

**The Corporation of the Township of Centre Wellington**

**By-law No. 2024-56**

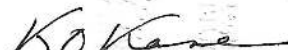
A By-law to adopt Amendment Number 16 to the Official Plan for the  
Township of Centre Wellington

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 16 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 30<sup>th</sup> day of September, 2024.

  
\_\_\_\_\_  
Mayor – Shawn Watters

  
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Clerk – Kerri O'Kane



**Amendment Number 16**  
**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.

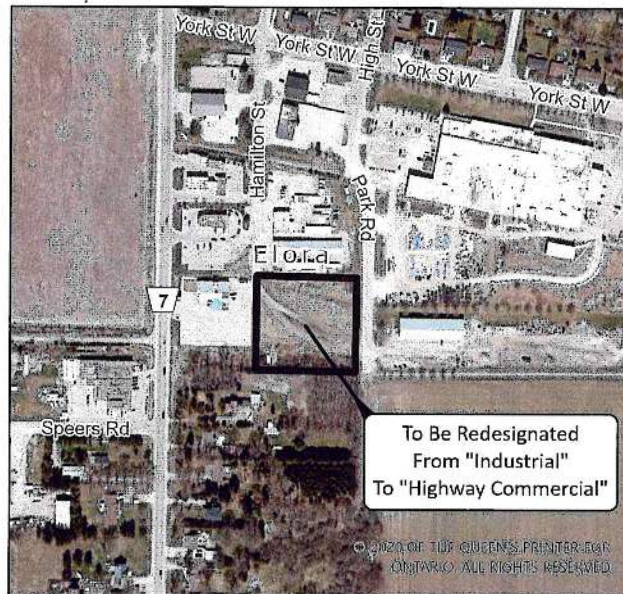
## Part A – The Preamble

### Purpose

The purpose of this amendment is to redesignate the lands municipally known as 22 Park Road, Elora and further described legally as Plan 181 Lots 33, 34, 35, 46, 47, 48, Part Lots 32, 36, 45, 49 Part Gemmell, 61R-5208 Parts 2 and 3 (Formerly Village of Elora) Township of Centre Wellington, County of Wellington (the "Site"), from Industrial to Highway Commercial. The Site includes land being consolidated with properties known municipally as 82 Wellington Road 7, Elora and 94 Wellington Road 7, Elora. Additionally, the Site includes easements and right-of-ways for shared access and servicing through the County of Wellington Land Division Committee applications. The Industrial designation of the Site is no longer relevant, as the property is within an established highway commercial corridor. The Site is the subject of a comprehensive development proposal that includes a food retail store and restaurant, as such the conversion of these lands to Highway Commercial is considered appropriate.

### Location

The Site is located in the former Village of Elora within the Township of Centre Wellington. The development in its entirety is situated on the east side of Wellington Road 7 predominantly in an area of existing highway commercial uses and to a lesser extent existing residential uses to the south.



### Rationale

The proposed amendment is consistent with the policies of the Provincial Policy Statement as it will ultimately provide for the comprehensive development of the Site for a range of commercial uses. The County of Wellington supports the conversion of lands as the Site will integrate well within the established highway commercial corridor and will have minimal impact on the Employment Area land supply and adjacent residential uses. The Site is also subject of a proposed zoning by-law amendment requesting to change the current zoning of "M1" Service Industrial to "C2" Highway Commercial. The proposed zoning will bring the Site into conformity with the proposed Highway Commercial Official Plan Designation.

The guiding principles of the Provincial and County policies speak to the achievement of complete communities that meet the needs of residents for daily living. The conversion of the Site from Industrial to Highway Commercial will provide opportunity for additional retail uses, specifically a food retail store, which will support existing and proposed residential housing developments in Elora.

The proposed amendment is appropriate and represents a logical extension of the existing highway commercial land use. The proposed amendment will ultimately create new opportunities for retail uses along the existing commercial corridor 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, and conforms with the policies for lands within the Urban Centre in 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 Number 16 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 – Land Use Plan, Fergus, Elora-Salem, is amended by designating the area illustrated on Schedule 'A' of this Amendment from Industrial to Highway Commercial.

The Corporation of the Township of Centre Wellington

Schedule 'A'

Official Plan Amendment Number 16

