

# DECISION

With respect to Official Plan Amendment 120  
for the County of Wellington

Subsection 17(34) and Section 26 of the *Planning Act*

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I hereby approve, as modified, County of Wellington Official Plan Amendment 120 as adopted by the County of Wellington by By-law 5808-23, subject to the following modifications, with additions in **bold underline**:

**1. Part B to By-law 5808-23 is modified by creating new Item 6 as follows:**

**6. Section 9.5.3 Mapleton Policy Areas is modified by adding the following:**

**a) PA4-10 Future Employment Expansion Area**

**The lands identified as PA4-10 on Schedule B4 have been identified for future Industrial use through a local Growth Management Strategy approved by Township Council but are not needed within the planning horizon of this Plan. The purpose of the Future Employment Expansion Area is to identify and protect this area from incompatible uses and for future inclusion into the Primary Urban Centre of Drayton.**

**The Prime Agricultural and Core Greenlands designations will continue to apply, but lands may be considered for Industrial uses through a future amendment or modification to this Plan in accordance with applicable Provincial and County policies when the additional expansion lands are needed and can be serviced with municipal water and sewage services.**

**b) PA4-11 Future Community Expansion Area**

**The lands identified as PA4-11 on Schedule B4 have been identified for future Residential and other compatible uses through a local Growth Management Strategy approved by Township Council but are not needed within the planning horizon of this Plan. The purpose of the Future Community Expansion Area is to identify and protect this area from incompatible uses and for future inclusion into the Primary Urban Centre of Drayton.**

**The Prime Agricultural and Core Greenlands designations will continue to apply, but lands may be considered for residential and other compatible uses through a future amendment or modification to this Plan in accordance with applicable Provincial and County policies when the**

additional expansion lands are needed and can be serviced with municipal water and sewage services.

c) PA4-12 Drayton Excess Lands Overlay

The lands identified as PA4-12 on Schedule B4-1 were identified as excess lands through a local Growth Management Strategy approved by Township Council. The purpose of the Drayton Excess Lands Overlay is to offset the designation of new community area lands elsewhere in Drayton and Moorefield.

The Future Development designation will continue to apply and on an interim basis the lands will not be considered for re-designation to another use. If the excess lands policies of A Place to Grow Growth Plan for the Greater Golden Horseshoe (2020) are revoked by the Province, the PA4-12 policy area shall no longer apply without the need for further amendment to this Plan and the Future Development, Core Greenlands and Greenlands designations will continue to apply.

d) PA4-13 Moorefield Excess Lands Overlay

The lands identified as PA4-13 on Schedule B4-2 were identified as excess through a local Growth Management Strategy approved by Township Council. The purpose of the Moorefield Excess Lands Overlay is to offset the designation of new employment area and community area lands elsewhere in Drayton and Moorefield.

On an interim basis, permitted uses within areas designated Industrial, Residential, Recreational and Greenlands shall be limited to existing uses. If the excess lands policies of A Place to Grow Growth Plan for the Greater Golden Horseshoe (2020) are revoked by the Province, the PA4-12 policy area shall no longer apply without the need for further amendment to this Plan and the Industrial, Residential, Recreational and Greenlands designations will continue to apply.

2. Part B to By-law 5808-23 is modified by creating new Item 7 as follows:

7. Section 9.5 Mapleton Local Policies is modified by adding the following:

9.5.4 Drayton and Moorefield Fringe Area

Lands identified for urban *development* or future urban *development* through Official Plan Amendment 120 are based on the Growth Management Strategy approved by Township Council. These areas may contain industrial or non-industrial uses in the future. Where practical,

future development will be planned to reduce nuisance issues related to odour from existing livestock operations by locating new infrastructure, storage, parking and other appropriate non-sensitive uses closest to the areas of existing livestock operations.

Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to the livestock operations located at 8313 Concession 8 (Moorefield) and 7937, 8085 and 8110 Wellington Road 8 (Drayton). Minor variance applications will be used to consider such expansions to ensure future viability of these operations while also ensuring that expansion is managed so that impacts to urban areas will be mitigated.

**3. Part B to By-law 5808-23 is modified by creating new Item 8 as follows:**

**8. Schedules are modified as follows:**

- a) Schedule A – County Growth Structure and Schedule A4 – County Growth Structure (Mapleton) are modified by identifying new Designated Greenfield Area and Employment Area lands and adding these lands to the Primary Urban Centres of Drayton and Moorefield in accordance with the modified Schedule A4 attached.**
- b) Schedule B4 – Land Use (Mapleton) is modified by identifying new Primary Urban Centre lands and adding these lands to the Primary Urban Centres of Drayton and Moorefield, and by identifying new policy area PA4-10 Future Employment Expansion Area, new policy area PA4-11 Future Community Expansion Area to lands in accordance with modified Schedule B4 attached.**
- c) Schedule B4-1 – Land Use (Drayton) is modified by designating new Industrial and Residential lands and adding these lands to the Primary Urban Centre of Drayton and identifying new policy area PA4-12 Drayton Excess Lands Overlay in accordance with the modified Schedule B4-1 attached.**
- d) Schedule B4-2 – Land Use (Moorefield) is modified by designating new Residential lands and adding these lands to the Primary Urban Centre of Moorefield and identifying new policy area PA4-13 Moorefield Excess Lands Overlay in accordance with the modified Schedule B4-2 attached.**

Dated at Toronto this 11<sup>th</sup> day of July, 2024







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Hannah Evans  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing



# County Growth Structure

## MAPLETON

### Urban System

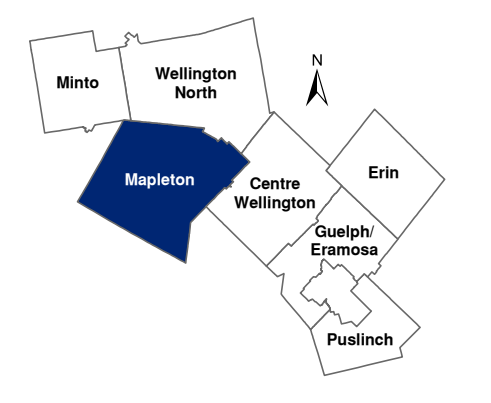
-  Primary Urban Centre
-  Delineated Built-up Area
-  Designated Greenfield Area
-  Employment Area

### Rural System

-  Hamlet
-  Rural Employment Area

### Other

-  Waterbody/Watercourse



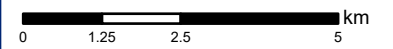
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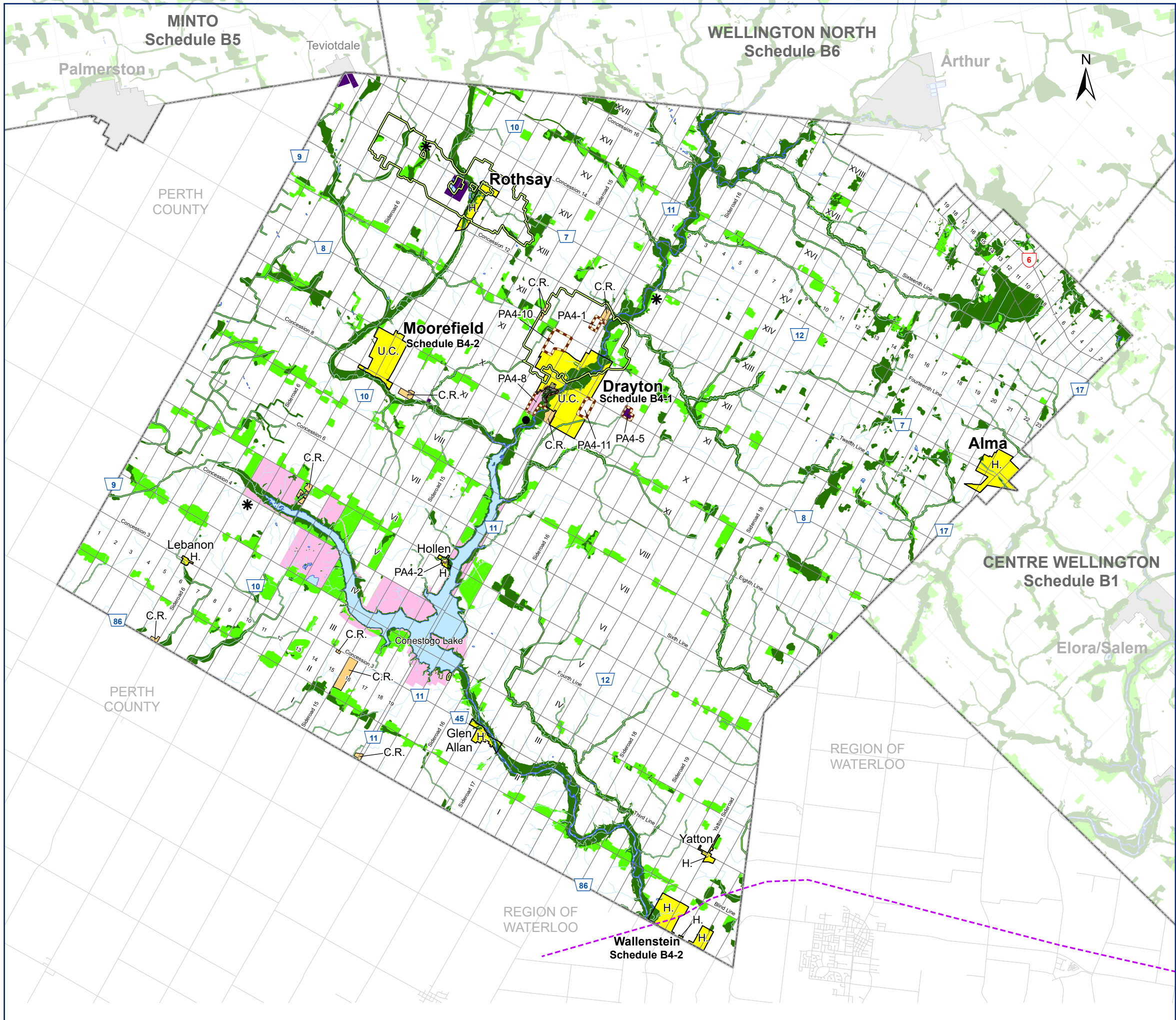
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# Land Use

## MAPLETON

### The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

### The Rural System

- Prime Agricultural
- Hamlet
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area

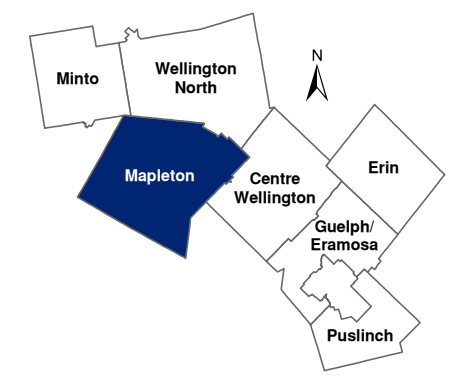
### The Urban System

- Primary Urban Centre

### Other

- Bobolink Habitat Area
- Trans Canada Trail
- Landfill Site
- Waste Water Facility
- County Roads
- Provincial Highways
- Waterbody
- Watercourse

Mineral Aggregate Resources are identified on Schedule D of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan

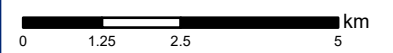


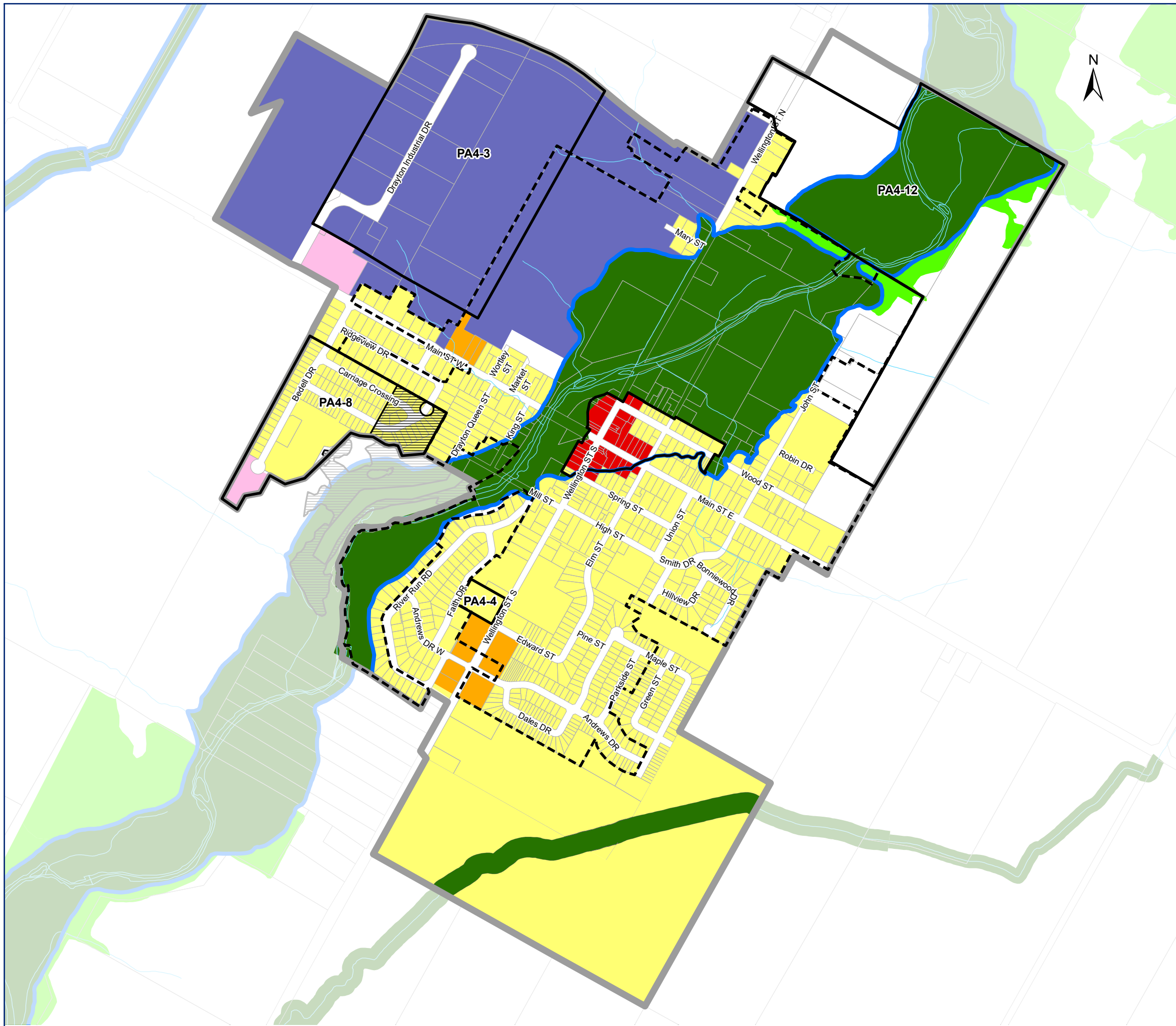
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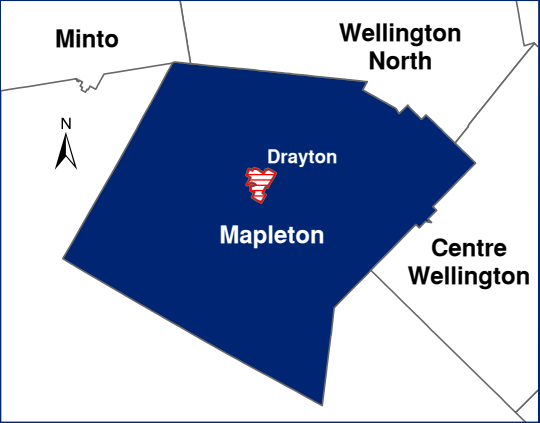


# Land Use

## DRAYTON MAPLETON

**Legend**

- Residential
- Central Business District
- Highway Commercial
- Industrial
- Recreational
- Future Development
- Policy Area
- Special Policy Area
- Core Greenlands
- Greenlands
- Regional Floodline
- Bobolink Habitat Area
- Built Boundary
- Urban Centre Boundary
- Waterbody
- Watercourse




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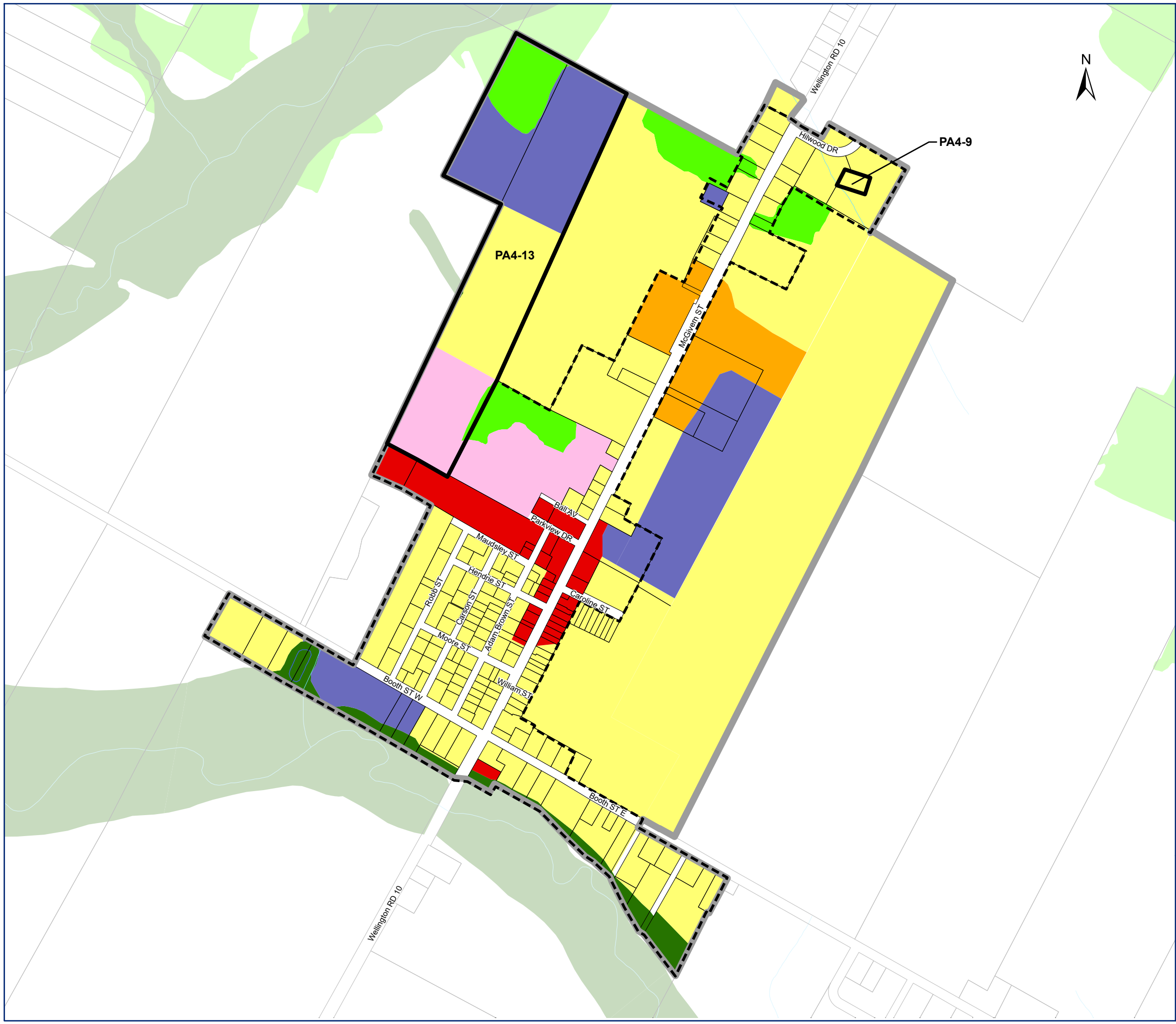
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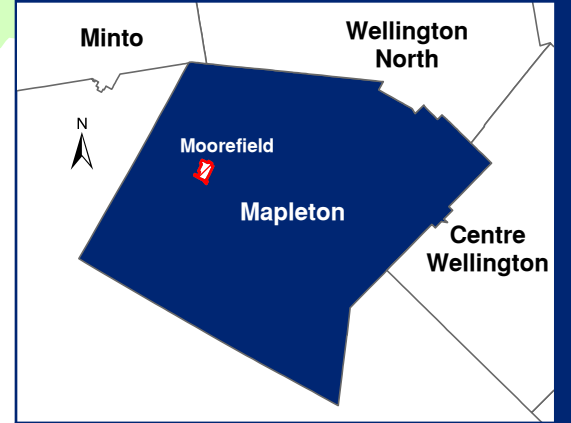
# Land Use

## MOOREFIELD

### MAPLETON

#### Legend

- Residential
- Central Business District
- Highway Commercial
- Industrial
- Recreational
- Future Development
- PA
- Core Greenlands
- Greenlands
- Built Boundary
- Urban Centre Boundary
- Watercourses



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