 70 m based on the recommendations within a land use compatibility assessment. The required setback shall be landscaped and/or contain natural self-sustaining vegetation in a manner that respects and sustains the rural character. This 70 m setback shall only be reduced through an Official Plan Amendment. v. Holding provisions: The Policy Area may be placed in an appropriate prestige industrial zoning category and shall be subject to a Holding (H) provision. Prior to the removal of the Holding provision, Township Council shall require the submission and approval of associated technical reports, studies and any additional information as deemed necessary by Township Council. vi. Lot coverage: Maximum lot coverage should generally be in the range of 40%, to ensure adequate space for landscaping, stormwater management, and buffering. <ul style="list-style-type: none"> d) Design Guidelines New development is encouraged to adhere to the design guidelines approved by Township Council for the area. e) Communal Wells In order to protect groundwater function and quality, future communal wells should not be Multiple Aquifer Penetrating. f) Road Infrastructure In all cases the cost for road infrastructure owned by the County and/or Township for development in the Rural Employment Area will be borne by the developer.”
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“PA7-11 Highway 401 and Concession 7 Rural Employment Area

The lands identified as **PA7-11** on Schedule B7 of this Plan generally located to the south of Highway 401 on the east side of Concession 7 are designated Rural Employment Area. Notwithstanding Section 6.8 or any other provisions in the Plan to the contrary, the following policies apply:

a) Permitted Uses

Notwithstanding Section 6.8.2 the uses permitted in the **PA7-11** area are limited to manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials is permitted. Accessory uses including the retail and sale of products produced on-site may be permitted. Commercial, service commercial, retail and office uses are not permitted. Outdoor storage and parking are to maintain the area’s rural character and will not be permitted along the frontage of Concession 7. Loading areas are not permitted to face Concession 7 frontage.

b) Zoning

Appropriate regulations for the Rural Employment Area shall be included in the Township’s Zoning By-law. Zoning provisions should address the following criteria:

i. Land Use Compatibility: To ensure land use compatibility between industrial and sensitive land uses, a buffer area shall be established according to the following policies:

- Where a proposed industrial use is located within 300 metres of a sensitive land use, or where a sensitive land use is proposed within 30 metres of an existing or planned industrial use, the Township shall apply the Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses.
- For Class I or Class II industrial facilities (as defined by MECP D-6 Guidelines), a Land Use Compatibility Study or equivalent technical assessment may be required to evaluate potential impacts such as noise, odour, dust, vibration, or emissions. Based on the findings of these studies, additional separation distances, buffering, or mitigation measures may be prescribed.

All land use decisions shall have regard for the D-6 Guidelines and any successor documents, as well as the cumulative impacts of surrounding land uses. No Class III industrial facilities are permitted.

	<ul style="list-style-type: none"> ii. Parcel sizes: The need for a range of parcel sizes to accommodate diverse business needs, with an emphasis placed on the provision of larger parcels to support industries requiring significant land area. Lot fabric and subdivision design shall consider long-term flexibility and market trends in industrial land demand. iii. Design Guidelines: Where appropriate, design guidelines adopted by Township Council should be integrated as zoning requirements. iv. Buffer areas: Incorporate enhanced landscaping and setbacks, buffering and screening where employment area lands interface with rural residential uses, rural residential clusters, and/or sensitive land uses. A minimum 70 m setback shall be required from rural residential uses, rural residential clusters and/or sensitive land uses. The setback may be greater than 70 m based on the recommendations within a land use compatibility assessment. The required setback shall be landscaped and/or contain natural self-sustaining vegetation in a manner that respects and sustains the rural character. This 70 m setback shall only be reduced through an Official Plan Amendment. v. Holding Provisions: The Policy Area may be placed in an appropriate industrial zoning category and shall be subject to a Holding (H) provision. Prior to the removal of the Holding provision, Township Council shall require the submission and approval of associated technical reports, studies and any additional information deemed necessary by Township Council. <ul style="list-style-type: none"> c) Design Guidelines New development is encouraged to adhere to the design guidelines approved by Township Council for the area. d) Communal Wells In order to protect groundwater function and quality, future communal wells should not be Multiple Aquifer Penetrating. e) Road Infrastructure In all cases the cost for road infrastructure owned by the County and/or Township for development in the Rural Employment Area will be borne by the developer. f) Minimum Distance Separation (MDS) Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to livestock operations located at 4275 Concession 7 and 4278 Concession 7. Zoning relief may be used to consider such expansions and ensure future viability of these operations.”
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<p>PCH-R</p>	<p>“PA7-12 Maltby Road Future Development Area</p> <p>The lands identified as PA7-12 on Schedule B7-1 are Residential, Highway Commercial, Core Greenlands and Greenlands areas within the Secondary Urban Centre of Aberfoyle.</p> <p>Future Residential Lands Notwithstanding the provisions of Section 8.3 or any other provision of this Plan to the contrary, the lands within the Residential designation of PA7-12 are subject to the Future Development policies of Section 8.10 until such time as the County reallocates any Town of Erin residential surplus to 2051 to Puslinch in accordance with policy 3.5.1.</p> <p>The purpose of such reallocation is to allow the Township of Puslinch, without further amendment to this Plan, to rezone Residential lands within the PA7-12 area in accordance with the policies of the Residential designation.</p> <p><i>Development</i> of the lands within PA7-12 for residential purposes shall also be subject to the applicable policies of Sections 4.6, 4.9, 5.6, 6.10 and 10.1 of this Plan to provide for proper and orderly development, the protection of natural features and functions, and ensure that impacts are mitigated or avoided.</p> <p>Until such time as the Township has rezoned Residential lands within the PA7-12 area, the policies of this Plan, including Section 8.10, shall continue to apply.</p> <p>Highway Commercial Lands The future <i>development</i> of the Highway Commercial lands is subject to the applicable policies of this Plan, including but not limited to, Section 8.6, Wellington Road 46 local policy 9.8.1, and the lot creation policies of Section 10.1. The Highway Commercial lands are not subject to the allocation policies noted above.</p> <p>Maltby Road Urban-Rural Interface Area Future development along the southerly side of the Maltby Road right-of-way will be designed to provide a transition between development within the Township and the adjacent urban areas within the City of Guelph. Through the implementing zoning by-law amendment(s) and/or <i>development</i> applications, a setback of, generally, no less than 7.5 metres will be established from the property line along the southerly side of the Maltby Road right-of-way. In establishing a transition and appropriate setback, consideration will be given to built form, use of appropriate landscaping, building orientation, grading, existing land uses, and with width and design of the arterial road.”</p>
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PART 10 – CREATING NEW LOTS

PPS	<p>42. Section 10.1.3 Matters for Consideration is amended by deleting bullet a) in its entirety and replacing it as follows:</p> <p>“a. that any new lots will conform to the official plan policies and comply with zoning regulations;”</p>
PPS	<p>43. Section 10.3.1 New Lots is amended by:</p> <p>a. in the first paragraph adding the phrase “is discouraged and” immediately following the phrase “prime agricultural areas”.</p> <p>b. adding a new bullet “f) Infrastructure” to the end of this section.</p>
PPS	<p>44. Section 10.3.2 Agricultural Uses is amended by:</p> <p>in the first paragraph deleting the sentence “Smaller lots may only be considered where there is clear evidence that the farmer intends to conduct an agricultural pursuit which can be successful on a smaller property.”</p>
PPS	<p>45. Section 10.3.3 Agriculture-Related Uses is amended by deleting the first paragraph in this section in its entirety and replacing it as follows:</p> <p>“New lots for <i>agriculture-related uses</i> will minimize the amount of agricultural land removed from production and be kept to a minimum size necessary for the use and appropriate <i>sewage and water services</i>.”</p>
PPS	<p>46. Section 10.3.4 Residence Surplus to a Farming Operation is amended by deleting the text of this section in its entirety and replacing it as follows:</p> <p>“One new lot may be considered for an existing residence, together with any associated additional residential units, that are rendered surplus as a result of a farm consolidation, provided that:</p> <p>a) The remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and</p> <p>b) The result of removing the surplus residence from the farm does not render the remaining farmlands difficult or inefficient to farm; and</p> <p>c) The new lot will be limited to the minimum size needed to accommodate the residential use and appropriate <i>sewage and water services</i>, which typically does not exceed 1 hectare in size. Environmental and topographic features may justify a larger lot, however, the inclusion of uncultivated lands (e.g., tree rows,</p>

	<p>extended garden or lawn areas) or <i>natural heritage features or areas</i> in the residential parcel, which could be left with the agricultural parcel, will generally not be supported; and</p> <p>d) The surplus residence is habitable and is not expected to be demolished by a future owner; and</p> <p>e) The <i>Minimum Distance Separation formulae</i> will be met. This applies when a surplus residence and an existing livestock or manure storage facility are on the same lot and the severance will separate them onto separate lots; and</p> <p>f) The vacant farmland is rezoned to prohibit a residential use.</p> <p>The intention of this policy is to retain rural housing and allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum. For the purposes of this policy a farmer:</p> <ul style="list-style-type: none"> • Must own and be the operator of the <i>farm operation</i> on the lands from which the surplus residence is proposed to be severed; and • Must provide proof of ownership of other farm properties, including proof of a valid Farm Business Registration number or valid exemption, applicable to those properties; and • Must own a residence elsewhere therefore rendering the residence on the subject property surplus; and • May include a limited company, sole proprietorship, incorporated company, numbered company, partnership, non-profit, or similar ownership forms, provided they have a valid Farm Business Registration number or valid exemption. <p>Notwithstanding the above, applications may be considered where there is a legally binding agreement of purchase and sale between a farmer and current landowner prior to a severance being applied for, and provided all other requirements of this policy are met.”</p>
PPS	<p>47. Section 10.3.5 Lot line Adjustments is amended by deleting the text of this section in its entirety and replacing it as follows:</p> <p>“Lot adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.</p> <p>Minor lot line adjustments may also be permitted where no adverse effects to agriculture will occur where:</p> <ul style="list-style-type: none"> • more viable agricultural operations will result; • an undersized lot is made useable give the requirement for appropriate individual <i>sewage and water services</i>.”

PPS	<p>48. New Section 10.3.7 Infrastructure is added and the subsequent sections renumbered as follows:</p> <p>“10.3.7 Infrastructure Lot creation for <i>infrastructure</i> in <i>prime agricultural areas</i> is discouraged and should only be permitted where the use cannot be accommodated through an easement or right-of-way.”</p>
PPS	<p>49. Section 10.3.7 Minimum Distance Formula (MDS) is amended by:</p> <p>adding the letter “e” to the word “Formula” in the heading of this section.</p>
PPS	<p>50. Section 10.4.3 Agriculture-Related Uses is amended by deleting the first paragraph in this section in its entirety and replacing it as follows:</p> <p>“New lots for <i>agricultural-related uses</i> will minimize the amount of agricultural land removed from production and be kept to a minimum size necessary for the use and appropriate <i>sewage and water services</i> and will not hinder surrounding agricultural operations.”</p>
ERIN MINTO	<p>51. Section 10.4.4 Residential Lots is amended by:</p> <ul style="list-style-type: none"> a. changing the heading to “10.4.4 Residential Lots – Erin* and Minto”. b. adding the text “in the Town of Erin and in the Town of Minto” to the first sentence so that it reads: <p>“One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005 in the Town of Erin or Town of Minto, provided that:”</p> c. deleting bullet f) in its entirety and replacing it with the following: <p>“ f) the use will not impede the efficient expansion of a <i>settlement area</i>.”.</p> d. adding the following text to the end of Section 10.4.4: <p>“*Refer to Section 3.5.1 and to the Town of Erin Official Plan for potential changes to this Section.”</p>
PCH-R	<p>52. New Section 10.4.5 Residential Lots – Puslinch is added and the subsequent sections renumbered as follows:</p> <p>“10.4.5 Residential Lots – Puslinch One new lot for residential purposes may be allowed from a parcel of land existing on May 1, 2025 in Puslinch, provided that:</p>

	<p>a) the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual <i>sewage and water services</i>, while taking into account site constraints such as grading, sightlines, natural heritage features, <i>hazardous lands</i>, and <i>minimum distance separation formulae</i> requirements;</p> <p>b) the accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;</p> <p>c) the lot has access to an open public road;</p> <p>d) the residential use will not hinder or preclude the present use or future potential for agricultural or <i>mineral aggregate operations</i>;</p> <p>e) the residential use is compatible with surrounding development;</p> <p>f) the use will not impede the efficient expansion of a <i>settlement area</i>;</p> <p>g) the lands have been owned by the applicant for at least 5 years.</p> <p>Residential lots in the Secondary Agricultural Area are to be considered part of the rural portion of the local municipal growth strategy. In considering new residential lots the County will assess whether other locations exist on the same property which would provide a more appropriate site given the overall policies of this Plan.</p> <p>For purposes of this section, if a parcel of land was the subject of a severance application that was submitted before May 1, 2025, then the severed and retained parcels will be deemed to have existed on May 1, 2025, and a new residential lot may be considered.”</p>
PPS	<p>53. Section 10.4.7 Minimum Distance Formula (MDS) is amended by: adding the letter “e” to the word “Formula” in the heading of this section.</p>
PPS	<p>54. Section 10.5.2 Mineral Aggregate Areas is deleted in its entirety and subsequent sections renumbered, which states: “10.5.2 Mineral Aggregate Areas A new lot may be allowed in a Mineral Aggregate Area to provide for the development of a mineral aggregate area provided that the lands will be appropriately zoned to allow the use.”</p>

PART 15 - DEFINITIONS

<p>PPS</p>	<p>55. PART 15 DEFINITIONS is amended by:</p> <p>a. adding the following new definitions to this section in alphabetical order:</p> <p>“Agricultural condition: Means in regards to <i>prime agricultural land</i> outside of <i>specialty crop areas</i>, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.”</p> <p>“Agri-tourism uses: Means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.”</p> <p>“Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.”</p> <p>“Farm operation: Means lands that are assessed as farmland and have a valid Farm Business Registration Number, or valid exemption from Agricorp, for purposes of the <i>agricultural use</i>.”</p> <p>“Normal farm practices: Means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.”</p> <p>“On-farm diversified uses: Means uses that are secondary to the principal agricultural use of the property, and are limited in area. <i>On-farm diversified uses</i> include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.”</p>
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“Rural areas:

means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.”

“Urban agriculture:

means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.”

- b. deleting the definition for “Agricultural Impact Assessment” and replacing it with the following:

“Agricultural Impact Assessment:

Means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.”

- c. deleting the definition for “Agricultural System” and replacing it with the following:

“Agricultural System:

means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas* and *rural lands* that help create a continuous productive land base for agriculture; and
2. An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.”

- d. deleting the definition for “Agricultural use” and replacing it with the following:

“Agricultural use:

Means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.”

	<p>e. deleting the definition for “Agri-food network” and replacing it with the following:</p> <p>“Agri-food network: Within the <i>agricultural system</i>, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.”</p> <p>f. deleting the definition for “Agriculture-related uses” and replacing it with the following:</p> <p>“Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.”</p> <p>g. deleting the definition for “Infrastructure” and replacing it with the following:</p> <p>“Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.”</p> <p>h. deleting the definition for “Minimum distance separation formulae” and replacing it with the following:</p> <p>“Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.”</p> <p>i. deleting the definition for “Prime Agricultural Areas” and replacing it with the following:</p> <p>“Prime agricultural areas: means areas where <i>prime agricultural lands</i> predominate. This includes:</p>
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- areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands; and
- additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.”

- j. deleting the definition for “Prime Agricultural lands” and replacing it with the following:

“Prime agricultural land:

means specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.”

- k. deleting the definition for “Residence surplus to a farming operation” and replacing it with the following:

“Residence surplus to a farming operation:

means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).”

- l. deleting the definition for “Specialty crop land” and replacing it with the following:

“Specialty crop areas:

means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.”

- m. adding the word “resource” to the end of the “Mineral aggregate” definition heading.

	n. deleting the “Secondary use” definition in its entirety.
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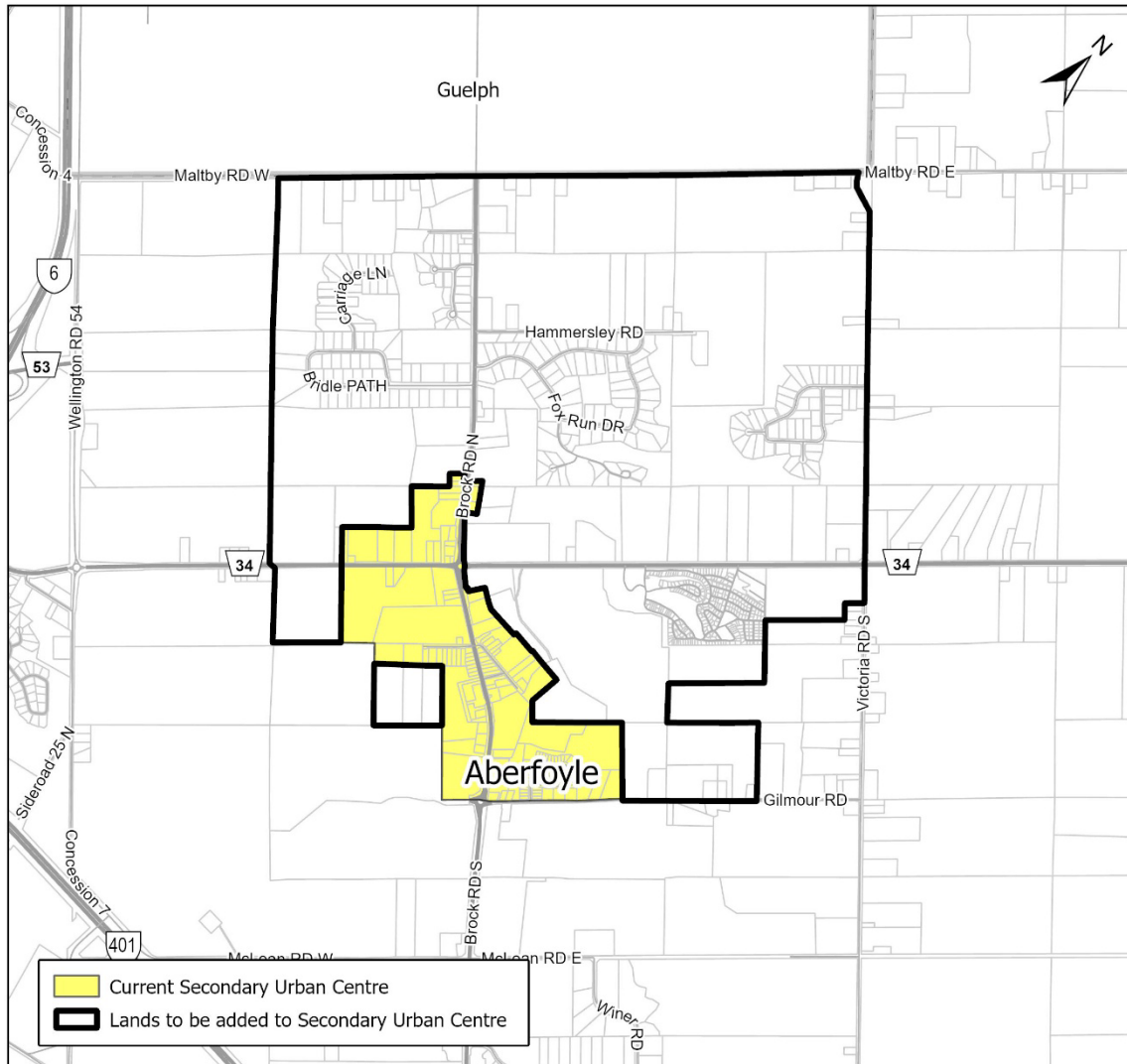
SCHEDULES

PCH-R	56. County Growth Structure Schedule A and Schedule A7 (Puslinch) is amended by identifying an expanded Secondary Urban Centre boundary for Aberfoyle as shown on Schedule “A-1”.
PCH-E	57. County Growth Structure Schedule A and Schedule A7 (Puslinch) is amended by identifying new Rural Employment Area lands as shown on Schedule “A-2”.
PCH-R	58. County Land Use Schedule B and B7 (Puslinch) is amended by expanding the Secondary Urban Centre of Aberfoyle as shown on Schedule “A-3”. The Core Greenlands and Greenlands designations are to remain unchanged, except for the addition of Core Greenlands and Greenlands as shown on Schedule “A-5”.
PCH-E	59. County Land Use Schedule B and B7 (Puslinch) is amended by redesignating lands from Secondary Agricultural, Core Greenlands and Greenlands to Rural Employment Area and Policy Area PA7-10 (Highway 401 and Concession 7, and Wellington Road 34 Prestige Rural Employment Area) and PA7-11 (Highway 401 and Concession 7 Rural Employment Area) as shown on Schedule “A-4”. The Core Greenlands and Greenlands designations are to remain unchanged, except for the addition of Core Greenlands and Greenlands as shown on Schedule “A-5”.
PCH-E	60. County Land Use Schedule B7 (Puslinch) is amended by adding references to the following local policies: <ul style="list-style-type: none"> a) “See Policy 9.8.1 Wellington Road 46” b) “See Policy 9.8.2 Puslinch Lake Area” c) “See Policy 9.8.3 Puslinch Industrial Policy” d) “See Policy 9.8.4 Regionally Significant Economic Development Study Area”.
	61. County Land Use Schedule B7-1 (Aberfoyle) is amended by adding reference to local policy 9.8.1, “See Policy 9.8.1 Wellington Road 46”.
PCH-R	62. County Land Use Schedule B7-1 (Aberfoyle) is amended as shown on Schedule “A-5” by identifying an expanded Secondary Urban Centre boundary for Aberfoyle and re-designating lands: <ul style="list-style-type: none"> a) from Secondary Agricultural and Country Residential to Residential;

	<ul style="list-style-type: none"> b) from Secondary Agricultural to Residential and Highway Commercial subject to Policy Area PA7-12 (Maltby Road Future Development Area); c) from Secondary Agricultural to Residential Transition Area, Industrial and Policy Area PA7-9 (County Aberfoyle Garage); and d) refined boundaries of existing policy area PA7-2 (Mill Creek Residential Area) and PA7-6 (Mini Lakes) as shown on Schedule "A-5". e) Core Greenlands and Greenlands designations are to remain unchanged, except for the addition of Core Greenlands and Greenlands as shown on Schedule "A-5".
PCH-R	f) County Land Use Schedule B7-1 (Aberfoyle) is amended by redesignating land from Secondary Agricultural to Residential Transition Area; from Industrial to Residential and Policy Area PA7-9; as shown on Schedule "A-6".
PCH-R	g) That any necessary changes to the Schedules and Appendices of the Official Plan be made to reflect the new boundary of Aberfoyle.

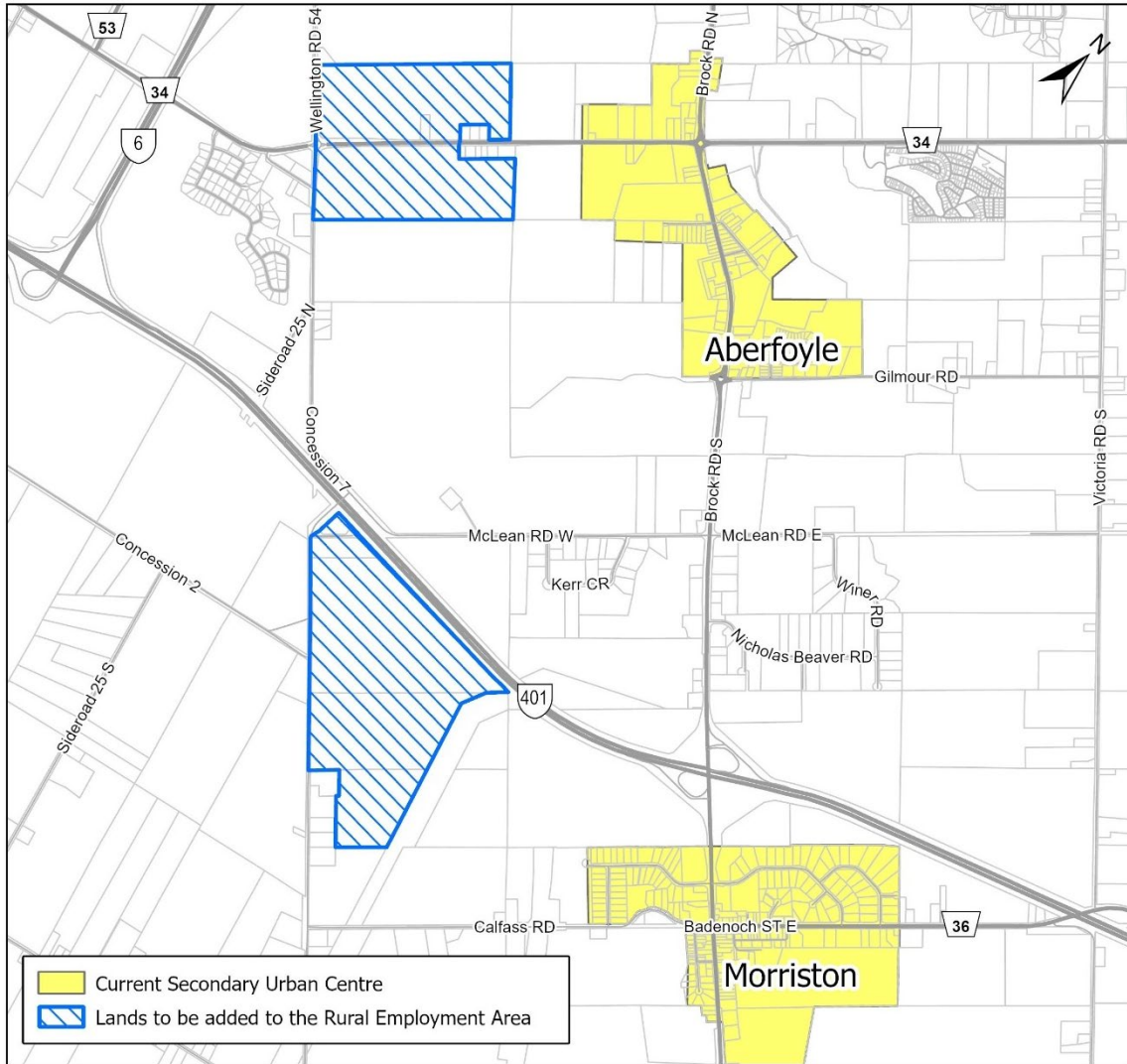
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"
OF
OFFICIAL PLAN AMENDMENT NO. 131



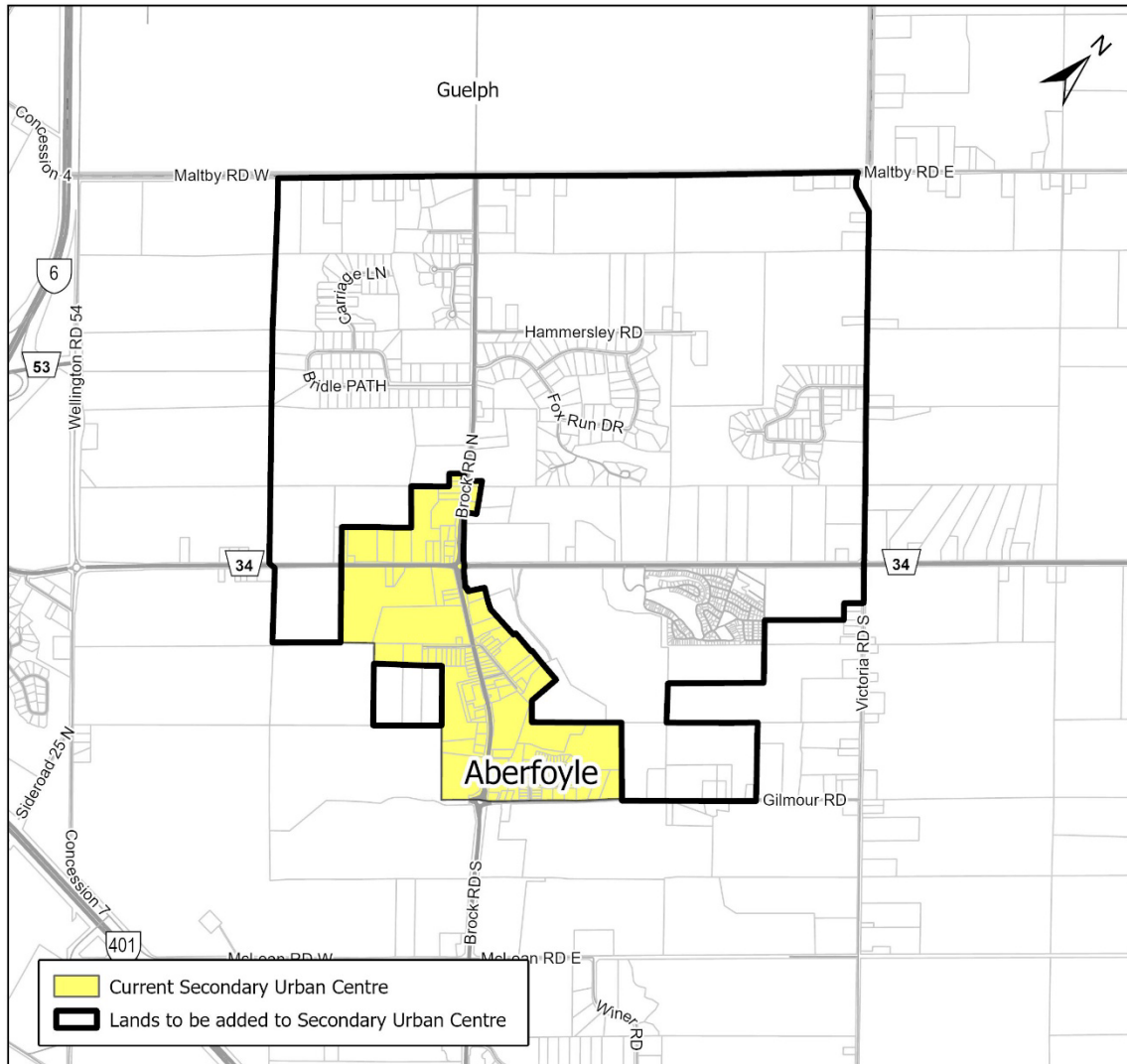
THE CORPORATION OF THE COUNTY OF WELLINGTON

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OFFICIAL PLAN AMENDMENT NO. 131



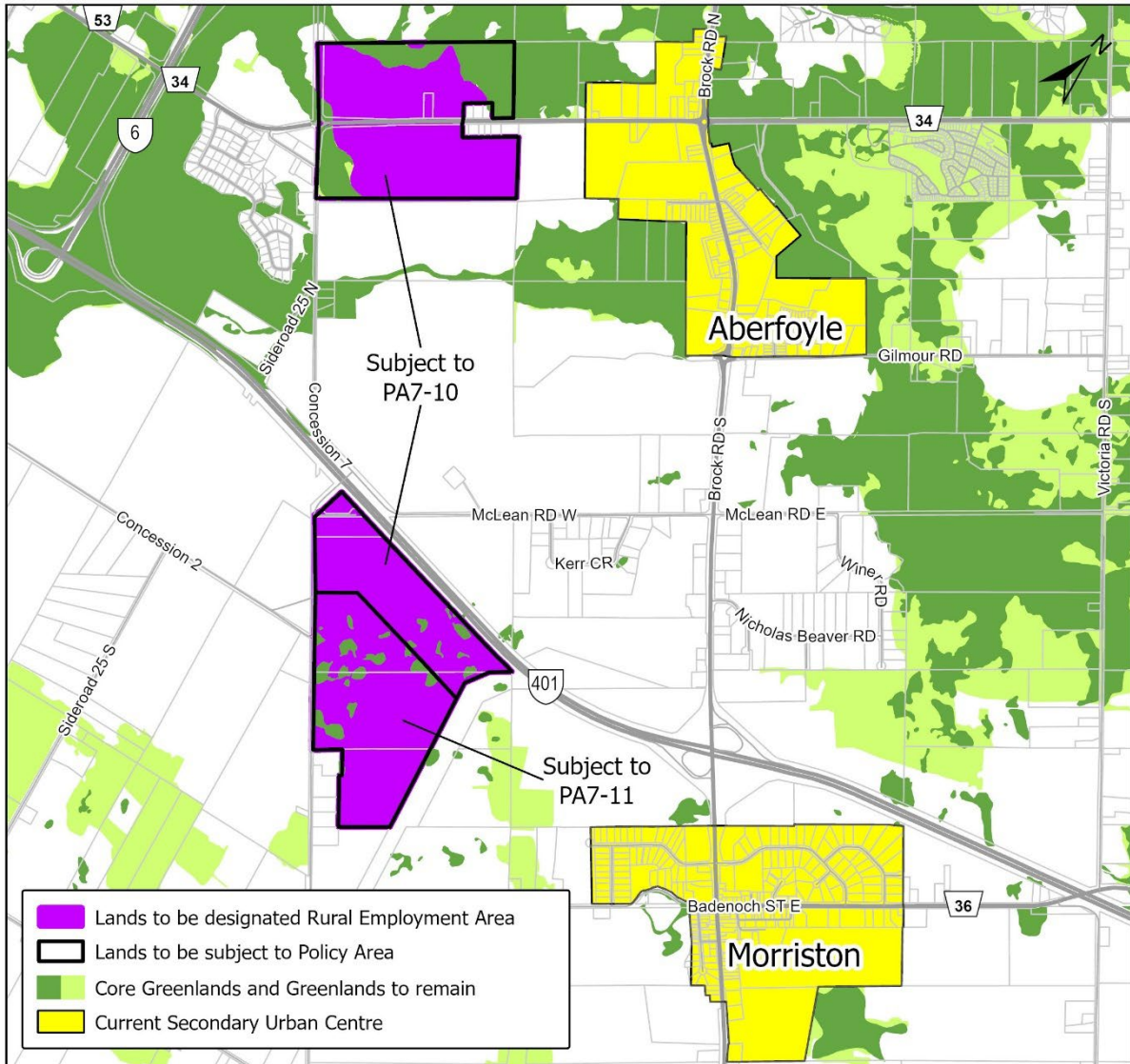
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-3"
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OFFICIAL PLAN AMENDMENT NO. 131



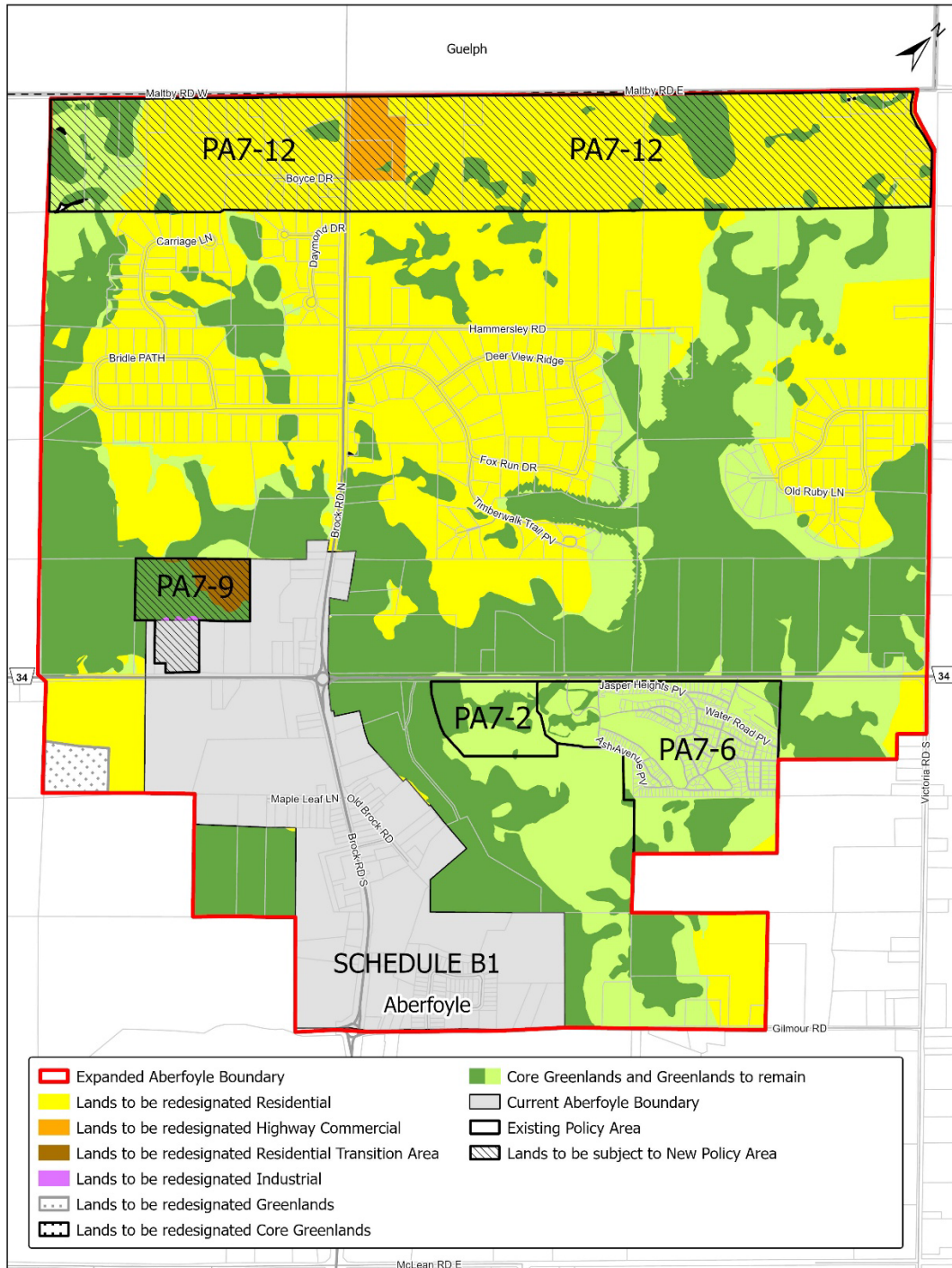
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-4"
OF
OFFICIAL PLAN AMENDMENT NO. 131



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-5"
OF
OFFICIAL PLAN AMENDMENT NO. 131



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-6"
OF
OFFICIAL PLAN AMENDMENT NO. 131

