

The Corporation of the Township of Centre Wellington

By-law 2023-83

A By-law to adopt Amendment Number 13 to the 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 13 to the Official Plan for the Township of Centre Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. **That** this By-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and finally passed this 27th day of November, 2023.



Mayor - Shawn Watters



Clerk - Kerri O'Kane

Amendment Number 13

Township of Centre 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 Township of Centre Wellington Official Plan.

Part C – The Appendices

The Appendices, if included, herein, provide information related to the Amendment, but do not constitute part of the Amendment.

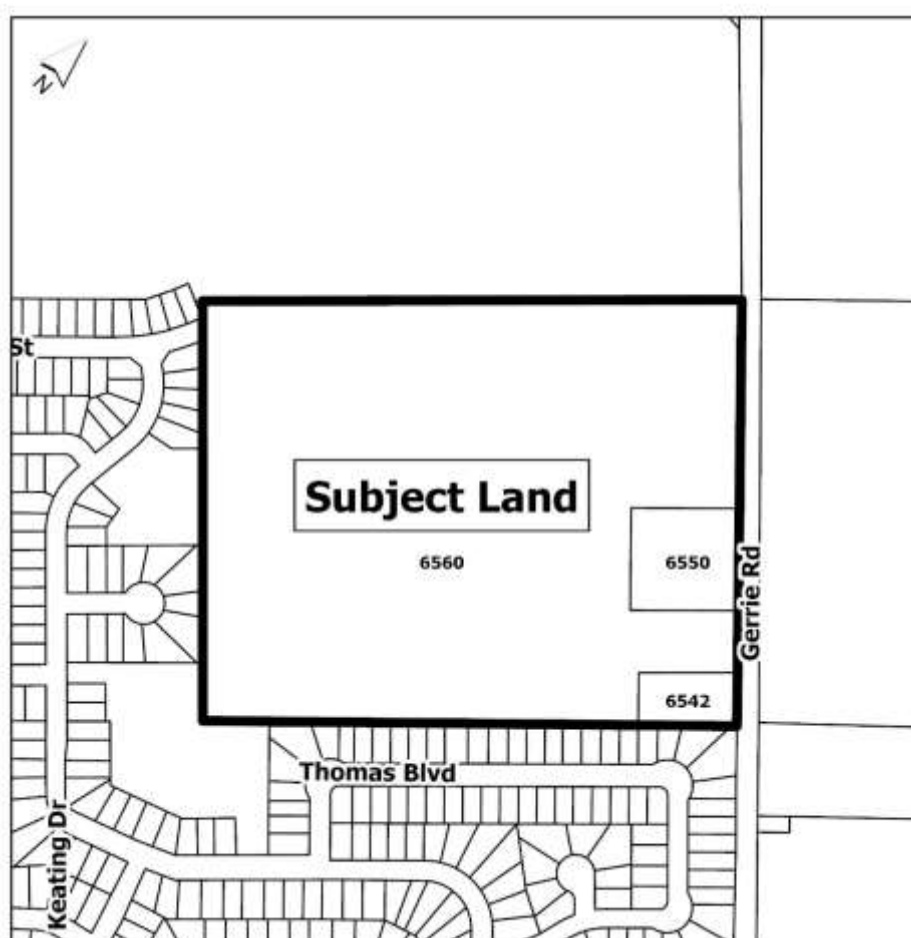
Part A – The Preamble

Purpose

The purpose of this amendment is to designate lands that have been added to the Elora-Salem Urban Centre boundary through County Official Plan Amendment Number 69 to Residential and Core Greenlands.

Location

The subject land is described as Part of Lot 18, Concession 12, Township of Centre Wellington (former Township of Nichol) and include the properties municipally known as 6542, 6550, and 6560 Gerrie Road. The entire site is approximately 22 hectares (55 acres) in area. The site is bounded by Gerrie Road to the east, farmland to the north, existing residential subdivisions to the west and south, and is located outside of the Built Boundary. The site forms part of the northeast edge of the Elora-Salem Urban Centre boundary.



Rationale

The County adopted Official Plan Amendment Number 69 in February 2010 which added these lands to the Elora-Salem Urban Centre boundary when the adjacent Hill farm was purchased by the same owner as the Ainley lands, and the adjacent livestock operation was decommissioned, thereby eliminating MDS limitations on redevelopment of the lands. Township staff recommend including the Ainley property and adjacent property at 6550 in the Urban Centre boundary to align with the County's expansion of the boundary.

The following are the reasons in support of including the properties in the Urban Centre:

1. The lands are a logical extension of the existing Ville Lora Downs North development. The plan of subdivision for Ville Lora Downs North provided for a road (Walser Street) to be extended to the east through the Ainley property to Gerrie Road.
2. The future extension of Walser Street to Gerrie Road will provide an alternate traffic route for vehicles using Irvine Street or Keating Drive to gain access to Colborne Street.
3. The existing woodlot and wetland can be integrated as a public open space area with the existing parkland in the Ville Lora Downs and Ville Lora Downs North subdivisions.
4. The addition of approximately 247 residential units will help meet the County's growth strategy targets with a minimum density of 16 units per hectare.

5. The MDS issue which previously limited redevelopment of these lands can be addressed now that the Ainley property and the adjacent farm are in the same ownership. Any future development approvals on the Ainley lands will require an agreement to decommission the barn and any manure storage.
6. The properties at 6542 and 6550 Gerrie Road currently support residential uses and structures, therefore designation of these lands to Residential is the most appropriate land use designation, even if not subject to redevelopment.

The proposed amendment is consistent with the policies of the Provincial Policy Statement as it will provide for residential greenfield development on the Subject Land. The proposed amendment will allow for the efficient development of underutilized lands within the Elora-Salem Urban Centre of the Township of Centre Wellington. In addition, it will permit a range of residential dwelling types and sizes which will provide additional housing choices for existing and future residents within this Urban Centre and the Township by providing family sized units.

The guiding principles of the Growth Plan speak to the achievement of complete communities that meet the needs of residents for daily living. The amendment will allow for the development of a variety of dwelling unit types which will ultimately add to the existing housing stock within the Township of Centre Wellington and Wellington County.

The proposed amendment for the Subject Land is appropriate and represents a practical use for the land given its compatibility with the surrounding land uses. The proposed amendment will ultimately create an efficient, pedestrian-oriented community and will not create any negative impacts on adjacent lands. The proposed amendment is consistent with the policies of the Provincial Policy statement, Growth Plan, conforms to the policies for lands within the Urban Centre in the County of Wellington Official Plan and conforms to the Residential policies in the Centre Wellington Official Plan.

Part B – The Amendment

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 13 to the Township of Centre Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

1. That Schedule A-1 of the Township of Centre Wellington Official Plan – Elora-Salem Land Use Plan is amended by designating the area illustrated on Schedule 'A' of this Amendment as Core Greenlands and Residential.

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment No. 13

