



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5890-24

A by-law to adopt Amendment No. 123 (Future Development Lands)
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 enacts as follows:


1. That Amendment No. 123 (Future Development Lands) 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 OCTOBER 31, 2024.





ANDY LENNOX, WARDEN



JENNIFER ADAMS, COUNTY CLERK

I Nicole Cardow, Deputy Clerk of the Corporation
of the County of Wellington do hereby, under my
Hand and Seal of the Corporation, certify that
This is a True Copy of

By-LAW 5890-24

Dated this 5TH day of November, 2024

 N. Cardow
Deputy Clerk

AMENDMENT NUMBER 123
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Council Adopted
October 31, 2024

COUNTY OF WELLINGTON
GENERAL AMENDMENT
(Future Development Lands)

*I Nicole Cardow, Deputy Clerk of the Corporation
of the County of Wellington do hereby, under my
Hand and Seal of the Corporation, certify that
This is a True Copy of
OPA 123*

Dated this 5TH day of November, 2024
N. Cardow
Deputy Clerk

AMENDMENT NUMBER 123
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COUNTY OF WELLINGTON
GENERAL AMENDMENT
(Future Development Lands)

**AMENDMENT NUMBER 123
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 No. 123.

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 further implement recommendations of the County's Land Needs Assessment (LNA) and growth management work to ensure suitable lands are available to accommodate forecasted growth in the County to 2051 and beyond. This amendment will:

- Redesignate certain Future Development lands that address community area land needs.
- Implement specific recommendations from the Township of Wellington North's approved Growth Management Strategy for Arthur.
- Implement supported employment area conversion requests in Fergus and Mount Forest.
- Make housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial designations.
- Add new policies to the Industrial and Rural Employment Area sections of the Official Plan to address the definition change of "area of employment" under the Planning Act.
- Update Additional Residential Unit policies to reflect recent Planning Act and Provincial Policy Statement, 2024 changes.
- Redesignate lands that were added to the urban boundary of Clifford by the Province through OPA 120 to an appropriate land use designation.

Other changes proposed through this amendment include updates to the existing Future Development and Medium Density Development sections to provide additional clarity in the application of these policies. Other housekeeping changes proposed include redesignating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur and Mount Forest.

LOCATION

The lands subject to the proposed amendment are located within the Township of Centre Wellington, Township of Mapleton, Town of Minto, Township of Puslinch and the Township of Wellington North and more specifically, in the Urban Centres of Fergus, Drayton, Clifford, Harriston, Palmerston, Aberfoyle, Mount Forest and Arthur. Certain policy changes proposed will apply broadly across the County of Wellington.

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). The Minister of Municipal Affairs and Housing has 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 first amendment was OPA 119, which was adopted by County Council on May 26, 2022, and approved with modifications by the Province on April 11, 2023. On December 6th, 2023, the Province significantly modified its approval of OPA 119 with the approval of Bill 150 - Planning Statute Law Amendment Act, 2023. This legislation reversed several modifications including urban boundary expansions and employment area conversions made through the Province's original approval. On May 16th, 2024, the Province approved further modifications to OPA 119 through Bill 162, Get it Done Act, 2024.

The second amendment was OPA 120, which was adopted by County Council on February 23, 2023, and approved by the Province on July 11, 2024.

OPA 123 is the third amendment of the County's phased Official Plan Review and was originally circulated to members of the public, commenting agencies and Indigenous Communities on October 6th, 2023. The Amendment was subsequently paused on December 4th, 2023, due to the Provincial governments decision to modify OPA 119 and ongoing shifts to the Provincial policy framework. OPA 123 was updated to address changes that impacted the original proposal and recirculated on May 1, 2024. The final draft of OPA 123 has been updated to reflect applicable public and agency feedback.

BASIS

The County of Wellington, as the upper-tier government, is responsible for long range growth management and planning in Wellington. In this role Wellington is tasked with ensuring that there is sufficient land available in our member municipalities to accommodate forecasted growth to the 2051 and that a modern policy framework is in place to guide growth to achieve healthy vibrant communities.

The policy basis for this amendment is set out in Provincial Planning Statement, 2024 (PPS) and further in the County's Council endorsed land needs assessment report.

Together these Provincial policies and technical documents establish a framework and technical rationale to support forecasted growth in Wellington to 2051 and ensures adequate lands are available to accommodate that growth within Wellington County's communities. This amendment is being processed under Section 26 of the Planning Act.

PUBLIC AND AGENCY INPUT

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

This Official Plan Amendment (OPA 123) has been informed by previous consultations on the Phase 2 MCR Report: Land Needs Report- Final 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 2 Report in December 13th, 2021
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Local Council Presentations and meetings by request
- Documentation of Municipal feedback is reported in Planning Committee report PD2022-20
- Municipal Growth Management Strategies for the Township's of Mapleton and Wellington North.

Documentation of growth forecasts and allocations and feedback is reported in Planning Committee Report PD 2022-07.

The direct consultation for Draft OPA 123 included:

- September 2023 & May 2024 circulation to Ministry of Municipal Affairs and Housing
- October 2023 & May 2024 circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- May 23, 2024 statutory open house
- June 13, 2024 statutory public meeting

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. We received and reviewed 20 written submissions.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and mapping constitutes **Amendment No.123** to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

Part 4 – GENERAL COUNTY POLICIES

1) THAT Section 4.4 Housing is amended by:

- a. Deleting bullet a) and b) in section 4.4.6 Additional Residential Units and replacing it will the following:

- “a) The use of no fewer than two Additional Residential Units in a single detached dwelling, semi-detached dwelling or rowhouse; and
- b) The use of an Additional Residential Unit in a building or structure *ancillary* to a single detached dwelling, semi-detached dwelling or rowhouse.”

- b. Deleting the paragraph immediately following bullet b) in section 4.4.6 in its entirety and replacing it with the following:

“For additional clarity the intent of this policy is to allow at least three residential units, which includes the primary dwelling unit, on eligible properties in accordance with section 16(3) of the Planning Act. Local municipalities, through their comprehensive zoning by-laws, may permit more than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse in locations Council(s) have deemed it appropriate. Notwithstanding the above, within the Rural System of the County, a total of two Additional Residential Units are permitted on eligible properties. This policy is not intended to limit the use of an Accessory Residence for farm help permitted by section 6.4.6 of this plan.”

- c. Deleting the phrase “one Additional Residential Unit” in the first paragraph of section 4.4.6.1 Additional Residential Units within a Main Residence and replacing it with the phrase “no fewer than two Additional Residential Units”.
- d. Adding the following new text immediately after the phrase " prohibited from being severed from the property" in the first paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“, except in accordance with provincial policy.”

- e. Adding the following new text immediately after the phrase "provisions to address the following" in the second paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“in the Rural System.”

- f. deleting bullet, a) and b) in section 4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure and replacing them with the following:

- “a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;
b) the Additional Residential Unit will be limited in scale; and”

PART 6 - THE RURAL SYSTEM

- 2) THAT Section 6.8 Rural Employment Areas is amended by adding the following new subsection:

“6.8.5 Continuation of Permitted Use

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Rural Employment Area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing;
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

PART 8 - DETAILED PRIMARY AND SECONDARY URBAN CENTRE POLICIES

- 3) THAT Section 8.3 Residential is amended by:

- a. Deleting the “ ; ” at the end of the bullet a) in section 8.3.5 Medium Density Development and adding a “ . ”.
- b. Adding the following new paragraph to the end of bullet a) in section 8.3.5 Medium Density Development:

“Notwithstanding the above, stacked or back-to-back townhouses, which exceed the 35 units per hectare density, will be considered apartments for purposes of this section;”
- c. Deleting section 8.3.6 Residential Conversion in its entirety and renumbering the subsequent sections.

4) THAT Section 8.4 Central Business District is amended by:

- a. Adding the following new bullet c) to the list of bullets in section 8.4.2 Objectives and renumbering the subsequent bullets:

“c) to provide opportunities for higher density residential and mixed-use *development* that supports viable downtowns and provides additional housing choices in the community;”
- b. Deleting the second paragraph in section 8.4.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use developments within this designation provided that retail, office or service commercial uses are located at street level. Local municipalities may establish zoning provisions to permit multi-unit residential *development* at street level, provided that the lands do not front onto a Provincial or County Road or where local official plans provide more detailed direction.”
- c. Deleting the second sentence of the first paragraph in section 8.4.4 Scale of Development.
- d. Deleting the first paragraph in section 8.4.6 Design Considerations and replacing it with the following:

“When considering any *development* or *redevelopment* within the CBD, site design standards which provide good design and pedestrian friendly development will be encouraged. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setback, landscaping, parking and vehicular circulation is functional

and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where mixed-use *development* is proposed commercial and residential uses on the site will be designed to minimize potential conflicts and provide a safe and attractive pedestrian environment for residents and visitors.”

- e. Adding new subsection 8.4.7 and re-numbering the subsequent sections as follows:

“8.4.7 Zoning By-law

Within the CENTRAL BUSINESS DISTRICT municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

5) THAT Section 8.5 Residential Transition Area is amended by:

- a. Deleting the two paragraphs in section 8.5.1 Overview and replacing it with the following:

“ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” is intended to provide an opportunity for non-retail commercial uses as well as other community services outside of the Central Business District. These uses do not generate the same level of vehicular and pedestrian traffic as the Central Business District, which is intended to be the primary focus for retail commercial uses catering to local community needs.”

- b. Deleting bullet b), in section 8.5.2 Objectives and replacing it with the following:

“b) to provide opportunities for residential *development* in close proximity to downtown cores through compatible residential and mixed-use developments.”

- c. Adding the phrase “and where appropriate incorporated into new *development*” after the phrase “are protected” in bullet f), of section 8.5.2 Objectives.

- d. Deleting the first paragraph in section 8.5.3 Permitted uses and replacing it with the following:

“ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” of the Plan, is designated to accommodate a range of uses, including mixed-use *development*. In addition to the uses allowed in the RESIDENTIAL designation, a wide variety of non-retail and service function uses may be permitted. These may include, but are not limited to, professional offices, studios, clinics, personal service establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function use may also be permitted.”
- e. Deleting the last sentence in the second paragraph of section 8.5.3 Permitted Uses.
- f. Deleting the last sentence of the first paragraph in section 8.5.4 Scale of Development and replacing it with the following:

“Residential and mixed-use *development* may take a variety of forms ranging from single detached dwellings to appropriately scaled multi-unit and mixed-use buildings with commercial uses located at street level.”

- g. Adding the following text immediately before the first paragraph in section 8.5.5 Design Considerations:

“When considering any *development* or *redevelopment* site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on the site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”

- h. Adding new subsection 8.5.6 and re-numbering the subsequent sections as follows:

“8.5.6 Zoning By-law

Within the RESIDENTIAL TRANSITION AREA municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

6) THAT Section 8.6 Highway Commercial area is amended by:

- a. Adding the following new bullet d) to the end of the list of bullets within section 8.6.2 Objectives:

“d) to provide opportunities for mixed-use *development* that does not negatively impact the planned function of HIGHWAY COMMERCIAL areas.”

- b. Adding the phrase “grocery stores and other” after the phrase “automotive sales and services,” in the first paragraph of section 8.6.3 Permitted Uses.
- c. Deleting the phrase “subject to the provisions of the Zoning By-law” at the end of the first paragraph in section 8.6.3 Permitted Uses.
- d. Deleting the second and third paragraph in section 8.6.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use *developments* provided that commercial uses are located at street level, and land use compatibility can be addressed.”

- e. Deleting the paragraph in section 8.6.4 Scale of Development and replacing it with the following:

“Low density and low coverage commercial *development* will be directed to HIGHWAY COMMERCIAL areas.”

- f. Deleting the paragraph in section 8.6.6 Design Considerations and replacing it with the following:

“When considering any new *development* or *redevelopment*, site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”

- g. Adding new section 8.6.7 and renumbering the subsequent sections as follows:

“8.6.7 Restricting Residential Uses

Not all lands within the HIGHWAY COMMERCIAL designation are appropriate for residential mixed-use *development* due to their proximity to incompatible land uses or significance as a commercial node in the community. Local municipalities, through the Zoning by-law, may restrict residential uses on incompatible HIGHWAY COMMERCIAL lands.

Municipalities may consider requests to permit residential uses where it has been demonstrated that the potential incompatibilities with non-residential uses can be adequately addressed.”

- h. Adding new subsection 8.6.8 and renumbering the subsequent sections as follows:

“8.6.8 Zoning By-law

Within the HIGHWAY COMMERCIAL area, municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

7) THAT Section 8.7 Industrial is amended by adding the following new subsection:

“8.7.7 Continuation of Permitted Use (Industrial)

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Industrial area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing.
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.”

8) THAT section 8.10 Future Development is amended by:

- a. Adding the phrase “to current uses” after the phrase “such lands” in bullet b) of section 8.10.2.
- b. Deleting the phrase “any major” in bullet c) of section 8.10.2.
- c. Deleting the second paragraph in section 8.10.3 Permitted Uses and replacing it with the following:

“Consideration may be given to a consent in accordance with section 10.6.3 of this plan.”

- d. Deleting the phrase “Redesignation of” in first sentence in the second paragraph of section 8.10.4 and replacing it with the phrase “An official plan amendment to redesignate”.
- e. Deleting the word “comprehensive” in the second sentence of the second paragraph in section 8.10.4.
- f. Deleting bullet, a) in section 8.10.4 and replacing it with the following:

“a) it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;”

- g. Deleting bullet, d) in section 8.10.4 and replacing it with the following:

“that the proposed development is compatible and a contiguous logical extension of existing development;”

PART 9 - LOCAL PLANNING POLICY

9) THAT Section 9 Local Planning Policy is amended by:

- a. Deleting policy area “PA5-7 Palmerston Industrial Park - MDS 1 Arc” in its entirety under section 9.6.3 Policy Areas.
- b. Deleting the first paragraph of “PA5-13 North Palmerston Planning Area” under section 9.6.3 Policy Areas and replacing it with the following:

“The area identified as PA5-13 on Schedule “B5-3” is a vacant Future Development area within the Primary Urban Centre of Palmerston. These lands are considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment. Notwithstanding the provisions of Section 8.10 or any other provision to the contrary, the Town of Minto may, without further amendment to this Plan, rezone lands within the PA5-13 area for residential and commercial purposes. Until such time as the Town has rezoned the area, the policies of this Plan, including section 8.10, shall continue to apply to all lands identified as PA5-13. Any zoning by-law amendment application shall be supported by the following studies:”

- c. Deleting policy areas “PA6-2 Special Residential Areas (Mount Forest)” and “PA6-3 Accessory Commercial to Residential (Mount Forest) in their entirety under section 9.7.2 Policy Areas.
- d. Adding new policy area “PA6-12 Mount Forest Future Development Areas” to the end of section 9.7.2 Policy Areas as follows:

“Mount Forest Future Development Areas

The lands identified as PA6-12 on Schedule “B6-1” are vacant Future Development areas within the Primary Urban Centre of Mount Forest. A portion of these lands are to be considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment.

Notwithstanding the provisions of Section 8.10 or any other provisions of this Plan to the contrary, the Township of Wellington North may, without further amendment to this Plan, identify and rezone an approximately 54 ha portion of

the PA6-12 lands for residential and commercial purposes. These uses may only be permitted provided that the location is based upon additional growth-related studies, including for the provision of *municipal water and sewage services*, to the satisfaction of the Township.

Until such time as the Township has rezoned the 54 ha area, the policies of this Plan, including Section 8.10, shall continue to apply to all lands identified as PA6-12.

For the remaining lands within the PA6-12 area not selected by the Township for rezoning, the policies of this Plan, including Section 8.10, shall continue to apply. Any future land use changes for these areas shall be determined through an amendment(s) to this Plan.”

PART 10 - CREATING NEW LOTS

- 10)** THAT Section 10.6 URBAN SYSTEM be amended by adding the following new subsection:

“10.6.3 Future Development Areas

Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future *development* or a public use.”

PART 15 – DEFINITIONS

- 11)** THAT the “Employment Area” definition be deleted in its entirety and replaced with the following:

“Employment Area:

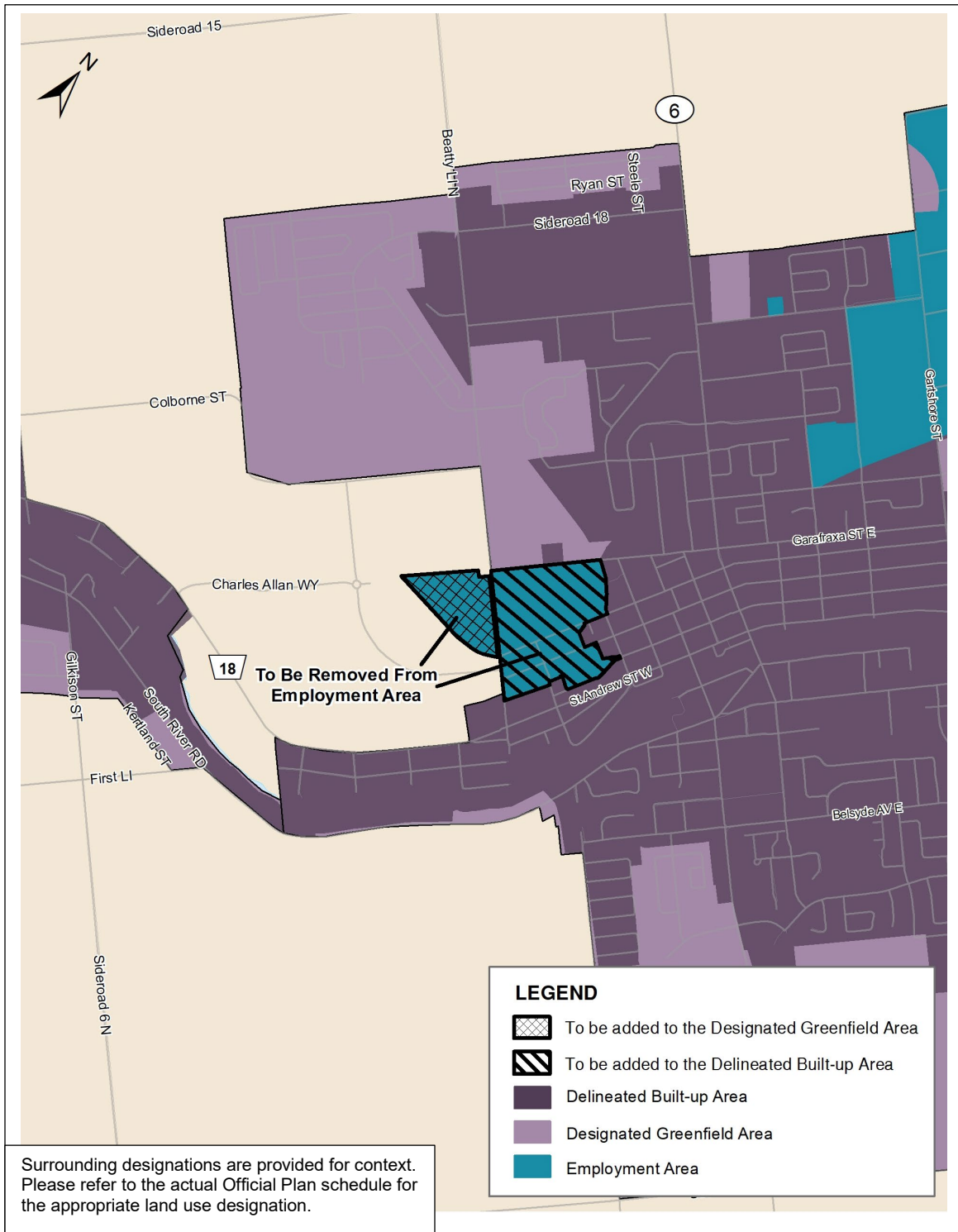
means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

SCHEDULES

- 12) THAT County Growth Structure Schedule A and A1 be amended to remove portions of the Employment Area in Fergus and extend the limits of the **Designated Greenfield Area** and **Delineated Built-up Area** as shown on Schedule “A-1”.
- 13) THAT County Growth Structure Schedule A and A6 be amended to remove portions of the Employment Area in Mount Forest and extend the limits of the **Delineated Built-up Area** and **Designated Greenfield Area** as shown on Schedule “A-2”.
- 14) THAT Land Use Schedule B4-1 (Drayton) be amended to change the designation as shown on Schedule “A-3” from **Future Development** to **Residential and Industrial**.
- 15) THAT Land Use Schedule B5-1 (Clifford) be amended to change the designation as shown on Schedule “A-4” from **Future Development** and **Prime Agricultural** to **Residential**.
- 16) THAT Land Use Schedule B5-2 (Harriston) be amended to change the designation as shown on Schedule “A-5” from **Future Development** to **Residential and Industrial**.
- 17) THAT Land Use Schedule B5-3 (Palmerston) be amended to change the designation as shown on Schedule “A-6” from **Future Development** and **Policy Area PA5-7** to **Highway Commercial**.
- 18) THAT Land Use Schedule B6-1 (Mount Forest) be amended to change the designation as shown on Schedules “A-7” to “A-9” from **Future Development, Industrial, Policy Area PA6-2 and Policy Area PA6-3** to **Residential, Recreational, Highway Commercial, Industrial and Policy Area PA6-12**.
- 19) THAT Land Use Schedule B6-2 (Arthur) be amended to change the designation as shown on Schedule “A-10” to “A-11” from **Future Development** and **Residential** to **Residential, Recreational, Highway Commercial, and Residential Transition Area**.
- 20) THAT Land Use Schedule B7-1 (Aberfoyle) be amended to change the designation as shown on Schedule “A-12” from **Future Development** to **Residential**.

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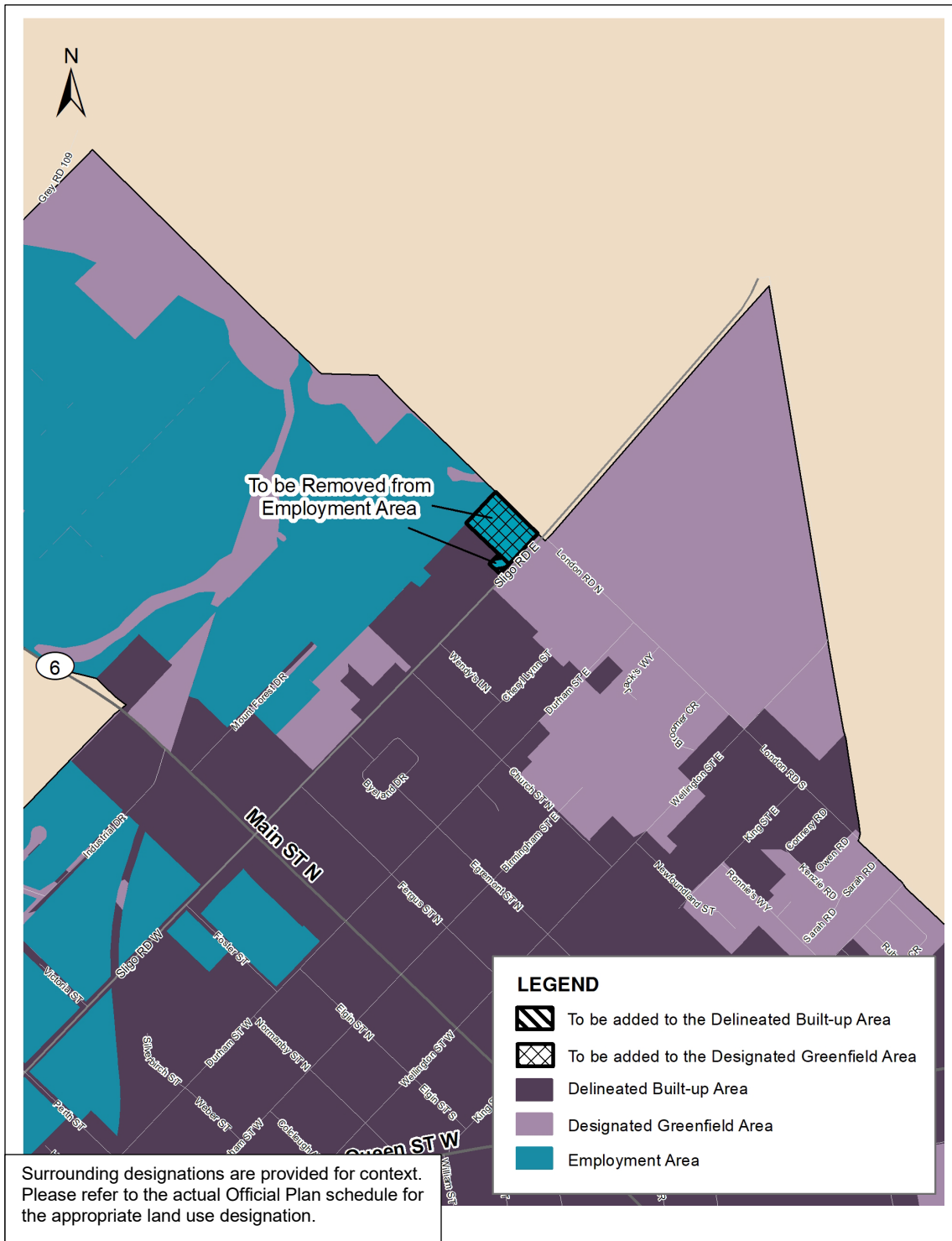
SCHEDULE "A-1"
Fergus



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SCHEDULE "A-2" Mount Forest

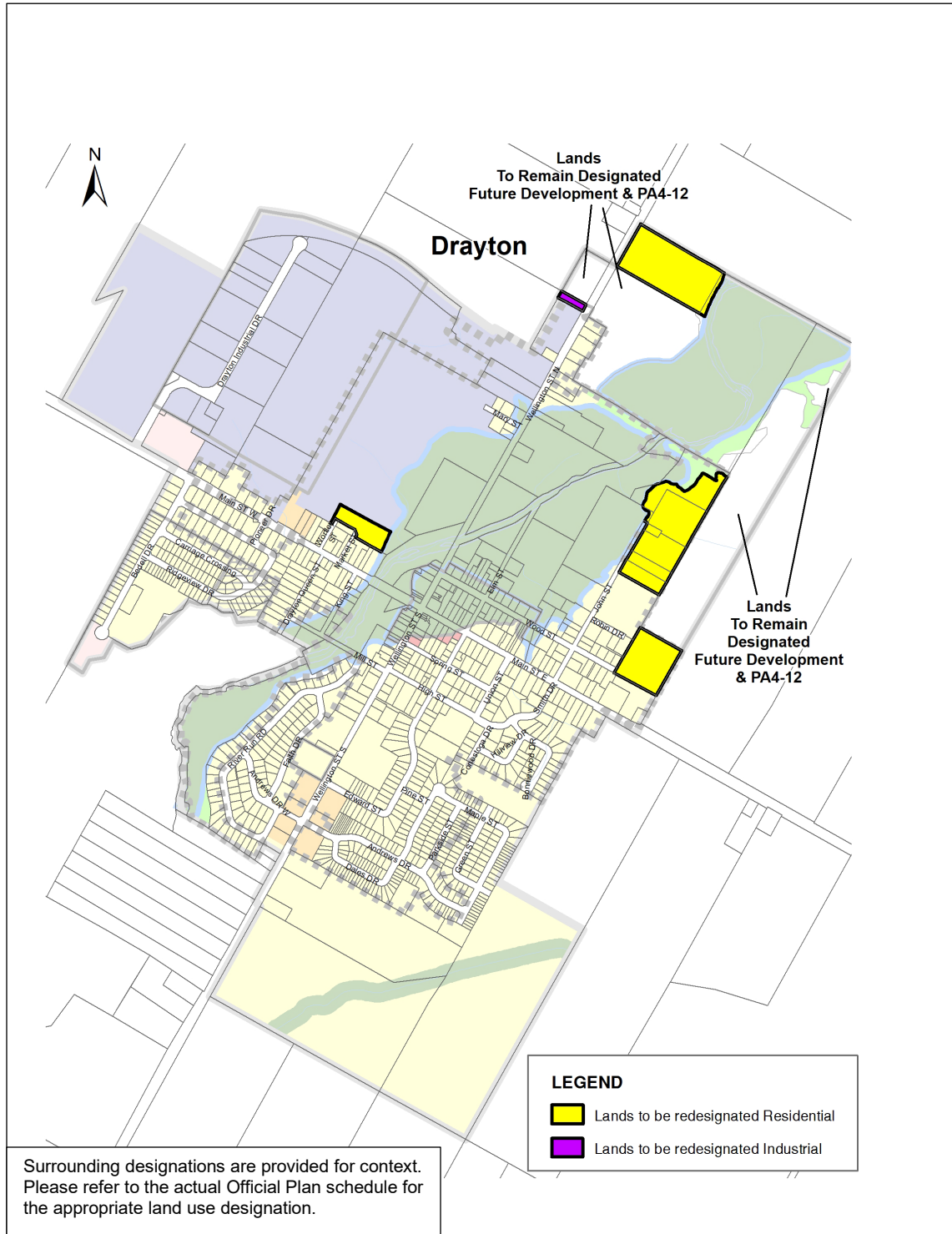


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SCHEDULE "A-3"

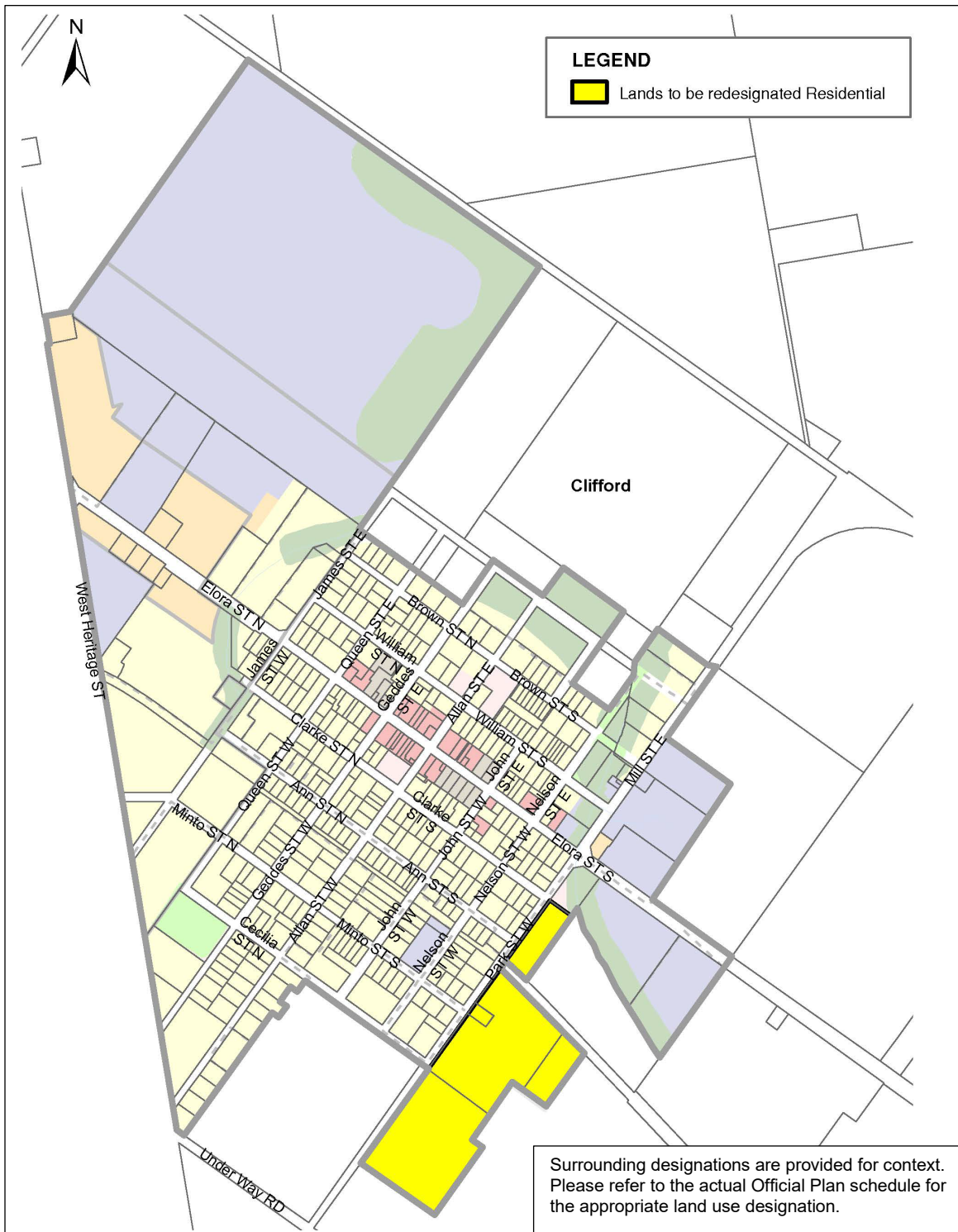
Drayton



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SCHEDULE "A-4" Clifford

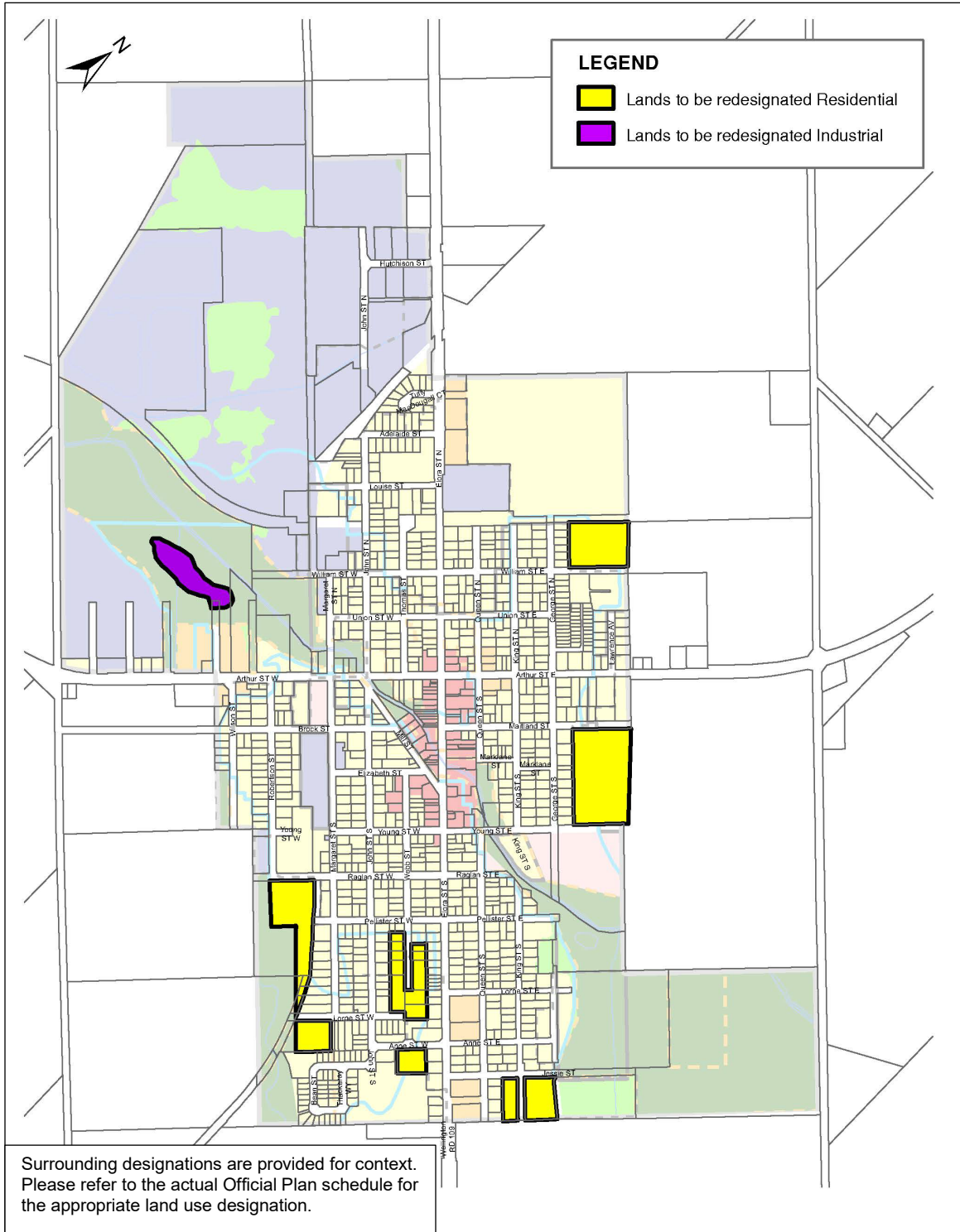


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SCHEDULE "A-5"

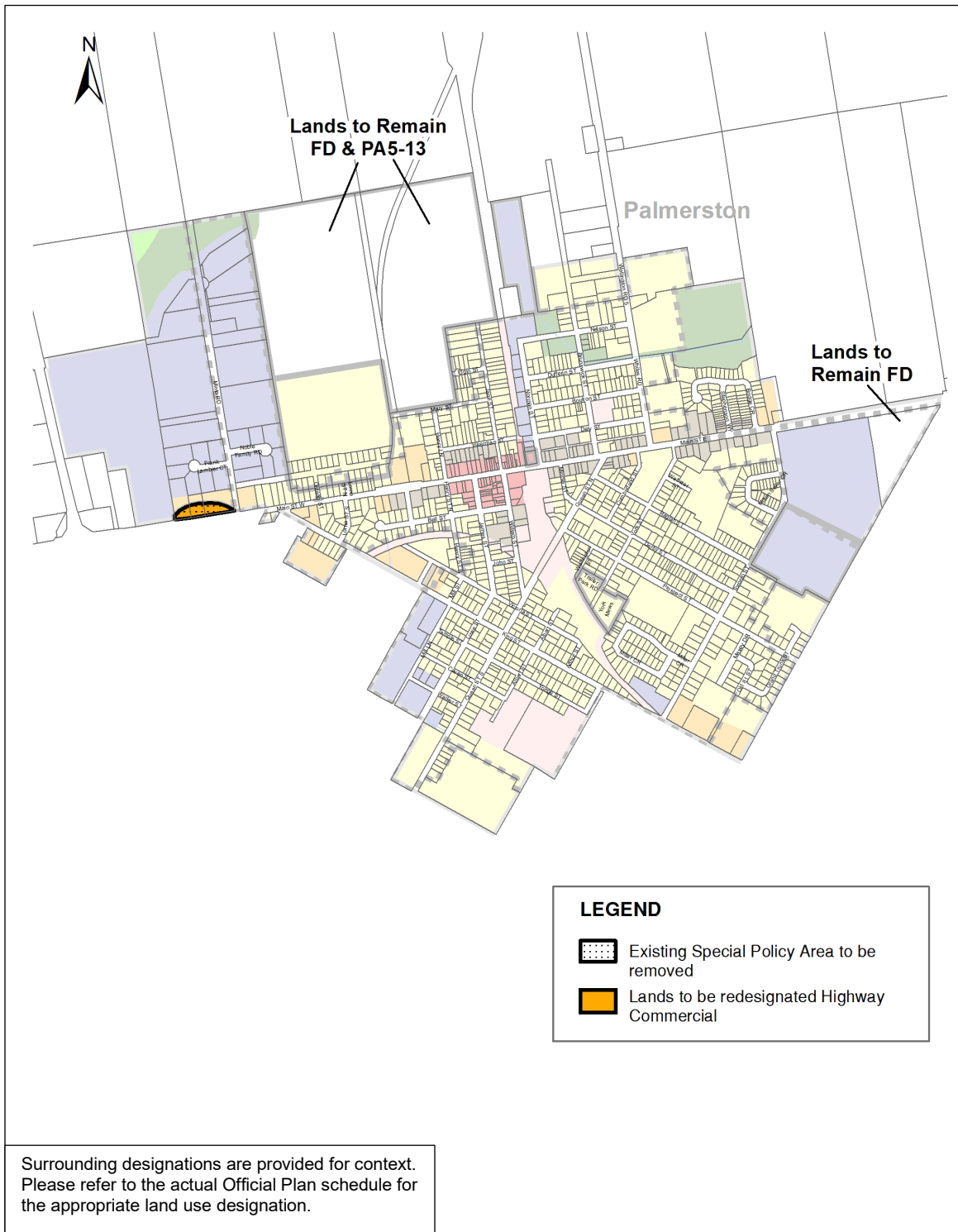
Harriston



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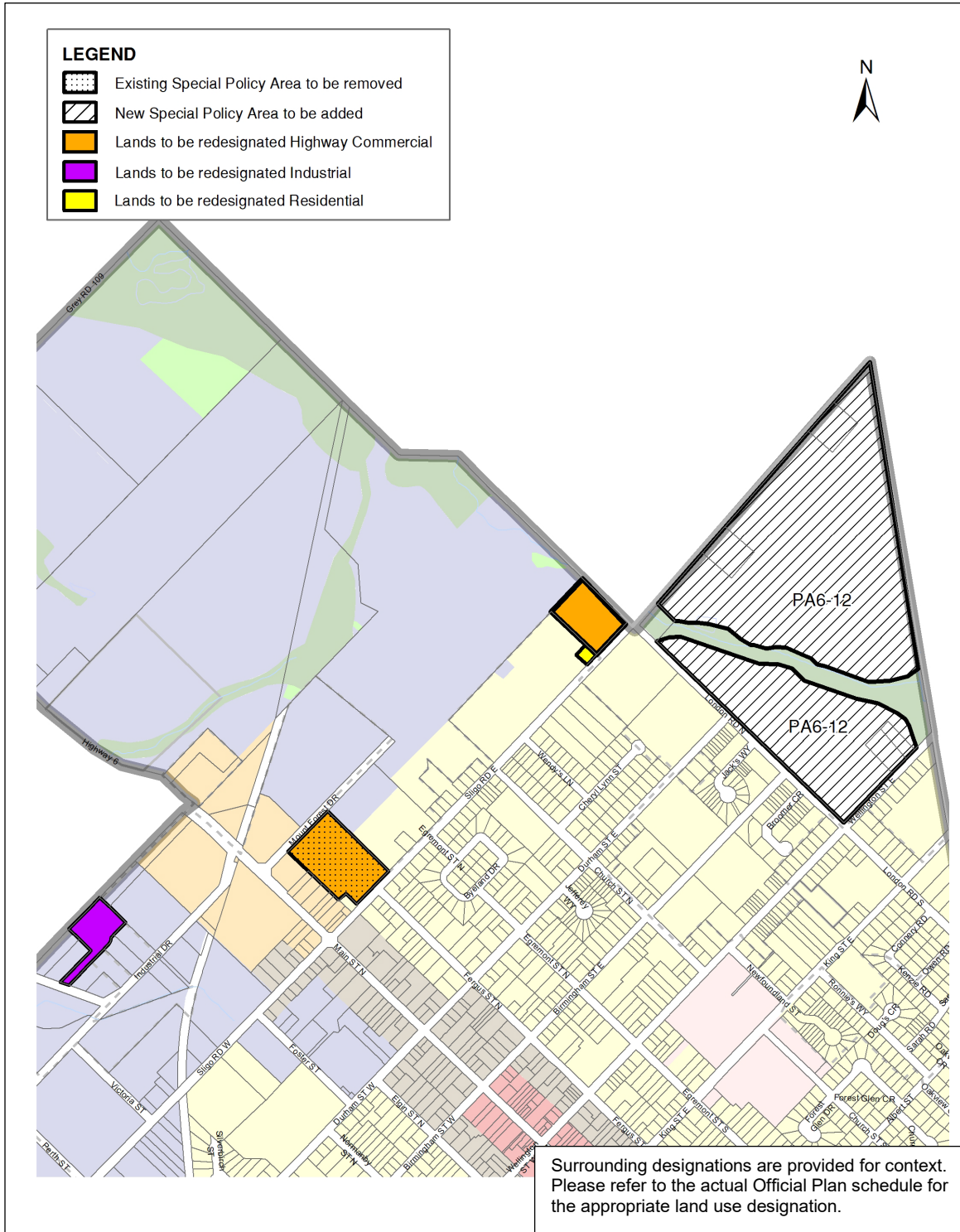
SCHEDULE "A-6" Palmerston



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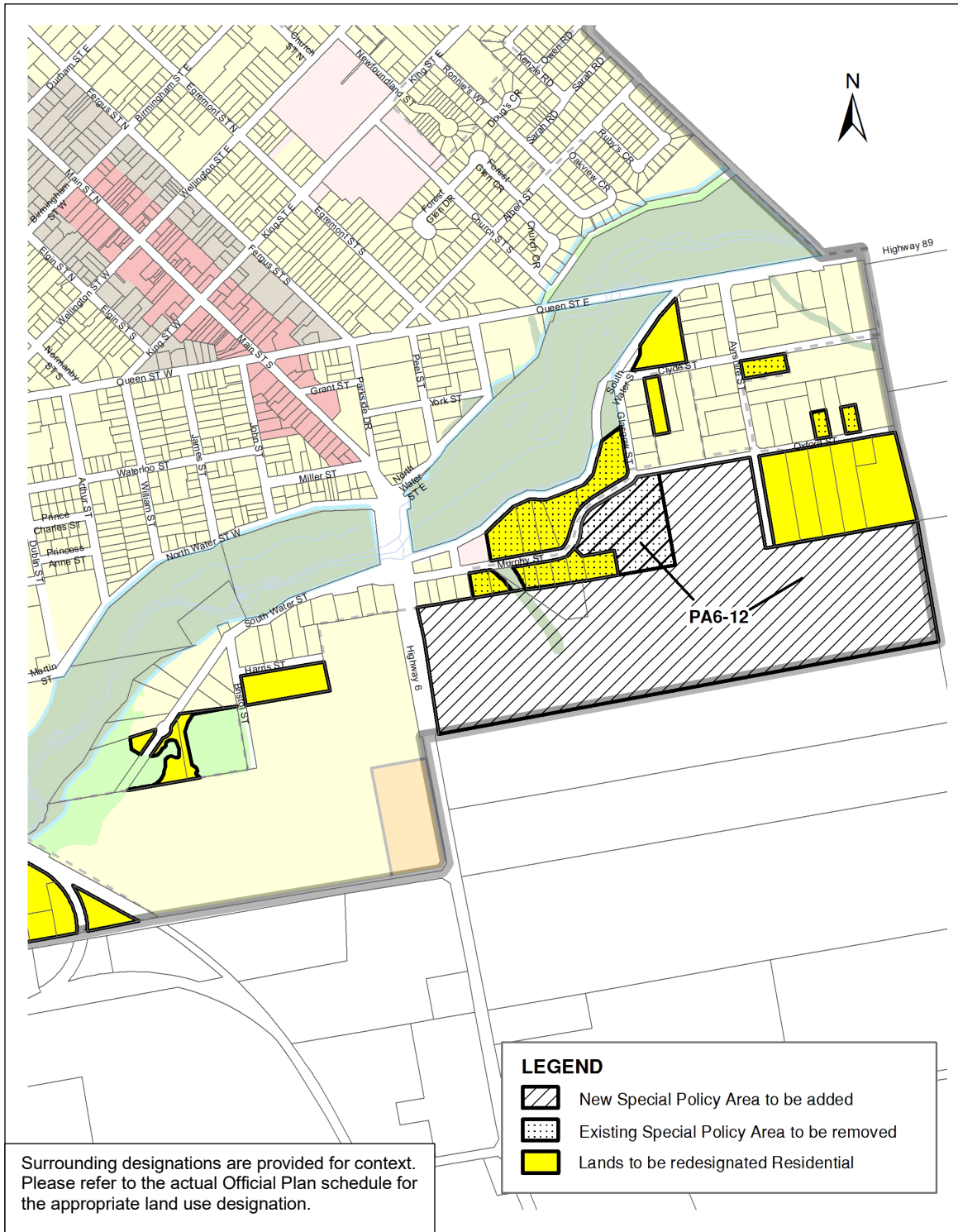
SCHEDULE "A-7" Mount Forest



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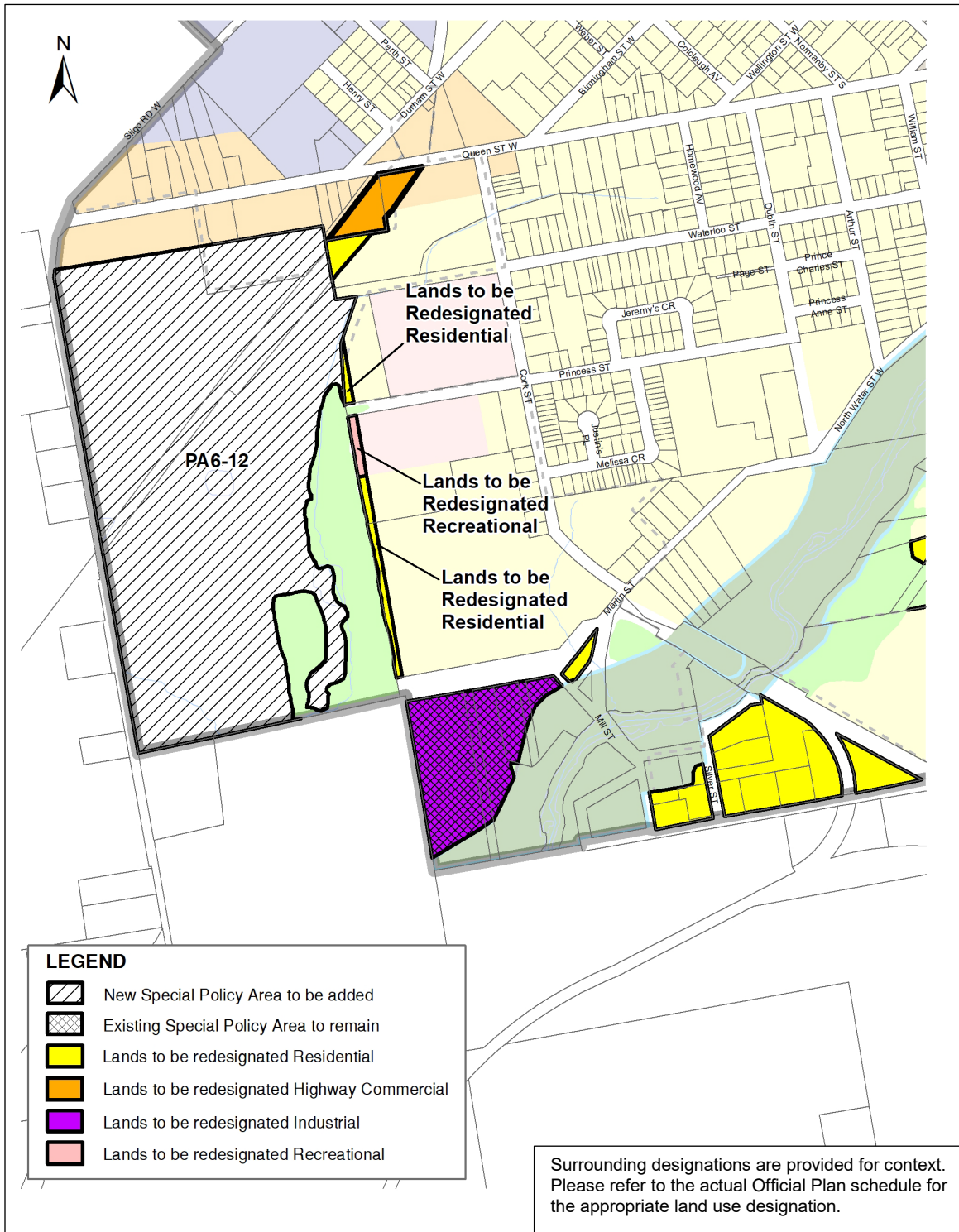
SCHEDULE "A-8" Mount Forest



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SCHEDULE "A-9" Mount Forest

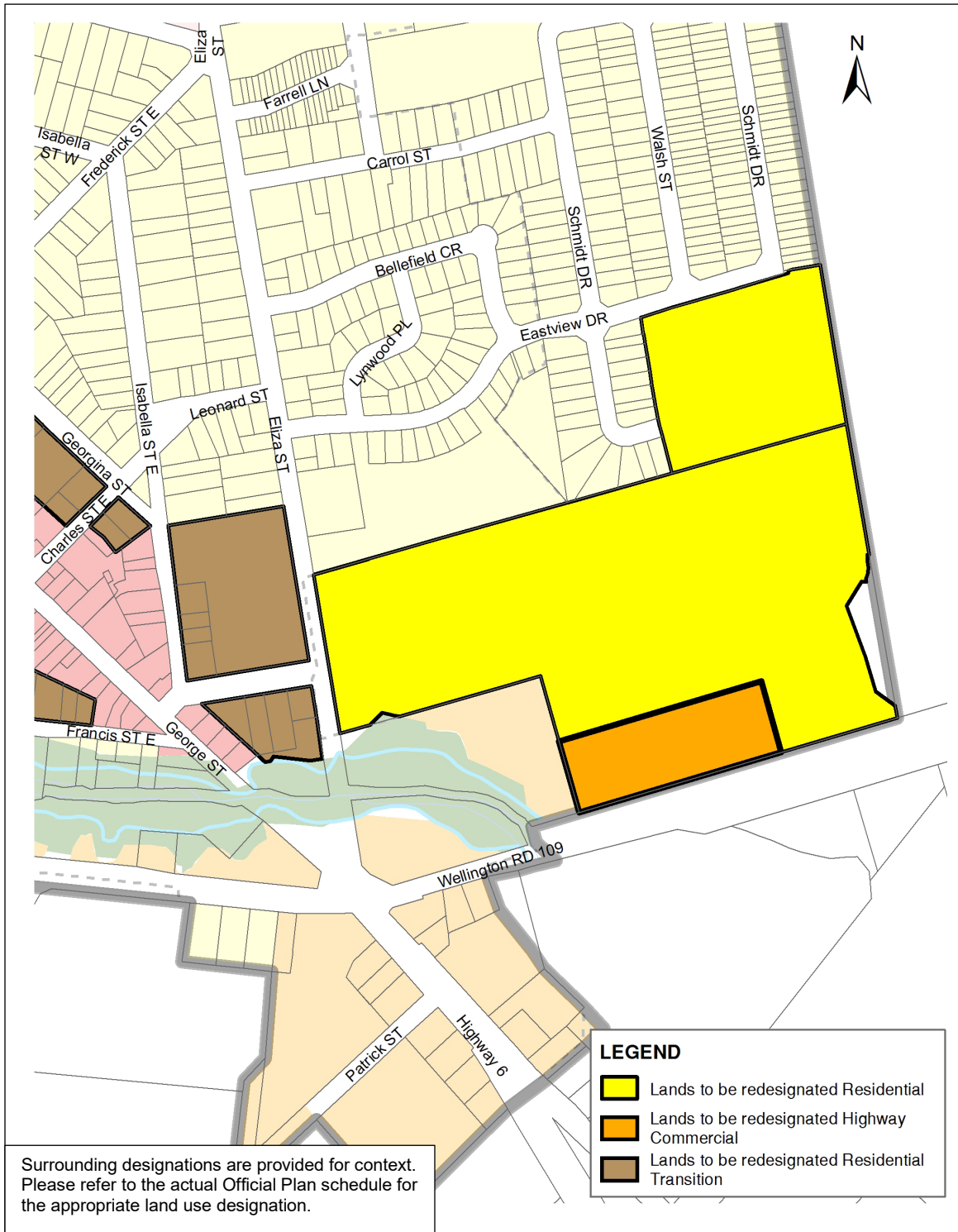


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SCHEDULE "A-10"

Arthur

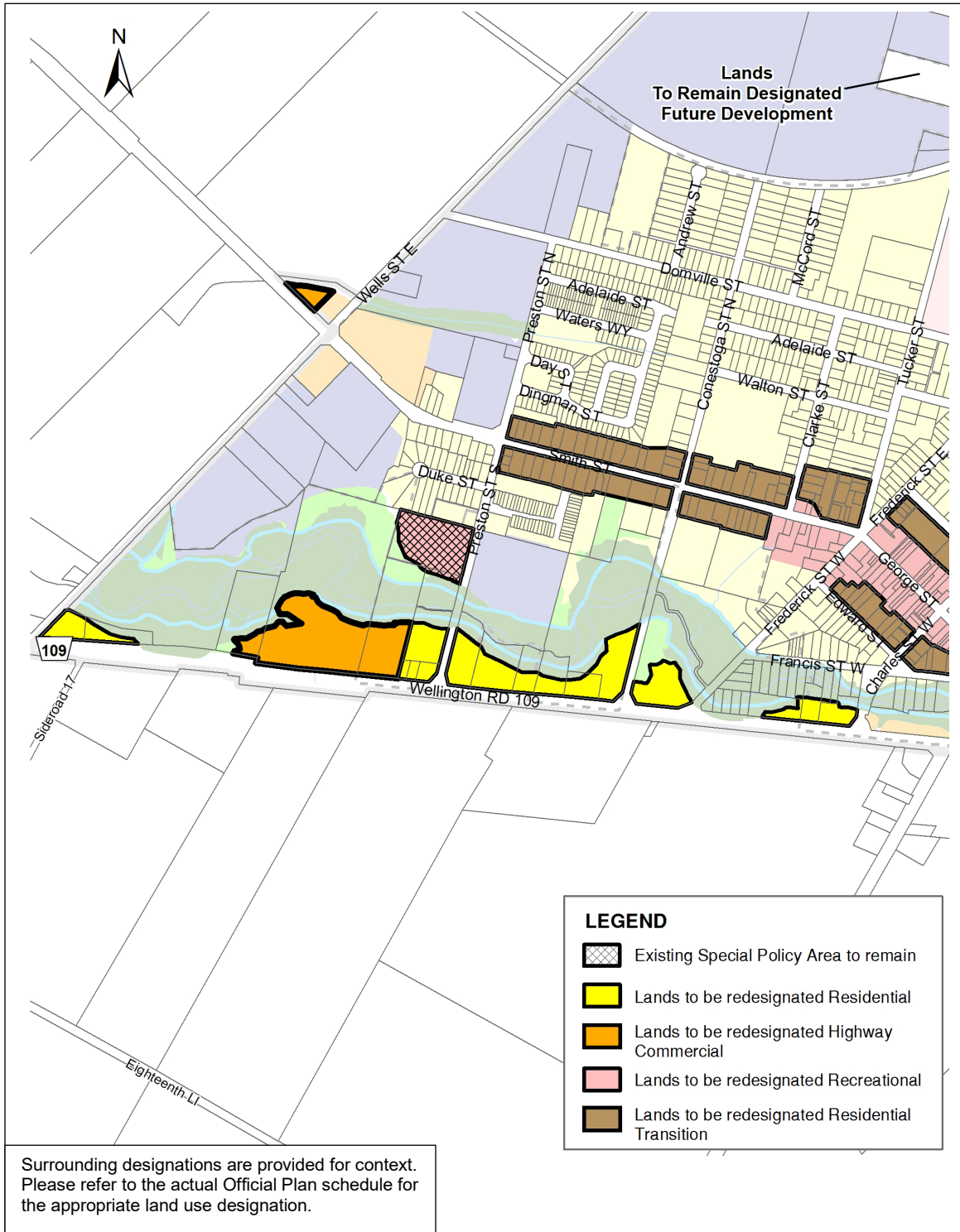


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SCHEDULE "A-11"

Arthur



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-12"

Aberfoyle

