

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW 2009-042

A By-law to adopt Amendment No. 3 to the Municipal Official Plan for the Township of Centre Wellington, in order to add Policy Area PA1-13 to the Industrial land use designation on the subject lands 6528 First Line, West Garafraxa


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 3 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 AND SECOND TIME THIS 13th DAY OF JULY 2009.

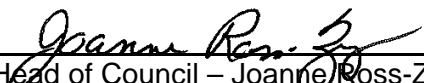


Head of Council – Joanne Ross-Zuj

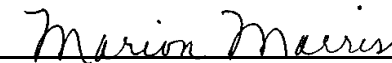


Clerk – Marion Morris

READ A THIRD TIME AND FINALLY PASSED THIS 13th DAY OF JULY 2009.



Head of Council – Joanne Ross-Zuj



Clerk – Marion Morris

***AMENDMENT NO. 3 TO THE MUNICIPAL
OFFICIAL PLAN FOR THE TOWNSHIP OF
CENTRE WELLINGTON***

July 13, 2009

**AMENDMENT NUMBER 3
TO THE
TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL 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 Municipal Official Plan which constitute Official Plan Amendment Number 3.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to apply a Policy Area to the Official Plan designation of the subject land. The effect of the amendment is to permit a church, a group home, and uses accessory to the foregoing.

LOCATION

The subject property is on the First Line (West Garafraxa), and is in the northeast of the Fergus Urban Centre.

BASIS

The Township Official Plan designates the site for Industrial use. Prior to the Township's 2003 Official Plan taking effect, the land was designated and zoned Agricultural. The Agricultural zoning permitted a group home, and a group home was established in 2007.

The group home site has been separated from the balance of lands expected to be developed with industrial uses in the future, with additional land to be included to permit a church. Given the cost of land in urban centres and the regional attraction of churches, it is often the case that churches are located on large sites on or near industrial lands. However, the Township Official Plan does not permit churches within an industrial designation. Given the existing use of the land, it is appropriate to consider additional institutional uses such as a church on this site. The institutional uses will also provide a buffer between existing residential uses and the future industrial development to the south and west.

Rezoning of the subject property is also required and has been requested of the Township together with the application for Official Plan Amendment. The proposed development will be required to go through the Site Plan Approval process, where design issues and other site plan related matters will be dealt with in more detail.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Township of Centre Wellington Municipal Official Plan and the County of 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. 3 to the Township of Centre Wellington Municipal Official Plan.

DETAILS OF THE AMENDMENT

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

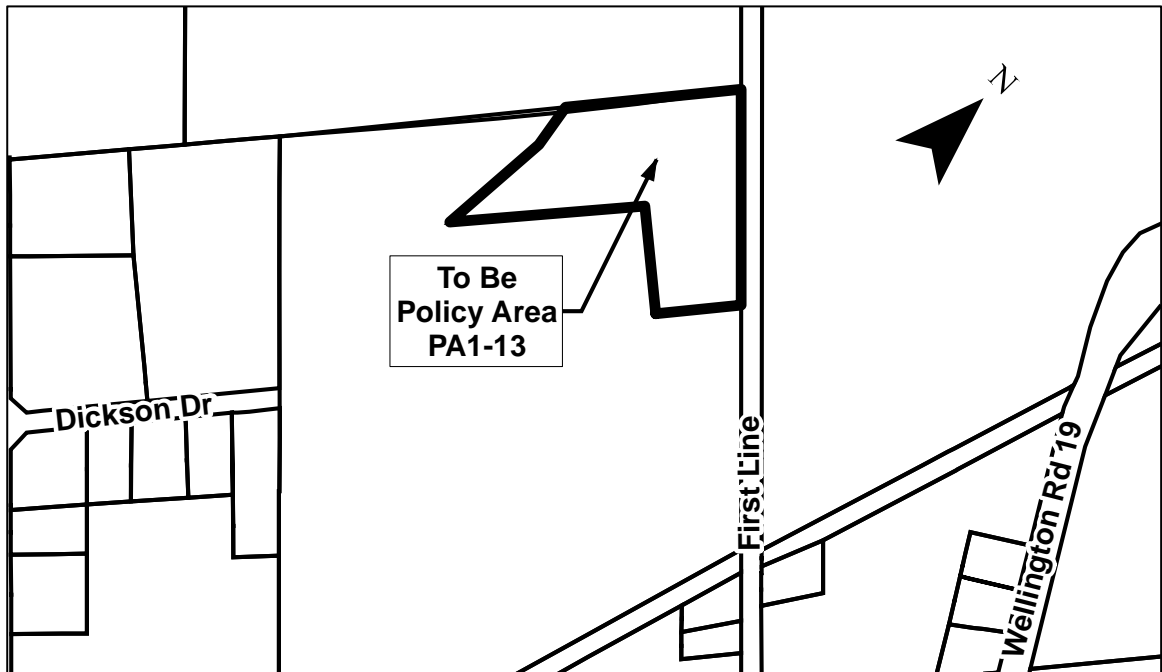
1. THAT Schedule A1 be amended by identifying the subject land as *Policy Area PA1-13* in accordance with the attached Schedule "A", which forms part of this Amendment.
2. THAT Section *D.10.2 Policy Area Descriptions* be amended by adding the following new Policy Area Description PA1-13:

**PA1-13 *Anchor Canadian Reformed Association for the Handicapped
(Fergus Urban Centre)***

*Notwithstanding anything else in this Plan to the contrary, on land identified as **PA1-13**, the permitted uses will include a church, a manse, an existing group home, and complementary institutional or recreational uses, and uses accessory thereto. The church/manse and group home may be placed on separate lots. Zoning regulations shall ensure that the permitted uses do not include a day care centre or a school. The zoning by-law shall initially apply holding zone provisions to ensure that any appropriate studies or agreements deemed necessary by the municipality to provide for the proper and orderly development of the lands, including but not limited to servicing assessments or agreements, noise assessments, development agreements, site plan agreements or environmental impact assessments/Conservation Authority permits are completed prior to the issuance of any building or site alteration permits to facilitate the construction of a church or manse.*

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. 3



THIS IS SCHEDULE "A" OF AMENDMENT NO. 3 TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN