

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No!:	Amendment No. 11	Date of Decision:	September 12, 2023
Municipality:	Township of Centre Wellington	Date of Notice:	September 12, 2023
Subject Lands:	97- Gartshore Street; 101Gregson Court Fergus	Last Date of Appeal:	October 2, 2023

NOTICE OF DECISION

**With Respect to an Amendment to a Local Official Plan
Subsection 17(35) and Section 21 of The Planning Act**

Take Notice that a decision was made on **September 12, 2023** to approve all of **Amendment No. 11** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington by By-law Number 2023-62 on July 31, 2023.

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 permit the development of additional industrial lands.

Public Input

The statutory public meeting was held on June 26, 2023 with residents and other stakeholders in attendance.

When and How to file An Appeal

Any appeal to the Ontario Land Tribunal 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 Ontario Land Tribunal Act in the amount of \$1100.00 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 Land Tribunal. 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.

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

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. 11** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington By-law Number 2023-62 on July 31, 2023.

Dated at the City of Guelph this 12 day of September, 2023

A handwritten signature in black ink, appearing to read 'A. Salis', with a long horizontal stroke extending to the right.

Aldo L. Salis, MCIP, RPP
Director of Planning and Development
Corporation of the County of Wellington

The Corporation of the Township of Centre Wellington


By-law 2023-62

A By-law to adopt Amendment No. 11 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 11 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 31st day of July, 2023.



Mayor – Shawn Watters



Clerk – Kerri O'Kane

Amendment Number 11
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

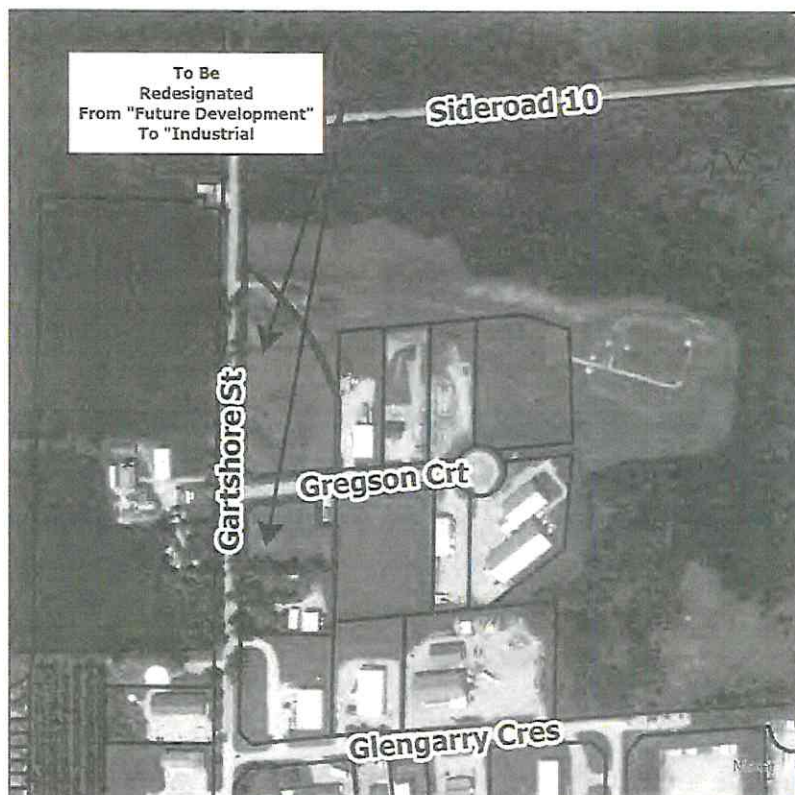
Purpose

The purpose of this amendment is to redesignate lands municipally known as a portion of 970 Gartshore Street, Fergus, described legally as Part Lots 9 & 10, 61R-10828, 61R-20054, 61R21309, Part 1, Part 2, (formerly Village of Nichol) Township of Centre Wellington, County of Wellington (the "Site"), and 101 Gregson Court, Fergus, described legally as Part Lots 9 & 10, Con 1, 61R-9899, 61R10172, 61R10841, 61R11626, Parts 2-4, Part 1, Parts 2 & 3, Part 1, (formerly Village of Nichol) Township of Centre Wellington, County of Wellington (the "Site"), from Future Development to Industrial.

The current designation of Future Development on the subject lands was previously established as a result of an adjacent farming operation located at 965 Gartshore Street, Fergus. The existing barn's location required the limit of development to align with the minimum distance separation (MDS) calculated distance between the existing barn and the industrial lands to the east located on Gregson Court and Gartshore Street. Given the farming operation no longer exists and the barn is no longer used to house livestock, the MDS requirements can be removed and the lands added to the surrounding industrial area.

Location

The sites are located within the Fergus Urban Centre in the Township of Centre Wellington. The development in its entirety is situated on the east side of Gartshore Street, predominantly in an area of existing industrial uses.



Rationale

provide opportunity for additional industrial uses in an area with an existing concentration of industrial operations.

The proposed amendment is appropriate and represents a logical extension of the surrounding industrial land uses. The proposed amendment is consistent with the policies of the Provincial Policy Statement, Growth Plan, and conforms with the policies for lands within the Urban Centre in both the County of Wellington Official Plan and conforms with the Industrial policies in the Township of Centre Wellington's 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. 11 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. Schedule A-1 of the Township of Centre Wellington Official Plan – Fergus Land Use Plan is amended by designating the area illustrated on Schedule 'A' of this Amendment to Industrial.

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment No. 11

