

The Corporation of the Township of Centre Wellington

By-law 2024-31

A By-law to adopt Amendment Number 15 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.) 1990, as amended, does hereby enact as follows:

1. **That** Amendment Number 15 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 10th day of June, 2024.



Mayor – Shawn Watters


Deputy Clerk – Lisa Miller

**Amendment Number 15
To the Official Plan for the Corporation of the
Township of Centre Wellington**

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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 change the designation for the lands legally known as Plan 181, Pt Lots 11, 12 and 13, Centre Wellington, from "Residential" to "Central Business District". The lands to which the amendment applies are municipally known as 19 and 19A East Mill Street (the "Subject Lands"). The Subject Lands currently support three vacant structures, a former residential dwelling, a former industrial use (burial vault manufacturing) building and an ancillary shed structure. The former residential dwelling and shed will be removed. The former industrial building is a heritage building that is proposed to be rehabilitated. The lands are proposed to be developed for mixed commercial and residential uses in the form of one new mixed use commercial/residential building and adaptive re-use of the heritage building for commercial use (restaurant). An Official Plan Amendment is required to permit the range and mix of commercial and residential uses on the Subject Lands with a height taller than three storeys. A four storey building is proposed.

Location

The Subject Lands are located on the south side of East Mill Street, east of Geddes Street within the Heritage Area and Built Boundary of the Elora-Salem Urban Centre. The Subject Lands abut the Grand River to the south and residential properties to the east.

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 residential dwelling units and commercial uses which will provide additional housing choices and commercial facilities for existing and future residents within this Urban Centre and the Township where supportive amenities are present, such as parking, shopping, and open space.

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 multi-unit mixed-use commercial/residential development which will ultimately add to the existing stock of housing and commercial space within the downtown Central Business District of the Township of Centre Wellington and within 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, which contain a mix of commercial and residential uses. The proposed amendment will ultimately create a compact, pedestrian oriented development 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 Central Business District 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. 15 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 "Central Business District".

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment No. 15

