

The Corporation of the Township of Centre Wellington

By-law 2017-08

A By-law to adopt Amendment No. 9 to the Municipal Official Plan for the Township of Centre Wellington.

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number 9 to the Municipal Official Plan for the Township of Centre 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 finally passed this 21st day of February, 2017.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No: Amendment No. 9
Municipality: Township of Centre Wellington

Date of Decision: March 24, 2017
Date of Notice: March 24, 2017
Last Date of Appeal: April 13, 2017

Subject Land: 7445 Wellington Road 21
Part Lot 1, Concession 1, EOGR, Geographic Township of Pilkington, now the
Township of Centre Wellington

NOTICE OF DECISION

Pursuant to subsection 17(35) of The Planning Act
with respect to an Amendment to a Local Official Plan

Take Notice that a decision was made on **March 24, 2017** to approve all of **Amendment No. 9** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington by By-law Number 2017-08 on February 21, 2017.

Purpose and Effect of the Official Plan Amendment

The purpose of this Amendment is to amend the Township of Centre Wellington Municipal Official Plan to revise the provisions of Section D.10.2 (Policy Area PA1-6) in order to permit slots and table games at the Grand River Raceway in Elora to be determined and approved by the Ontario Lottery and Gaming Corporation. The amendment will continue to ensure that gaming occurs in conjunction with the existing horse racing facility.

Agency and Public Input

The statutory public meeting was held on November 8, 2016 with residents and other stakeholders in attendance. Some spoke in support of the proposed amendment while others were opposed. Centre Wellington Chamber of Commerce supported the changes being made by the Grand River Agricultural Society. Agency and public input (oral and written) assisted Township Council in arriving at their decision to adopt the proposed Official Plan amendment.

When and How to file An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Corporation of the County of Wellington no later than 20 days from the date of this notice as shown above as the last date of appeal. The notice of appeal must be sent to the attention of the Director of Planning and Development for the County of Wellington at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for appeal, and
- (3) be accompanied by the fee prescribed under the Municipal Board Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Corporation of the County of Wellington to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When the Decision is Final

The decision of the Corporation of the County of Wellington is final if a Notice of Appeal is not received on or before the last date of appeal.

Getting Additional Information

Additional information regarding this amendment is available for public inspection during regular office hours at the County of Wellington at the address noted below or from the Township of Centre Wellington at 1 MacDonald Square, Elora, Ontario.

Mailing Address for Filing a Notice of Appeal

Director of Planning and Development
County of Wellington Administration Centre
74 Woolwich Street Guelph ON N1H 3T9

tel: (519) 837-2600 x2160 fax: (519) 823-1694

DECISION

With respect to an Official Plan Amendment Subsection 17(34) of The Planning Act

I hereby approve all of **Amendment No. 9** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington By-law Number 2017-08 on February 21, 2017.

Dated at the City of Guelph this 24 day of March, 2017.



Gary A. Cousins, R.P.P., M.C.I.P.
Director of Planning and Development
Corporation of the County of Wellington

The Corporation of the Township of Centre Wellington

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Mayor – Kelly Linton



Clerk – Kerri O'Kane

**AMENDMENT NO. 9 TO THE MUNICIPAL OFFICIAL PLAN FOR
THE TOWNSHIP OF CENTRE WELLINGTON**

**AMENDMENT NUMBER 9 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE
TOWNSHIP OF CENTRE WELLINGTON**

PART A – THE PREAMBLE

TITLE AND COMPONENTS

Part "A", The Preamble provides a summary of background information regarding the amendment and does not form part of the actual amendment.

Part "B" forms the amendment to the Official Plan of the Township of Centre Wellington.

PURPOSE

The purpose of this Official Plan Amendment is to amend the provisions of Section D.10.2 (PA1-6) of the Township of Centre Wellington Official Plan in order to permit a gaming facility as approved, conducted and managed by the Ontario Lottery and Gaming Corporation.

LOCATION

The area affected by the amendment is the site of the Grand River Raceway on Wellington Road 21 in the Township of Centre Wellington (Elora-Salem Urban Centre).

BASIS

The Ontario Lottery and Gaming Corporation (OLG) is modernizing the provision of gaming in Ontario. The OLG has determined that a single gaming facility will be permitted in a Gaming Zone SW1 that includes the Grand River Raceway and has determined that the single gaming facility will incorporate as many as 1,200 slot machines and an unspecified number of gaming tables. The current planning regulations that apply to the Grand River Raceway permit only 450 slot machines and do not permit gaming tables. In order to ensure the Grand River Raceway remains a viable candidate for a gaming facility as determined by the OLG, it is deemed desirable to permit additional gaming at the Grand River Raceway site by removing Official Plan provisions that restrict gaming opportunities to a slot machine gaming facility.

PART B – THE AMENDMENT

Details of the Amendment

The following section outlines the actual amendments to the Official Plan of the Township of Centre Wellington.

THE OFFICIAL PLAN FOR THE TOWNSHIP OF CENTRE WELLINGTON IS HEREBY AMENDED AS FOLLOWS:

Item 1

Section D.10.2 (PA 1-6) is hereby amended as follows, with additional text shown in bold text **like this** and deleted text shown in bold ~~like this~~:

Notwithstanding any provisions in this Plan to the contrary, the following policies apply to the lands identified as PA1-6 on Schedule "A".

The 27.5-hectare property identified as PA-12 by this Plan is designated Highway Commercial, in part, and Industrial, in part. In addition to the permitted uses of the applicable land use designations, and notwithstanding anything else in this Plan to the contrary, a racing facility for horses including off-track betting lounges, offices or headquarters for Agricultural Societies, and a ~~slot machine~~-gaming facility, **as approved by the Province, conducted and managed by the Ontario Lottery and Gaming Corporation, and** located and developed only in conjunction with a racing facility for horses shall be permitted. Related accessory uses are also permitted. Other accessory uses which may be permitted and which may be incorporated into the Zoning By-law include but are not limited to recreation uses, a place of entertainment or recreation, offices and restaurants

The development of the property shall occur with full municipal services. The zoning by-law may permit industrial and highway commercial uses within the applicable designated areas provided such uses are consistent with the provisions of this Plan.

Holding zone provisions ~~may shall~~ be used to ensure that the development ~~of any portions of the property not used for the raceway and related uses is are~~ the subject of a comprehensive development plan addressing site design, access, traffic, and storm water management issues prior to any new development occurring on the lands. Holding zone provisions shall be applied to these lands and the holding zone shall not be removed until Council is satisfied that the following issues have been addressed through the signing of appropriate development and site plan agreements: road improvements required by the proposed development, site servicing, storm water management, landscaping and buffering, and parking.

Site plan control pursuant to Section 41 of the Planning Act shall also apply to any development occurring on these lands.

The Zoning By-law may also include specific provisions including but not limited to: maximum floor area of buildings or structures, ~~or of individual use areas within buildings or structures including the slot gaming facility, the number of slot machines,~~ the lot coverage, the number of parking spaces, the minimum required landscaped open space area, fencing and other measures to ensure adequate buffering and landscaping. ~~The zoning by-law may also prohibit a casino or a charity casino.~~

Implementation and Interpretation

The implementation and interpretation of the Amendment shall be in accordance with the relevant policies of the Official Plan of the Township of Centre Wellington and the Official Plan for the County of Wellington, where applicable.