

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No:	Amendment No. 12	Date of Decision:	November 2, 2023
Municipality:	Township of Centre Wellington	Date of Notice:	November 2, 2023
Subject Lands:	Lot 1, Concession A, Pilkington Twp. WOGR; Pt 1 RP 61R-4528; 350 Wellington Road 7 Elora/Salem	Last Date of Appeal:	November 22, 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 **November 2, 2023** to approve as modified all of **Amendment No. 12** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington by By-law Number 2023-72 on September 25, 2023.

Purpose and Effect of the Official Plan Amendment

The purpose of this Amendment is to create a Highway Commercial (PA1-16) site-specific policy area to permit ground related residential units (townhouses) and clarify live-work units as commercial uses. For the lands known as Part Lot 1 Concession A WGR, Pilkington Township, Part 1, 61R-4528; Centre Wellington, municipally known as 350 Wellington Road 7, Salem/Elora.

Public Input

The statutory public meeting was held on May 31, 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. 12** to the Official Plan for the Township of Centre Wellington as adopted by the Township of Centre Wellington By-law Number 2023-72 on September 25, 2023

Dated at the City of Guelph this 2nd day of November, 2023



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

The Corporation of the Township of Centre Wellington

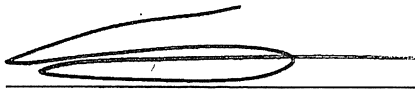
By-law 2023-72

A By-law to adopt Amendment No. 12 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 12 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 25th day of September, 2023.



Mayor – Shawn Watters



Clerk – Kerri O'Kane

CERTIFIED TO BE A TRUE COPY


MUNICIPAL CLERK

Amendment Number 12
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 B – The Amendment

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 12 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 Land Use Plan is amended by identifying the area illustrated on Schedule ‘A’ of this Amendment as PA1-16.
2. That Policy PA1-16 is added as follows:

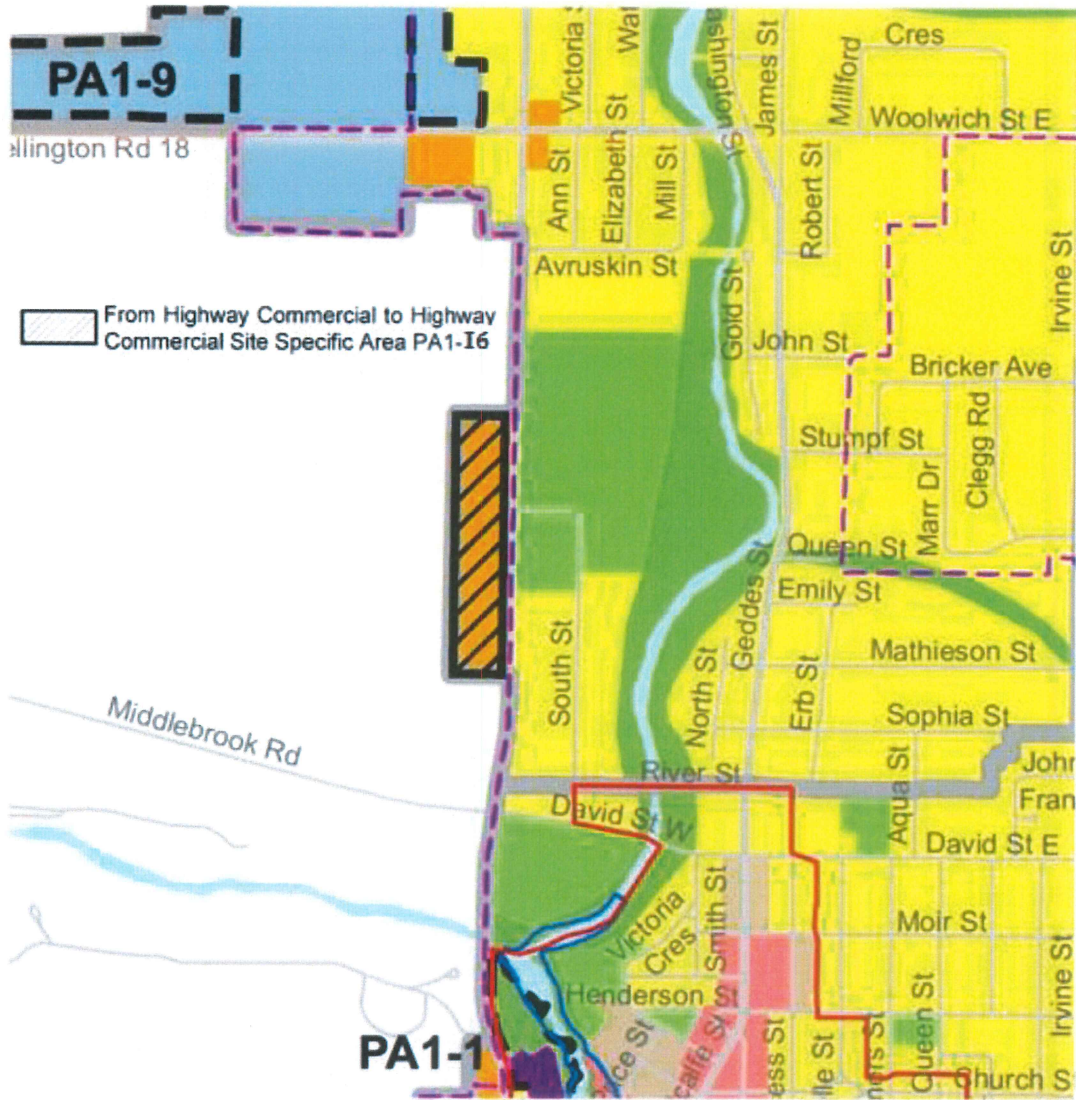
PA1-16 – 350 Wellington Road 7

Notwithstanding Policy D.5.3, back-to-back townhouses, cluster townhouses, and live-work townhouses are permitted as additional uses and building types on the lands municipally known as 350 Wellington Road 7 at grade and above a live-work unit. Furthermore, live-work units within the first 20 metres of Wellington Road 7 shall constitute commercial uses for the purposes of this designation.

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment No. 12



Part A – The Preamble

Purpose

The purpose of this amendment is to create a site-specific policy area to the Highway Commercial designation for the lands legally known as Part Lot 1 Concession A Wgr Pilkington Part 1, 61r4528; Centre Wellington, municipally known as 350 Wellington Road 7 (the “Subject Lands”), located on the west side of Wellington Road 7. The Subject Lands have been vacant for a long period of time and were purchased by the owner to develop the lands for residential uses in the form of townhouses. Although the Highway Commercial designation permits dwelling units within mixed use development, provided that the residential use is located above commercial use, townhouses are not a permitted use within this designation and the proposed townhouse development would not be permitted. As such, an Official Plan Amendment is required to add back-to-back, cluster and live-work townhouses as permitted uses at grade and above a live-work unit, and to recognize live-work units within the first 20 metres of Wellington Road 7 as commercial uses for the purposes of this site-specific policy area. This amendment will permit the proposed 273 townhouse unit development.

Location

The Subject Lands are located on the west side of Wellington Road 7, directly west of the intersection of Wellington Road 7 and South Street, and are located outside of the Built Boundary but within the western limits of the Elora-Salem Urban Centre. The Urban Centre wraps around the Subject Lands along this stretch of Wellington Road 7.

Rationale

The proposed amendment is consistent with the policies of the Provincial Policy Statement as it will provide for compact built form on the Subject Lands. 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 townhouses which will ultimately add to the existing housing stock within the Township of Centre Wellington and Wellington County.

The proposed amendment for the Subject Lands is appropriate and represents a practical use for the lands given its compatibility with the surrounding land uses. The proposed amendment will ultimately create a compact, 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.