



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, May 11, 2023
Subject: County Official Plan Review – Provincial Decision on OPA 119



PLANWELL

1.0 Purpose

The purpose of this report is to advise of the Minister’s decision on County of Wellington Official Plan Amendment (OPA) 119.

2.0 Background

OPA 119 sets the stage for considering future growth in accordance with the Provincial Growth Plan for the Greater Golden Horseshoe. The Amendment implements the recommended growth structure from Phase 1 of the County’s municipal comprehensive review (MCR). OPA 119 was originally adopted by County Council on May 26, 2022. Under Section 26 of the Planning Act, the OPA requires approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

3.0 Minister’s Decision on OPA 119

On April 11, 2023, the Minister issued a decision to approve OPA 119, with modifications. According to the Province’s notice of decision, the 33 modifications to the Official Plan Amendment are meant to “address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters.” The decision is final and not subject to appeal. Documentation of the Minister’s decision is attached, has been posted to the project website and circulated to our project stakeholder list.

3.1 Text Modifications

Staff generally support modifications numbered 1 through 19 which are relatively minor text changes to conform with current Provincial policy. Changes which remove references to single detached and semi-detached dwellings being the dominant form of housing in the County, are in keeping with the County’s Attainable Housing Strategy.

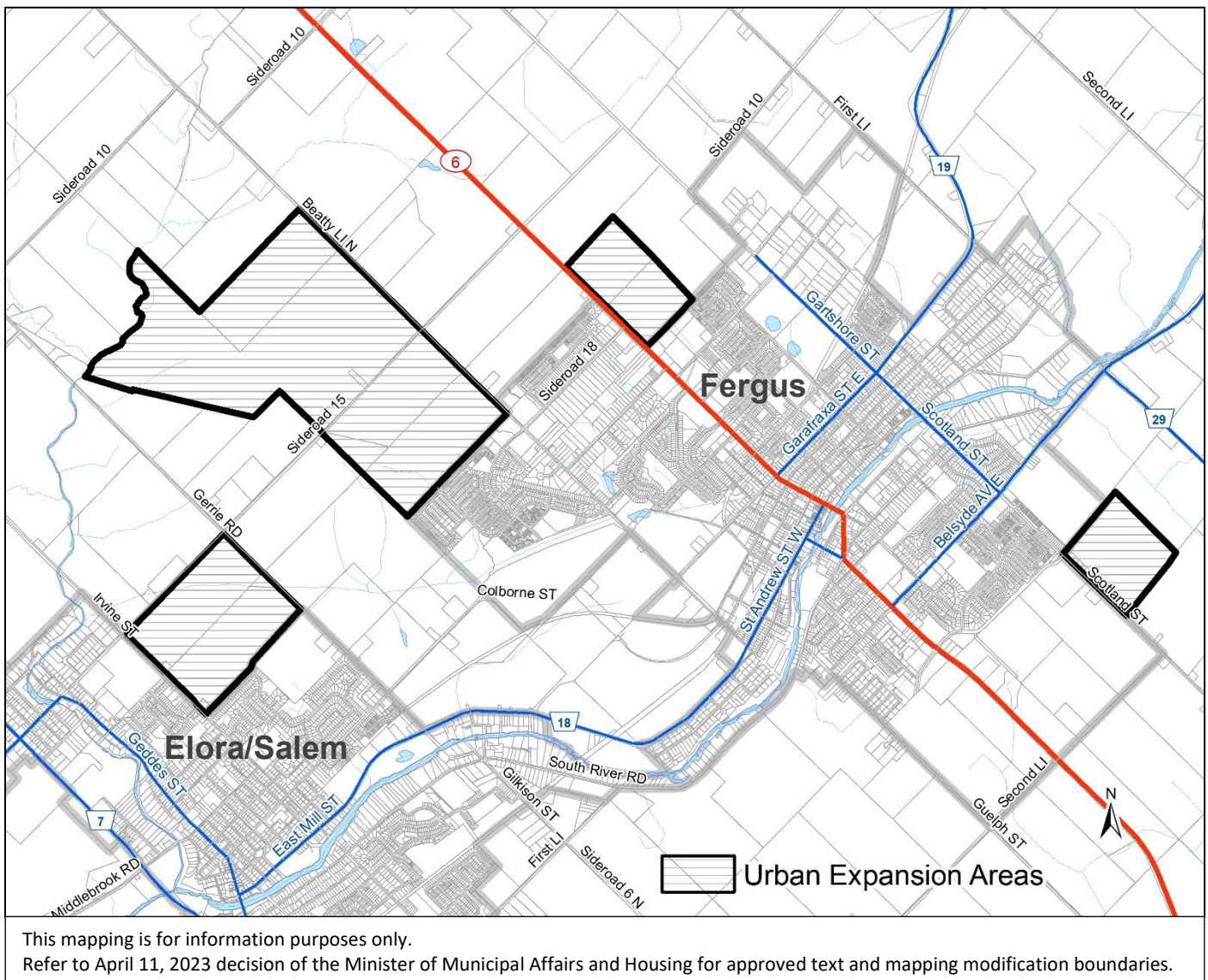
3.2 Mapping and Text Modifications

There are a number of mapping modifications and other text changes which are outlined below. It is important to note that in some cases there are inconsistencies between the property addresses listed in the modifications and the properties included on the maps. The Province provided our office with the necessary data for the mapping on May 2, 2023. At the time of writing this report, staff was in the process of reviewing it to confirm the final boundaries of the mapping modifications. Therefore, mapping in this report should not be considered final and is for information purposes only.

Urban Boundary Expansions

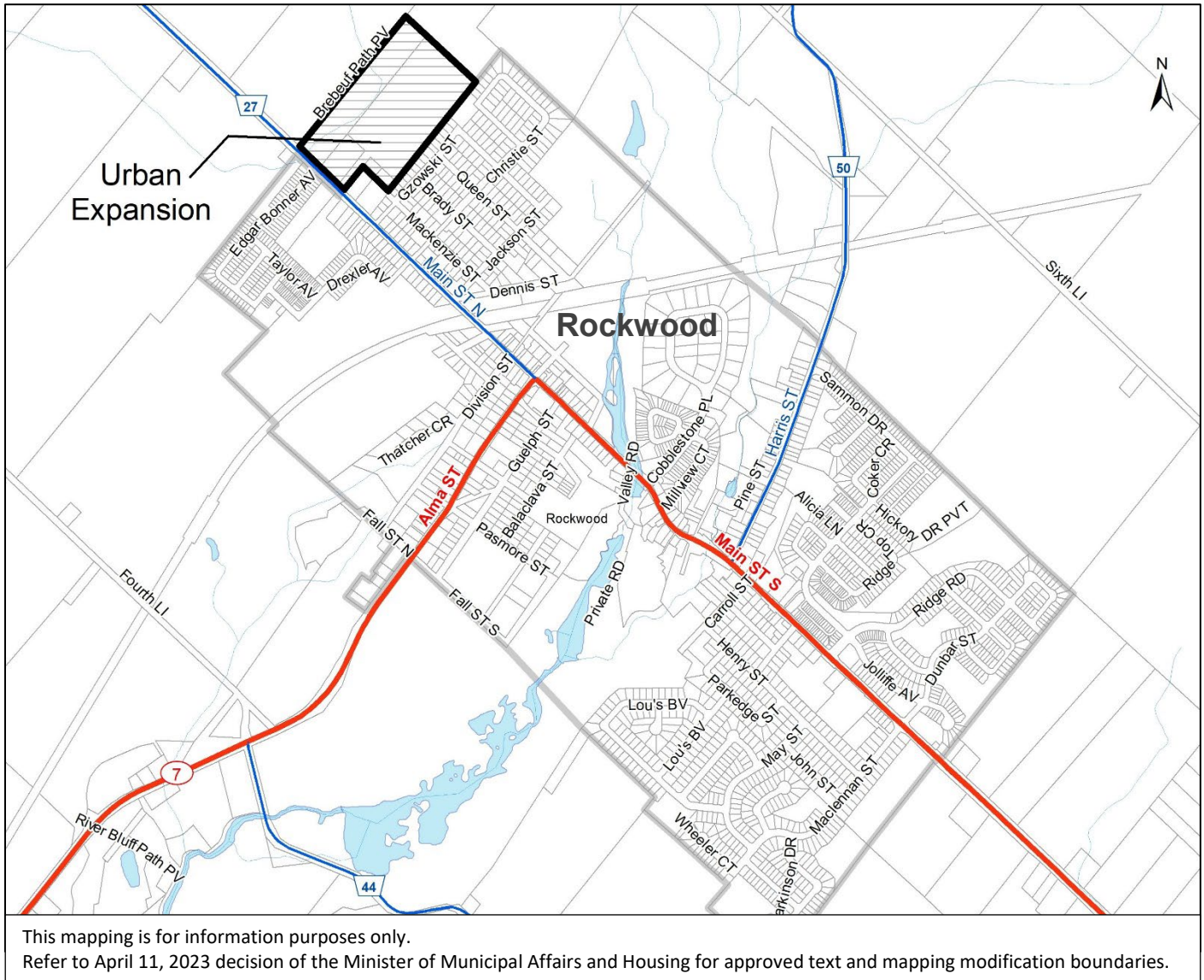
The Minister’s modifications identify urban boundary expansions in Centre Wellington (Figure 1), Guelph/Eramosa (Figure 2) and Minto (Figure 3). Urban boundary expansions were not originally part of OPA 119. Such expansions are being dealt with as part of our current Phase 3A work plan, based on the results of the Phase 2 Land Needs Assessment. The Province did not consult with or advise County and local staff of these changes. We are unaware of any technical evaluations completed by the Province to ensure that the expansions met current Provincial, County and local policy, municipal servicing requirements, etc.

**Figure 1 Provincial Urban Expansions
Fergus and Elora/Salem, Centre Wellington**



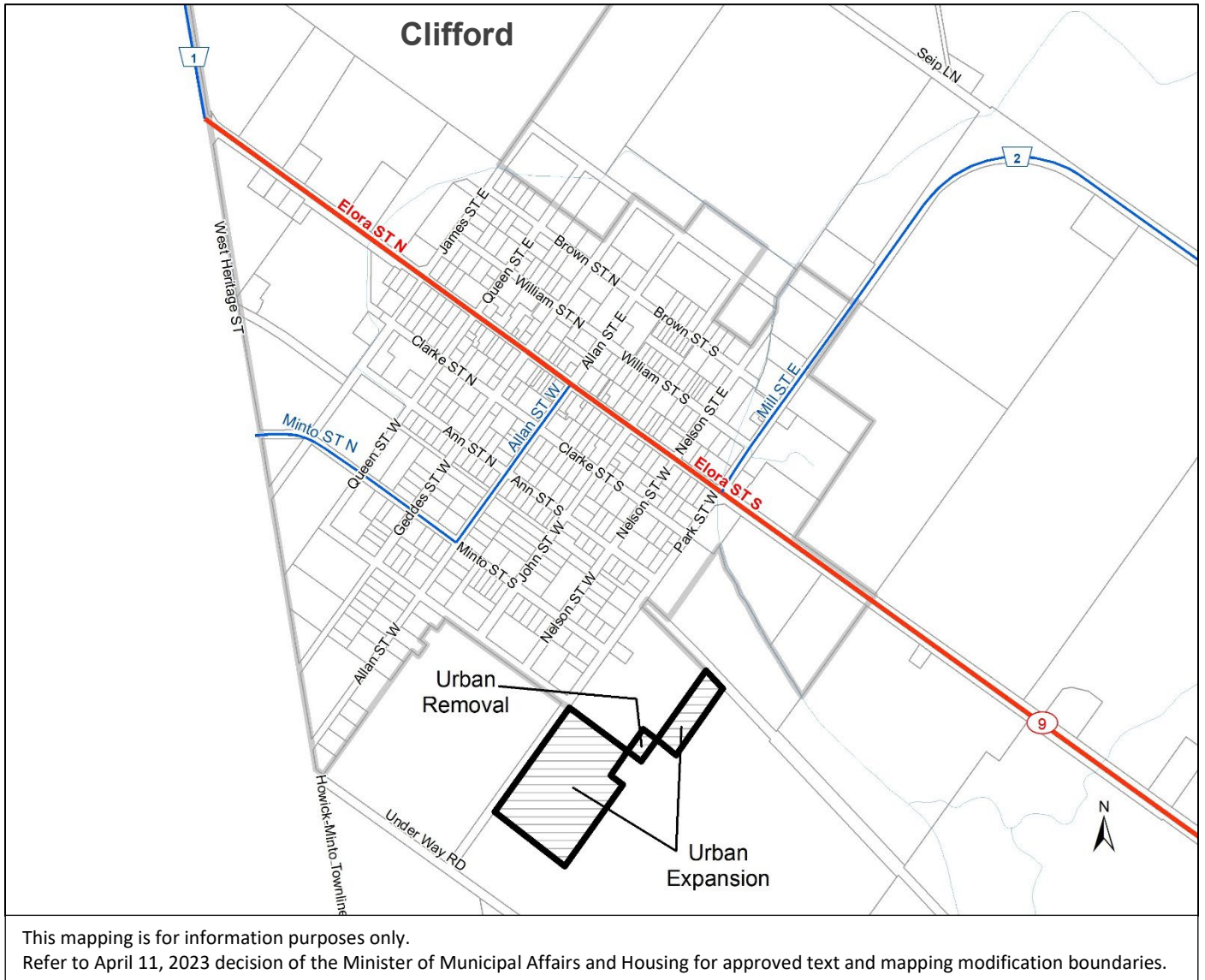
The above expansions are approximately 417 ha (1,030 ac).

**Figure 2 Provincial Urban Expansions
Guelph/Eramosa**



The above expansion is approximately 15 ha (37 ac).

**Figure 3 Provincial Urban Expansions
Minto**

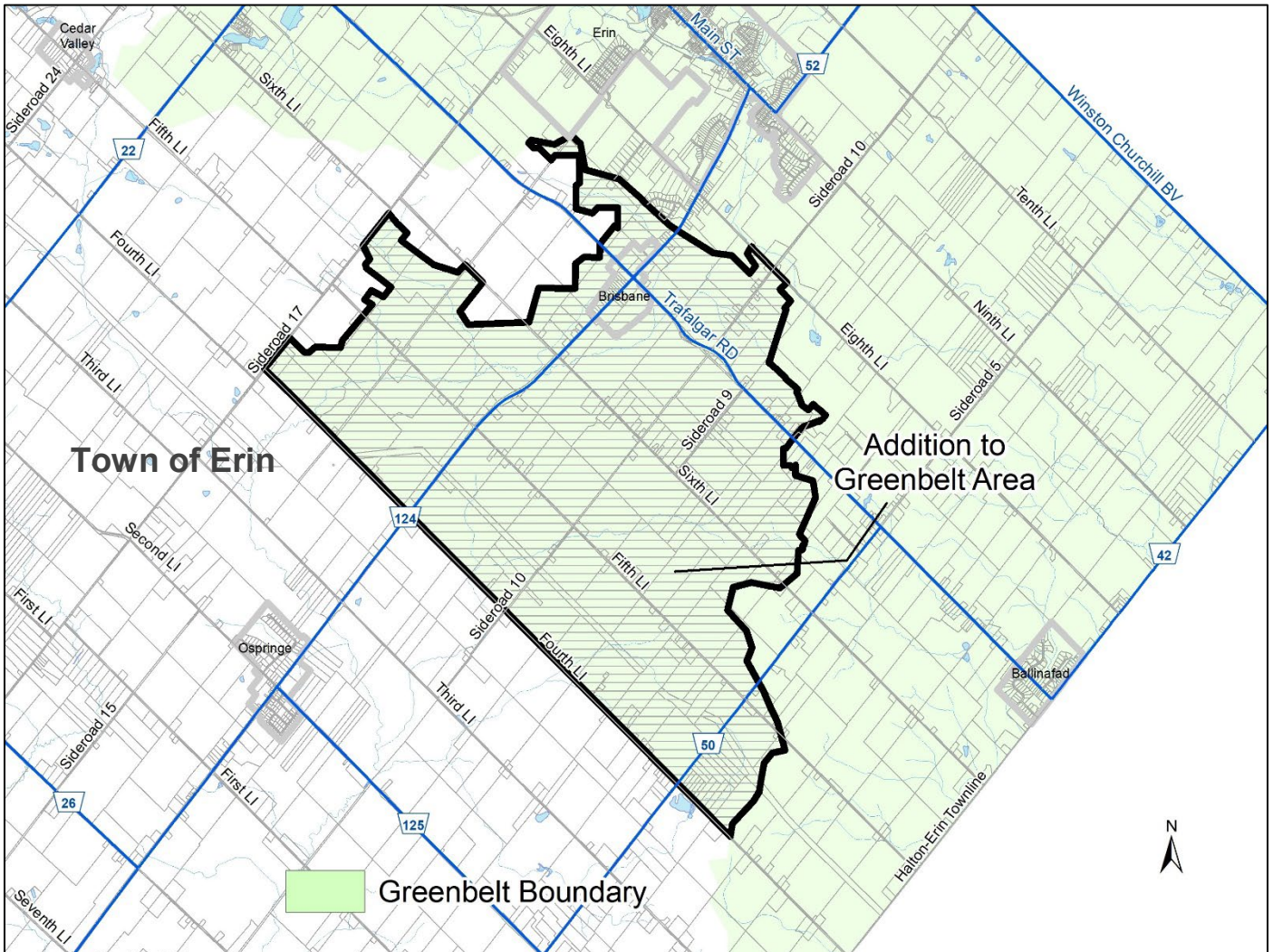


The above expansion is approximately 6 ha (15 ac).

Greenbelt Area Expansion

The Province modified mapping for the Town of Erin to reflect the expanded Greenbelt Area and identify Brisbane as a Hamlet in the Greenbelt. These modifications reflect changes approved by the Province in December 2022 which added approximately 2,870 ha (7,100 ac) to the Greenbelt in Erin to help make up for removals of approximately 3,000 ha (7,400 ac) for residential development in other municipalities.

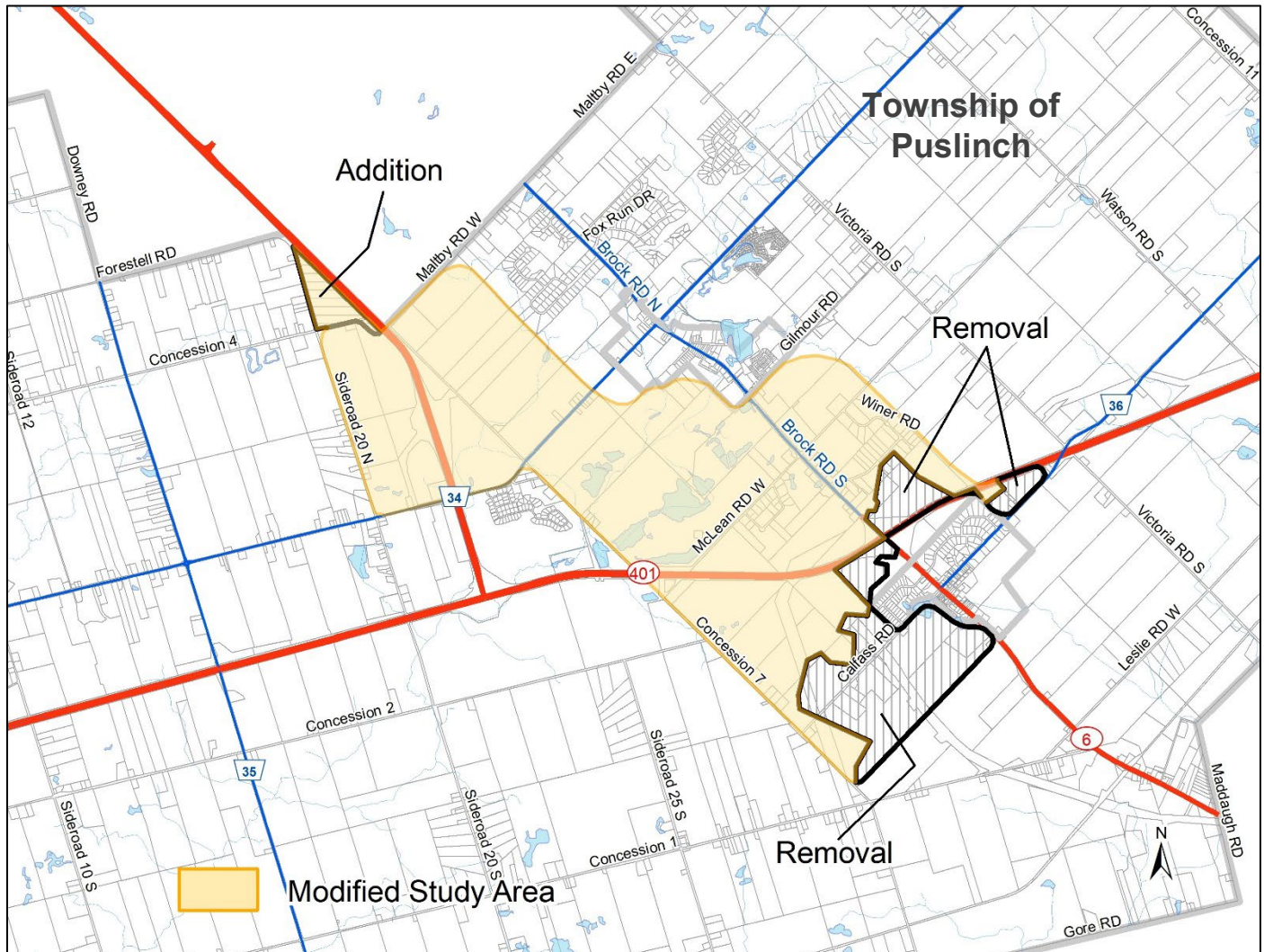
**Figure 4 Provincial Greenbelt Area Expansion
Town of Erin**



Puslinch Regionally Significant Economic Development Study Area

The Province has supported the identification of a Regionally Significant Economic Development Study Area in Puslinch. The Study Area was approved with boundary modifications to add lands located at 4631 Sideroad 20 North and remove lands within the Greenbelt Plan Area (Figure 5).

Figure 5 Provincial Boundary Modifications Regionally Significant Economic Development Study Area



This mapping is for information purposes only.
Refer to April 11, 2023 decision of the Minister of Municipal Affairs and Housing for approved text and mapping modification boundaries.

The associated new policy for the study area, was not modified and is now in effect:

“9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan designates a Regionally Significant Economic Development Study Area in Puslinch. This area includes lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.”

Approval of the Study Area provides for the Township to look strategically at its future growth.

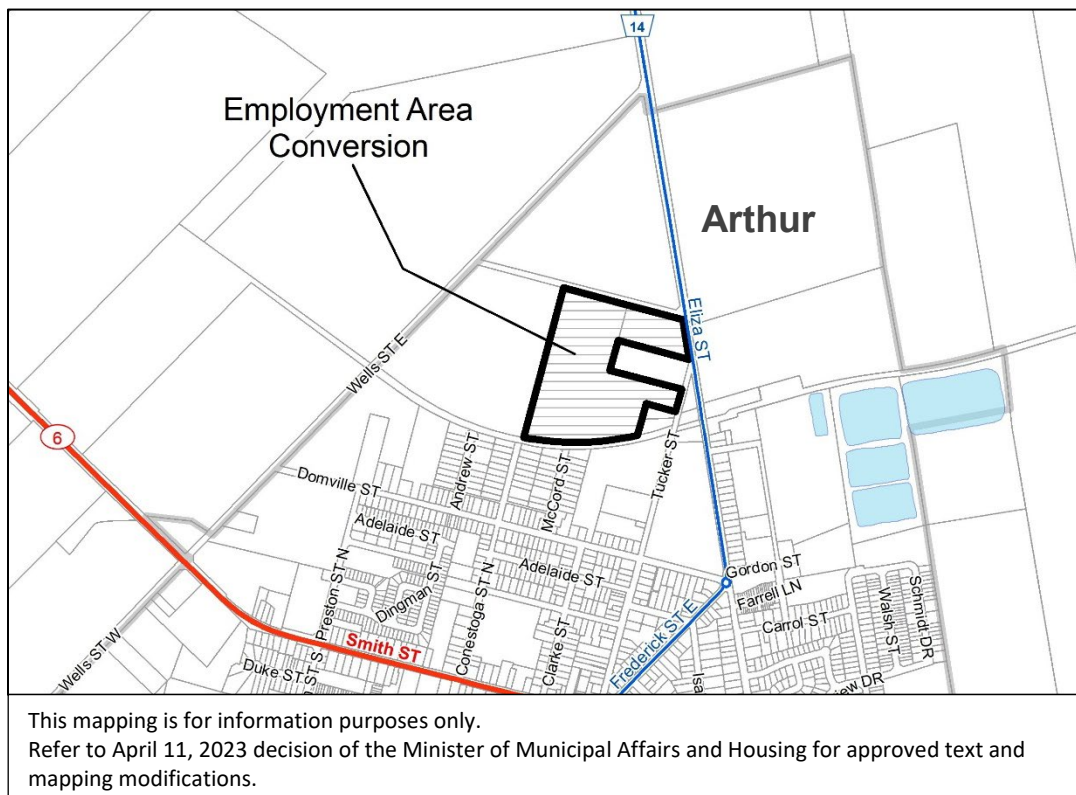
Hamlet of Puslinch

OPA 119 also included the proposed re-establishment of the Hamlet of Puslinch in the southern portion of the Township. The Province did not approve or deny this part of the Amendment, but rather deferred a decision until the Hamlet of Puslinch can be considered as part of a future Greenbelt Plan review.

Employment Area Conversions

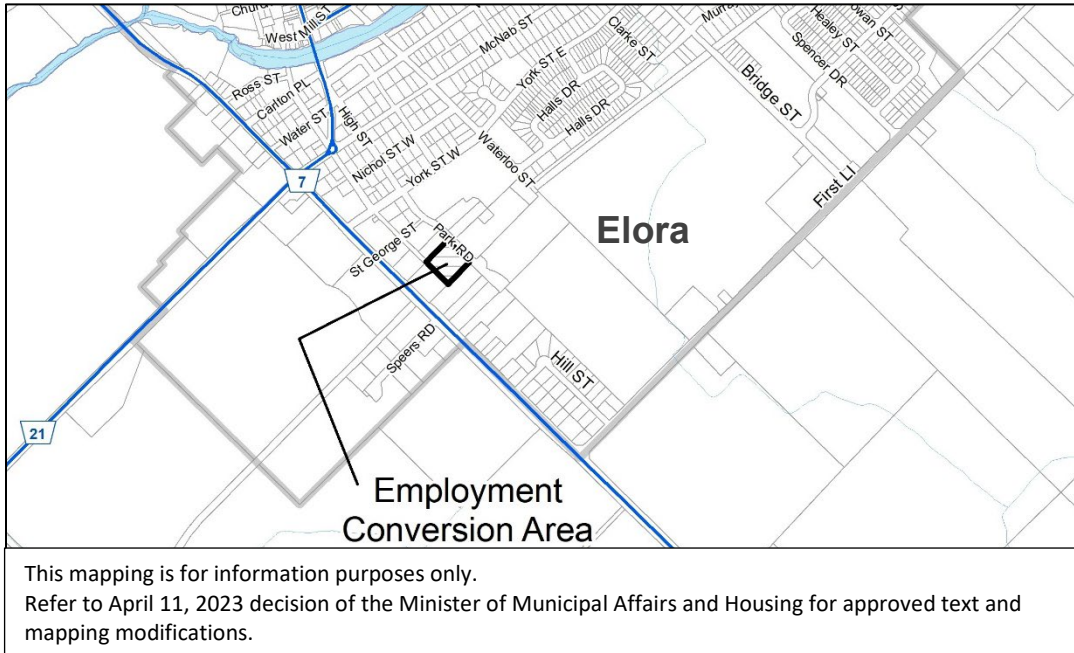
Two employment area conversions were approved by the Province. One in Wellington North (Arthur) has an area of approximately 14 ha (35 ac). This conversion was not supported by Watson’s technical analysis during the Phase 2 Land Needs Assessment.

**Figure 6 Provincial Employment Area Conversion
Arthur, Wellington North**



The other conversion in Centre Wellington (Elora) has an area of approximately 0.7 ha (1.7 ac). This conversion was supported by Watson’s technical analysis.

**Figure 7 Provincial Employment Area Conversion
Elora, Centre Wellington**



Revision to Centre Wellington Policy 9.2.2 (Fairview Recreational/Residential Area)

The Minister also approved modifications to Centre Wellington local policy 9.2.2 now renamed the “Fergus Golf Course Recreational/Residential Area”. The text modifications and minor mapping changes relate to an existing golf course/residential special policy area on land south of Wellington Road 19.

4.0 Next Steps

Staff will continue to work with the Ministry of Municipal Affairs and Housing to confirm the extent of the urban area boundary expansions, other map changes and the intent of policy changes. We will consolidate the changes into the County Official Plan.

5.0 Recommendations

That the report “County Official Plan Review – Provincial Approval of OPA 119” be received for information.

That the County Clerk forward the report to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

- Attachment 1 Letter from Hannah Evans, Assistant Deputy Minister, Municipal Services Division
April 11, 2023
- Attachment 2 Notice of Decision – April 11, 2023
- Attachment 3 Decision – Signed April 11, 2023

Attachment #1 to PD2023-16

Ministry of Municipal Affairs
and Housing

Ministère des Affaires municipales
et Logement

Municipal Services Division

Division des services aux municipalités

777 Bay Street, 16th Floor
Toronto ON M7A 2J3
Telephone: 416-585-6427

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Toronto ON M7A 2J3
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April 11, 2023

Jennifer Adams
County Clerk
Wellington County
74 Woolwich Street,
Guelph ON N1H 3T9
jennifera@wellington.ca

**Re: County of Wellington Official Plan Amendment 119 – Phase 1 Municipal
Comprehensive Review
MMAH File No.: 23-OP-215446**

Dear Jennifer Adams,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to contact Ian Kerr, Regional Director, Western Municipal Services Office, by email at Ian.Kerr@ontario.ca, or Erick Boyd, Manager, Community Planning and Development, Western Municipal Services Office, by email at Erick.Boyd@ontario.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hannah Evans", with a long horizontal flourish extending to the right.

Hannah Evans
Assistant Deputy Minister, Municipal Services Division

Cc: Aldo Salis, Director of Planning and Development, County of Wellington

Attachment #2 to PD2023-16

File No.: 23-OP-215446
Municipality: County of Wellington
Subject Lands: All lands within the County of Wellington

Date of Decision: April 11, 2023
Date of Notice: April 11, 2023

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(34) and 26 of the *Planning Act*

A decision was made on the date noted above to approve, with thirty-three (33) modifications, Official Plan Amendment 119 to the County of Wellington Official Plan, as adopted by By-law 5760-22.

Purpose and Effect of the Official Plan

County of Wellington Official Plan Amendment 119 implements parts of the growth planning policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe across the County. Official Plan Amendment 119 amends the County of Wellington Official Plan to define and identify a County Growth Structure as Phase 1 of the County's municipal comprehensive review. Official Plan Amendment 119 also identifies a Regionally Significant Economic Development Study Area in the Township of Puslinch.

The 33 modifications to the Official Plan Amendment have been made to address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters.

The Official Plan Amendment 119 applies to all lands within the County of Wellington and the economic development study area applies to part of the Township of Puslinch.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, this decision is final and not subject to appeal. Accordingly, County of Wellington Official Plan Amendment 119, as approved with modifications by the Minister, came into effect on April 12, 2023.

Other Related Applications

None.

Getting Additional Information

Additional information is available on the County of Wellington's website <https://www.wellington.ca/en/resident-services/pl-official-plan-review.aspx>

or by contacting the Ministry of Municipal Affairs and Housing:

Ministry of Municipal Affairs and Housing
Municipal Services Office – West
659 Exeter Road, 2nd Floor
London ON N6E 1L3

DECISION

With respect to Official Plan Amendment 119
for the County of Wellington
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, Official Plan Amendment 119 for the County of Wellington as adopted by By-law No. 5760-22, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold underline**~~:

1. Part B to By-law 5760-22, is modified by creating new Item 11.1 as follows:
 - 11.1 Section 4.1.5 Policy Direction is amended by adding a new bullet (l) to the end of the list as follows:

l) The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and consider their interests when identifying, protecting, and managing cultural heritage resources and archaeological resources.

2. Part B to By-law 5760-22, is modified by creating new Item 11.2 as follows:
 - 11.2 A new Section 13.16 Indigenous Engagement is created as follows:

13.16 Indigenous Engagement

The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and co-ordinate land use planning matters throughout the planning process.

3. Part B to By-law 5760-22, is modified by creating new Item 11.3 as follows:
 - 11.3 Section 4.2.1 Supply is amended by adding the following sentence to the end of the section:

The County will protect employment areas along major goods movement facilities and corridors for uses that require those locations and focus freight-intensive land uses to areas in proximity to major highways, airports, and rail facilities.

4. Part B to By-law 5760-22, is modified by creating new Item 11.4 as follows:
 - 11.4 Section 4.2.2 Conversion is amended by:
 - a) in bullet (b):

b) ~~the municipality will meet its employment forecast allocation; the County will maintain sufficient employment lands to accommodate forecasted employment growth to the year 2051;~~

b) in bullet (d):

d) there is existing or planned *infrastructure* and public service facilities to accommodate the proposed conversion;

c) in bullet (e):

e) the lands are not required ~~over the long term to the year 2051~~ for the employment purposes for which they are designated; and

5. Part B to By-law 5760-22, is modified by creating new Item 11.5 as follows:

11.5 Section 4.4.1 Supply is amended as follows:

The County will ensure that residential growth can be accommodated for a minimum of ~~40 years~~ 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

6. Part B, Item 17 to By-law 5760-22, regarding Section 4.4.3 Residential Intensification, is modified by deleting and replacing bullet (a) as follows:

a) ~~in the first sentence, adding the word "primary" before the phrase "urban centres" and adding the phrase "secondary urban centres and" before the word "hamlet"; in the first sentence, deleting the phrase "primarily in urban centres but also, to a much lesser extent in hamlets" and replacing it with "in primary urban centres".~~

7. Part B, Item 18 to By-law 5760-22, regarding Section 4.4.4 Greenfield Housing, is modified by creating a new bullet (d) as follows:

d) Deleting bullet (b)(iii) and replacing it with:

iii) ~~In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and The minimum greenfield density target will be measured over all designated greenfield areas of the County, excluding natural heritage features and areas, natural heritage systems and floodplains (provided development is prohibited in these areas), and employment areas and cemeteries, as well as rights-of-way for: electricity transmission lines; energy transmission pipelines; freeways, as defined by and mapped as part of the Ontario Road Network; and railways; and~~

8. Part B, Item 25 to By-law 5760-22, regarding Section 4.8.2 Urban Centre Expansion Criteria, is modified by adding the following to the end of the list:

c) in bullet (a)(i):

i) within the ~~regional market area~~ County of Wellington; and

d) in bullet (b):

b) the expansion makes available sufficient lands for a time horizon not exceeding **20 years** the year 2051, based on the analysis provided for in a);

e) deleting bullet (e) and replacing it with:

~~e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner; the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;~~

f) deleting bullet (f) and replacing it with:

~~f) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:~~

i) reasonable alternatives that avoid prime agricultural areas are evaluated; and

ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

g) deleting bullet (g) and replacing it with:

~~g) impacts on agricultural operations which are adjacent to or close to the urban centre or hamlet are mitigated to the extent feasible; any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;~~

h) in bullet (h), adding:

h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:

i) adding a new bullet (j) to the end of the list as follows:

j) the settlement area to be expanded is in compliance with the minimum distance separation formulae;

9. Part B, Item 33 to By-law 5760-22, regarding Section 6.5.4 Rural Clusters, is modified by, in the second paragraph:

As part of a municipal comprehensive review, the County will assess the impact of constraints such as the Provincial ~~Agricultural Land Base~~ Agricultural System, *Natural Heritage System* and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.

10. Part B, Item 37 to By-law 5760-22, regarding Section 6.8.4 New Locations, is modified as follows:

6.8.4 New Locations is ~~amended by removing the phrase “urban centres” and replacing it with “primary urban centres, secondary urban centres” in item a) and c).~~ modified by deleting and replacing it as follows:

~~6.8.4 New Locations~~

~~New Rural Employment Areas shall only be established by amendment to this Plan. In establishing new rural employment land consideration shall be given to the following:~~

- ~~a) the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;~~
- ~~b) the amount of rural employment land in any part of Wellington shall be limited in size and based on reasonable estimates of need;~~
- ~~c) no new rural employment areas shall be established within 1km of urban centre or hamlet boundaries;~~
- ~~d) the impacts on agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical, as set out in Section 4.3.3~~
- ~~e);~~
- ~~e) the Greenland System will be protected from negative impact in accordance with the policies of this Plan;~~
- ~~f) adequate separation or buffering from incompatible uses can be provided;~~
- ~~g) adverse impacts on any nearby land use will be avoided;~~
- ~~h) mineral aggregate resources will be protected;~~
- ~~i) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan and the applicable Source Protection Plan.~~
- ~~j) adequate infrastructure is, or will be, established to serve the anticipated development in an orderly manner.~~

6.8.4 Existing Employment Areas outside Settlement Areas

Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in the County of Wellington Official Plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the

immediate needs of existing businesses and if compatible with the surrounding uses.

11. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.6 Residential Uses, is modified by deleting the second paragraph and replacing it with:

~~In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.~~ The County will plan for a diverse range and mix of housing options, densities, and unit sizes appropriate for private or communal sewage and water services.

12. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.11 Institutional, is modified by:

Secondary urban centres will ~~be the prime location for~~ provide institutional uses servicing Wellington such as schools, churches, government offices, specialized housing and childcare facilities.

13. Part B to By-law 5760-22, is modified by creating new Item 40.1 as follows:

40.1 Section 7.2 Purpose is amended as follows:

The Growth Strategy set out in Section 3 ~~should~~ will guide growth in the urban system.

14. Part B to By-law 5760-22, is modified by creating new Item 46.1 as follows:

46.1 Section 7.5.5 Residential Use, second paragraph, is amended as follows:

~~In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.~~ Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

15. Part B to By-law 5760-22, is modified by creating new Item 58.1 as follows:

58.1 Section 8.3.1 Overview is amended as follows:

a) ~~This Plan attempts to provide for urban centres with populations as set out in Section 3.~~ Planning and managing growth for Wellington's urban centres is based on the population forecasts set out in Section 3 of this Plan.

b) ~~The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue.~~

16. Part B to By-law 5760-22, is modified by creating new Item 58.2 as follows:

58.2 Section 8.3.3 Permitted Uses is amended as follows:

a) A variety of housing types shall be allowed, ~~but low rise and low density housing forms such as single detached and semi-detached dwelling units shall continue to predominate.~~ from detached and semi-detached dwellings to townhouses and apartments, among other housing forms, subject to the policies of this Plan.

b) Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may ~~also~~ be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

17. Part B to By-law 5760-22, is modified by creating new Item 58.3 as follows:

58.3 Section 8.7.2 Objectives is amended by adding a new bullet (f) to the end of the list as follows:

f) to make more efficient use of existing industrial areas and vacant and underutilized industrial areas.

18. Part B, Item 61 to By-law 5760-22, respecting Section 9.8 Puslinch Local Policies, is modified as follows:

Schedule A7 and B7 of this Plan ~~designates~~ identifies a Regionally Significant Economic Development Study Area in Puslinch.

19. Part B, Item 75 to By-law 5760-22, regarding Part 15 Definitions, is modified by:

a) In the last paragraph defining rural settlements, deleting:

~~In the Greenbelt Plan Area, secondary urban centres are considered urban areas (towns and villages) and hamlets are considered rural settlements.~~

b) Adding the following new definitions in alphabetic order:

Agricultural System

means the system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas* and *rural lands* that together create a continuous productive land base for agriculture; 2. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agri-food network

means a network within the *Agricultural System* that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural

services, farm markets, distributors and primary processing; and vibrant, agriculture-supportive communities.

Agricultural Impact Assessment

means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

20. Part B to By-law 5760-22, is modified by creating new Item 64.1 as follows:

64.1 Section 9.2.2 is modified as follows:

9.2.2 ~~Fairview~~ Fergus Golf Course Recreational/Residential Area

On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. ~~The predominant and primary use of the lands shall consist of private open space. In this regard, a~~ public golf course, consisting of at least nine (9) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop, maintenance facilities, and parking area. Secondary uses shall consist of ~~limited~~ residential uses to be developed in accordance with the policies of this subsection.

~~The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the residential~~ development of the property shall be limited to lands south of Wellington Road 19. follow a pattern whereby golf course holes, pathways and vegetative buffer zones are located along all property lines with residential uses to the interior of the site. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. ~~All residential units shall meet the requirements of the Minimum Distance Separation Formula.~~

The maximum number of residential units permitted on the property shall ~~not exceed forty-one (41), exclusive of the existing residential unit within the clubhouse already on the property.~~ be determined by a servicing capacity study to the satisfaction of the approval authority.

~~The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.~~

21. Part B, Item 78 to By-law 5760-22, regarding amending the Index Map to identify the Hamlet of Puslinch, is modified by deleting and replacing it with:

~~78. Index Map is amended to identify the Hamlet of Puslinch as shown on Schedule A-17 of this amendment. A new section 9.9.7.1 is created as follows:~~

Schedule A-17 of Official Plan Amendment 119 is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

22. Part B, Schedule “A-2” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-2” attached, which is modified by:
- a) identifying lands located at 22 Park Road, Township of Centre Wellington as ‘Delineated Built-up Area’,
 - b) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - c) identifying lands located at 930 Scotland Street, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - d) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - e) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
23. Part B, Schedule “A-3” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-3” attached, which is modified by:
- a) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05, and
 - b) identifying the community of Brisbane, Town of Erin as a hamlet (‘H’) in the Greenbelt Plan.
24. Part B, Schedule “A-4” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-4” attached, which is modified by identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
25. Part B, Schedule “A-6” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-6” attached, which is modified by identifying part of lands located at 41 Park Street West, Town of Minto as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’ and removing another part.

26. Part B, Schedule "A-7" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-7" attached, which is modified by identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area'.
27. Part B, Schedule "A-8" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-8" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area, and
 - c) deferring a decision on the proposed Hamlet of Puslinch.
28. Part B, Schedules "A-1" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-1" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area,
 - c) deferring a decision on the proposed Hamlet of Puslinch,
 - d) identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - e) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05,
 - f) identifying the community of Brisbane, Town of Erin as a hamlet ('H') in the Greenbelt Plan,
 - g) identifying lands located at 22 Park Road, Township of Centre Wellington as 'Delineated Built-up Area',
 - h) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - i) identifying lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - j) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',

- k) identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area',
 - l) identifying part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and 'Designated Greenfield Area' and removing another part, and
 - m) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area'.
29. Part B, Schedule "A-9" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-9" attached, which is modified by:
- a) designating lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre',
 - b) designating lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre',
 - c) designating lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre',
 - d) designating lands located at 8243, 8268 and 8282 Wellington Road 19, Township of Centre Wellington, which are subject to the modified policies of Section 9.2.2 Fergus Golf Course Recreational/Residential Area, as 'Recreational', 'Greenlands', and 'Core Greenlands',
 - e) designating lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre', and
 - f) correcting minor Greenlands mapping errors in various locations.
30. Part B, Schedule "A-11" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-11" attached, which is modified by designating lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre'.
31. Part B, Schedule "A-13" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-13" attached, which is modified by designating part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and designating another part as 'Prime Agricultural'.
32. Part B, Schedule "A-16" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-16" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area, and

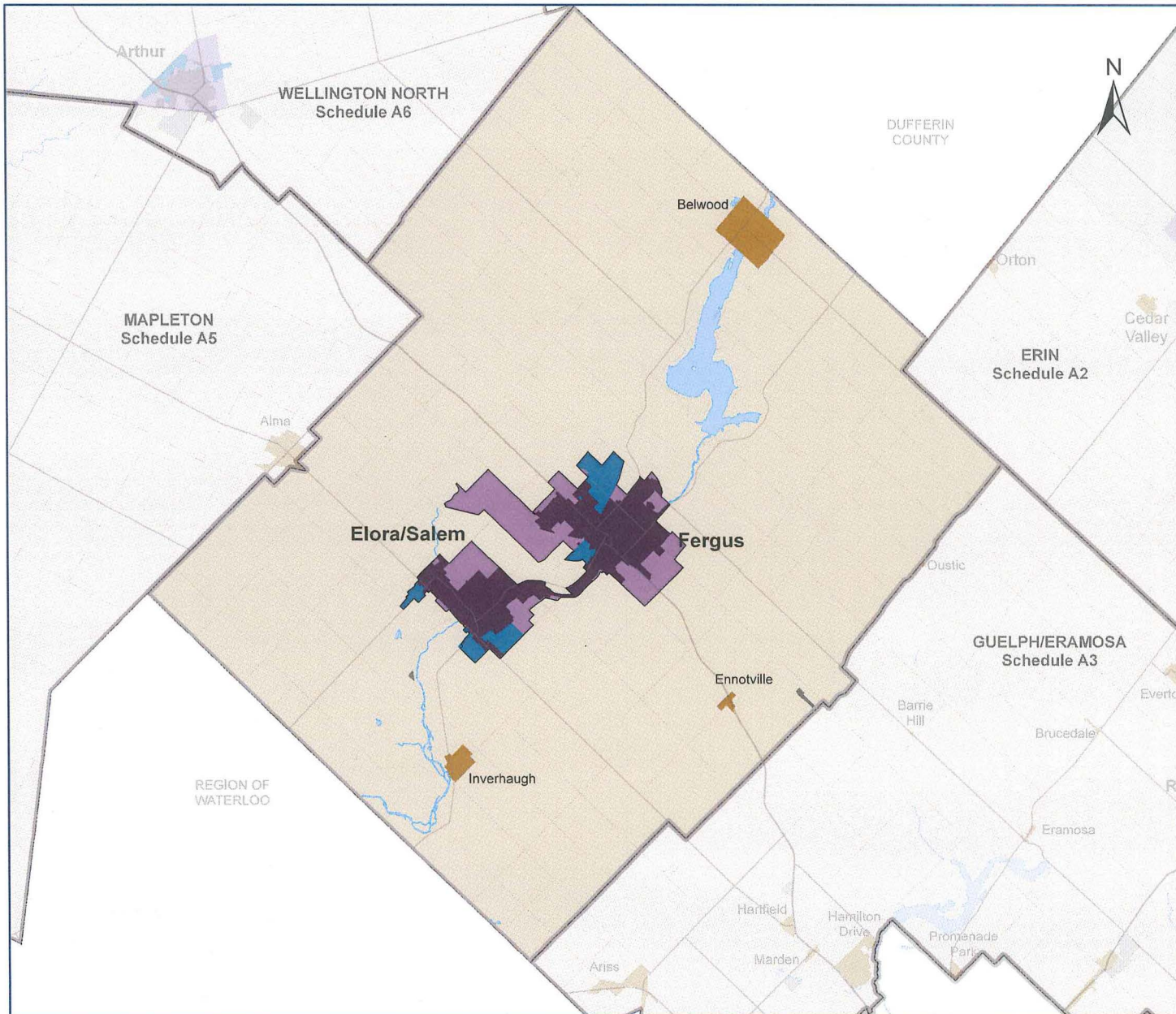
b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area.

33. Part B, Schedule "A-17" to By-law 5760-22, is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

Dated at Toronto this 11th day of April, 2023.



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

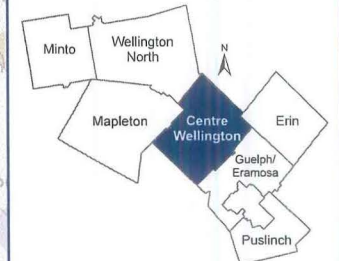


County Growth Structure

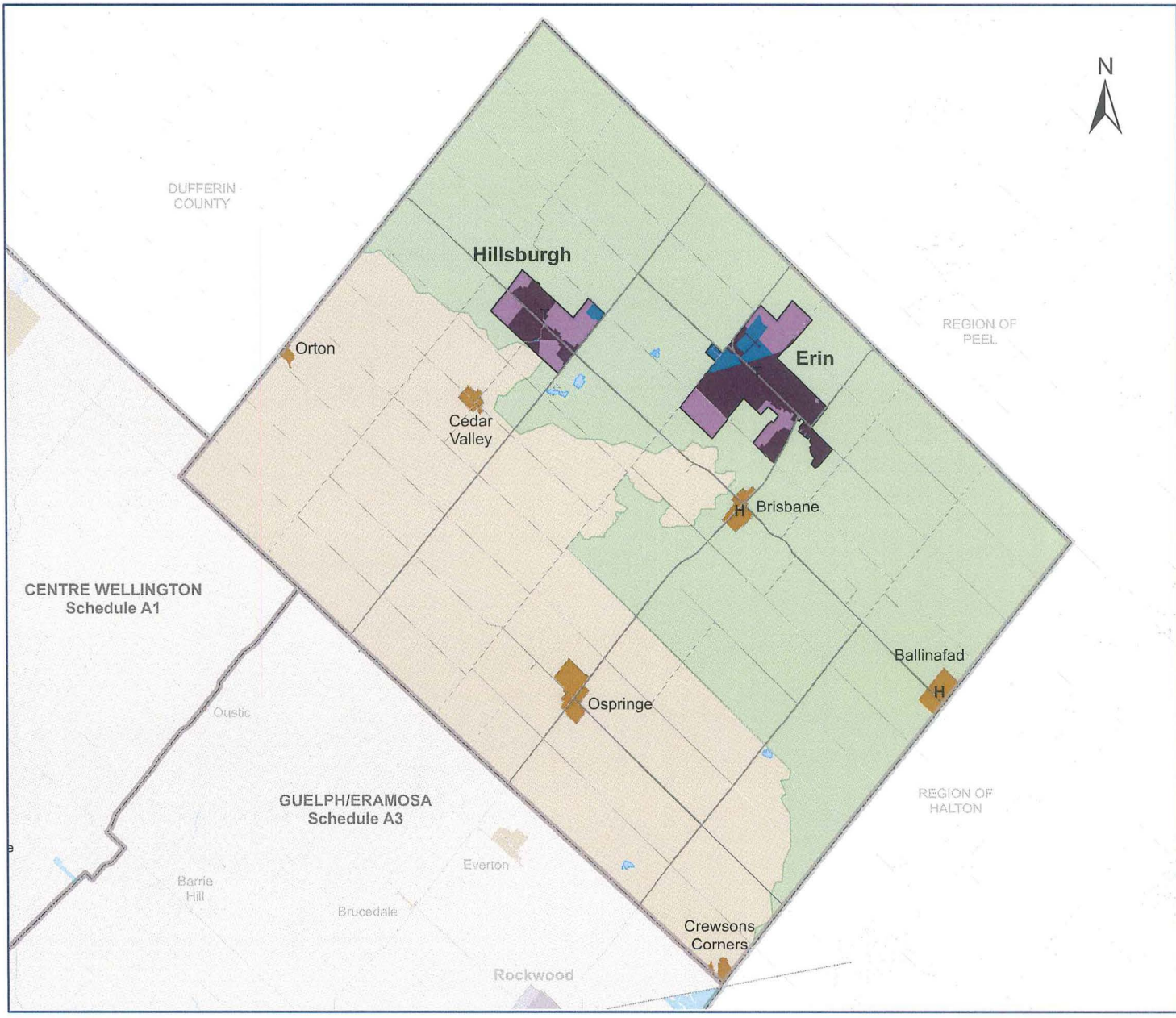
CENTRE WELLINGTON

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse

Modified Schedule "A-2" of Official Plan Amendment 119



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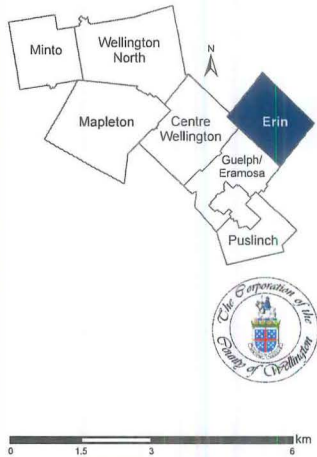


County Growth Structure

ERIN

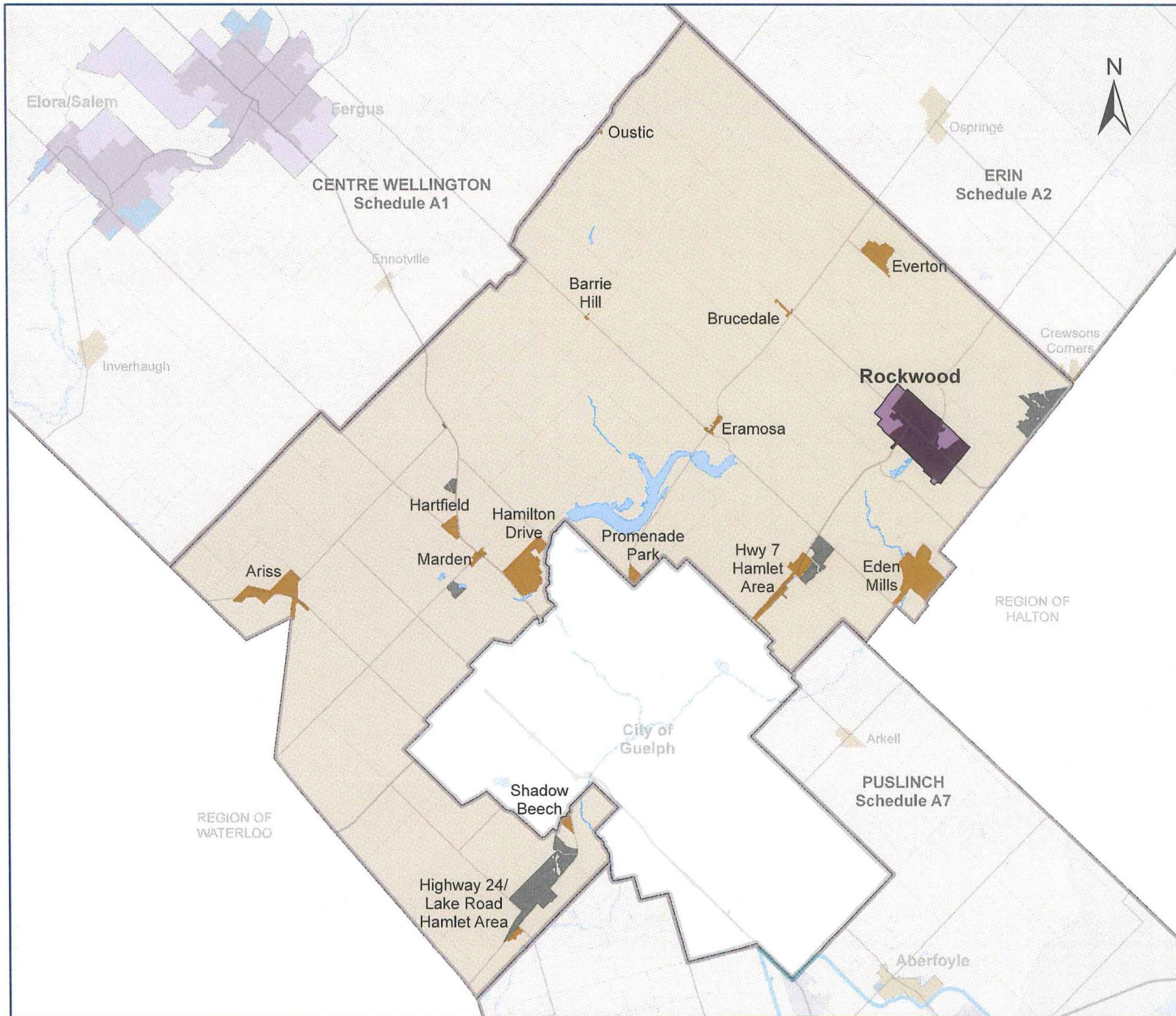
- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
- Other**
- Greenbelt Area
 - Greenbelt Town/Village
 - Greenbelt Hamlet
 - Waterbody/Watercourse

Modified Schedule "A-3" of Official Plan Amendment 119



Schedule A2
County of Wellington Official Plan

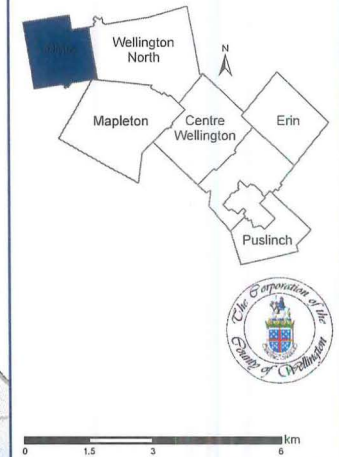
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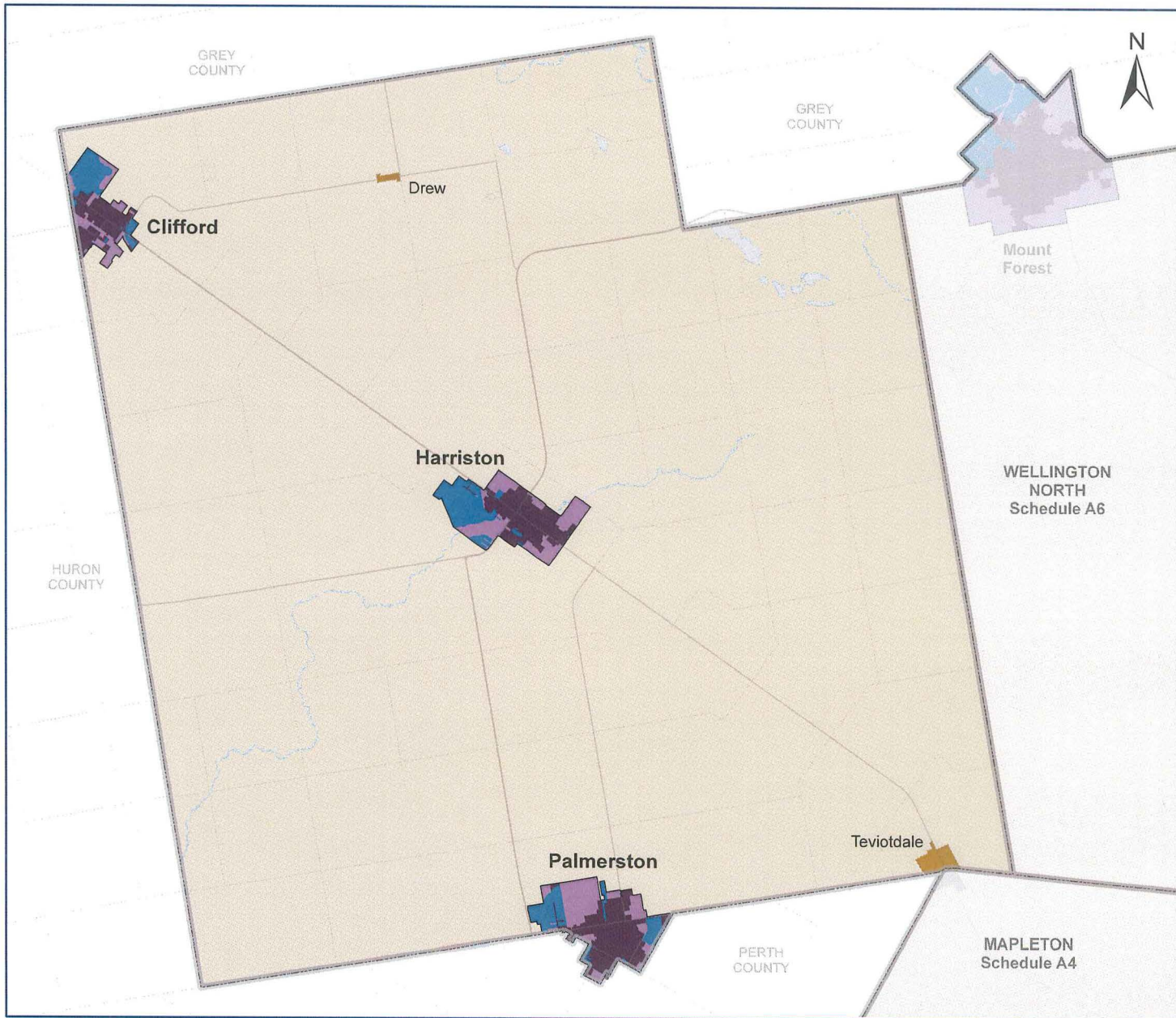
County Growth Structure GUELPH/ERAMOSA

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse

**Modified
Schedule "A-4"
of Official Plan
Amendment 119**



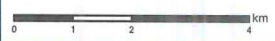
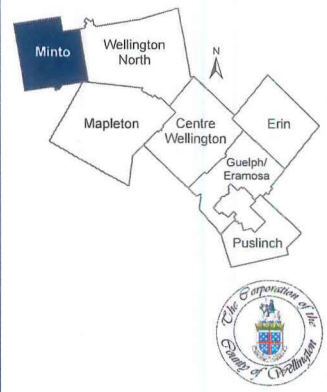
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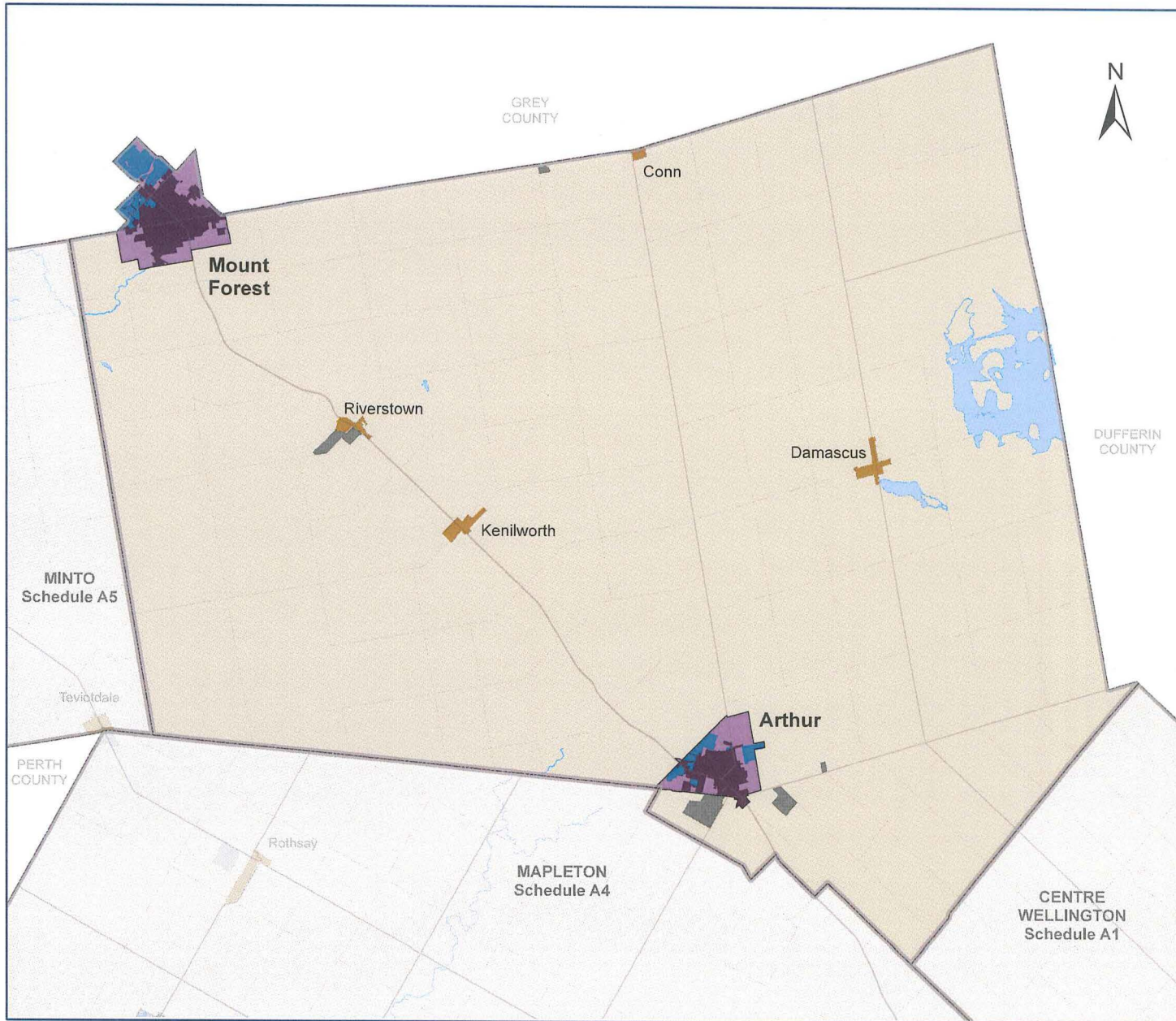
County Growth Structure MINTO

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
- Other**
- Waterbody/Watercourse

**Modified
Schedule "A-6"
of Official Plan
Amendment 119**



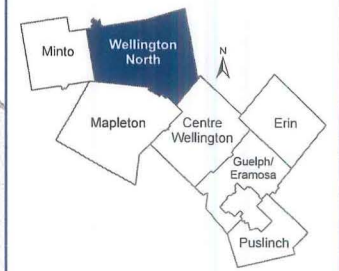
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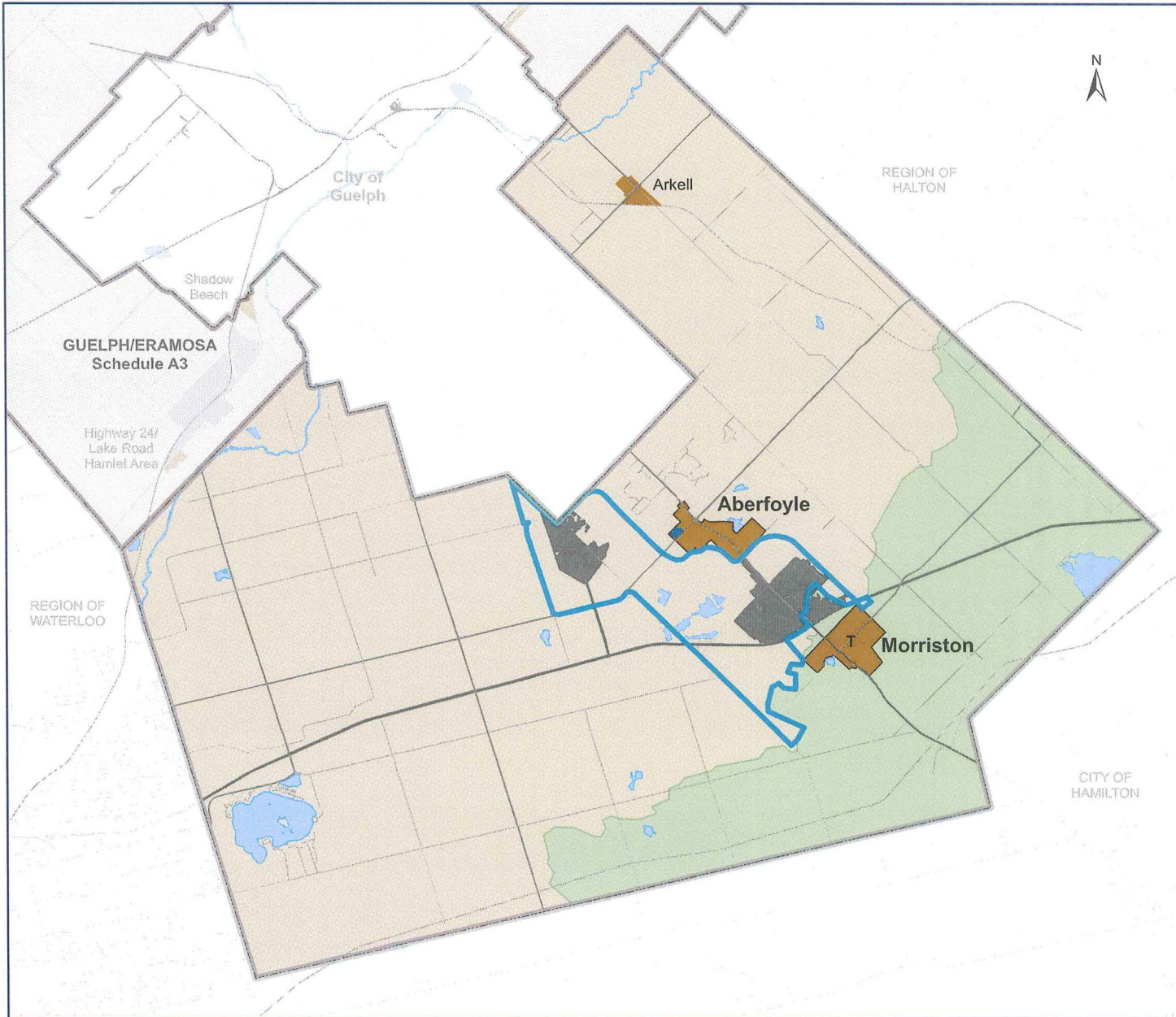


County Growth Structure WELLINGTON NORTH

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse

**Modified
Schedule "A-7"
of Official Plan
Amendment 119**



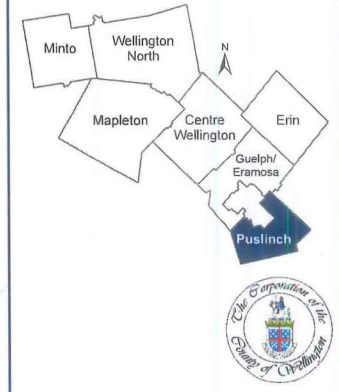


County Growth Structure

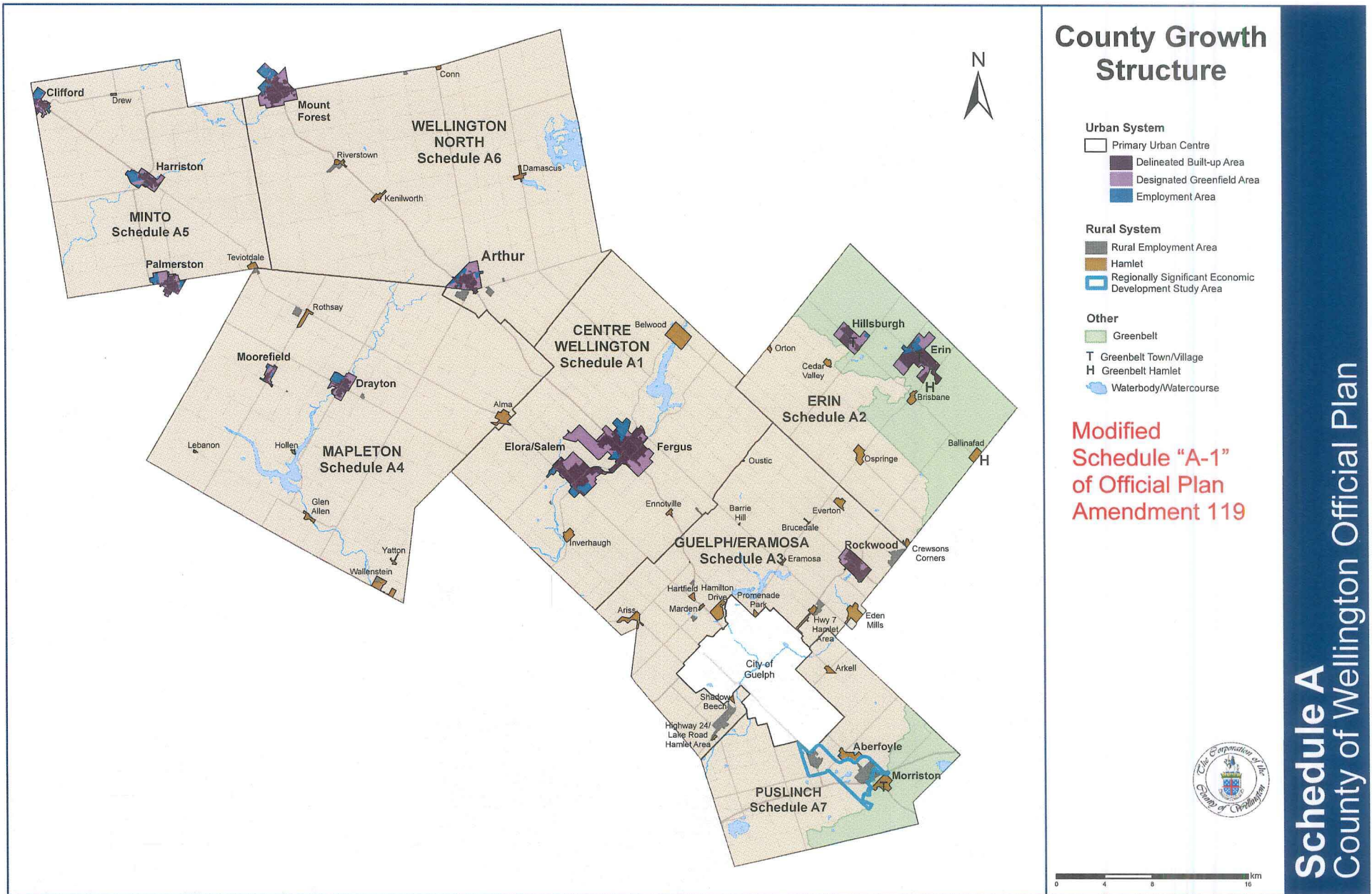
PUSLINCH

- Rural System**
- Secondary Urban Centre
 - Employment Area
 - Hamlet
 - Rural Employment Area
 - Regionally Significant Economic Development Study Area
- Other**
- Greenbelt Area
 - T Greenbelt Town/Village
 - Waterbody/Watercourse

Modified Schedule "A-8" of Official Plan Amendment 119



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County Growth Structure

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Rural Employment Area
 - Hamlet
 - Regionally Significant Economic Development Study Area
- Other**
- Greenbelt
 - Greenbelt Town/Village
 - Greenbelt Hamlet
 - Waterbody/Watercourse

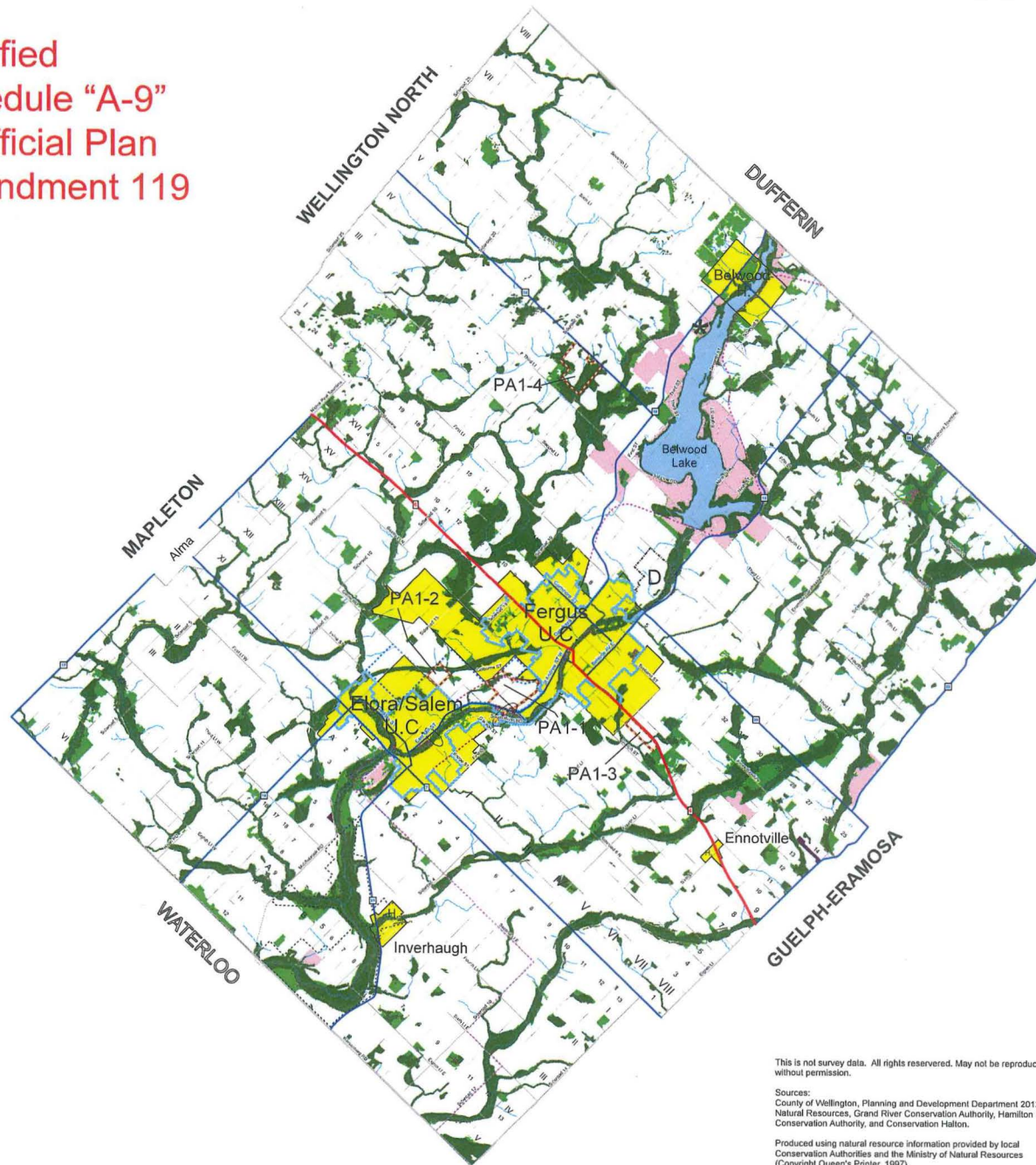
Modified Schedule "A-1" of Official Plan Amendment 119



Schedule A
County of Wellington Official Plan

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Modified Schedule "A-9" of Official Plan Amendment 119



SCHEDULE B1 CENTRE WELLINGTON Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Hamlet
- Recreational
- Rural Employment Area
- PA Policy Area
- Community Planning Study Area

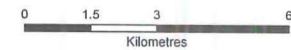
The Urban System

- U.C. Primary Urban Centre

Other

- Trail
- * Landfill Site
- Montrose Water Management Protection Area
- Grand River Crossing
- D Deferral
- County Roads
- Provincial Highways
- Built Boundary

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

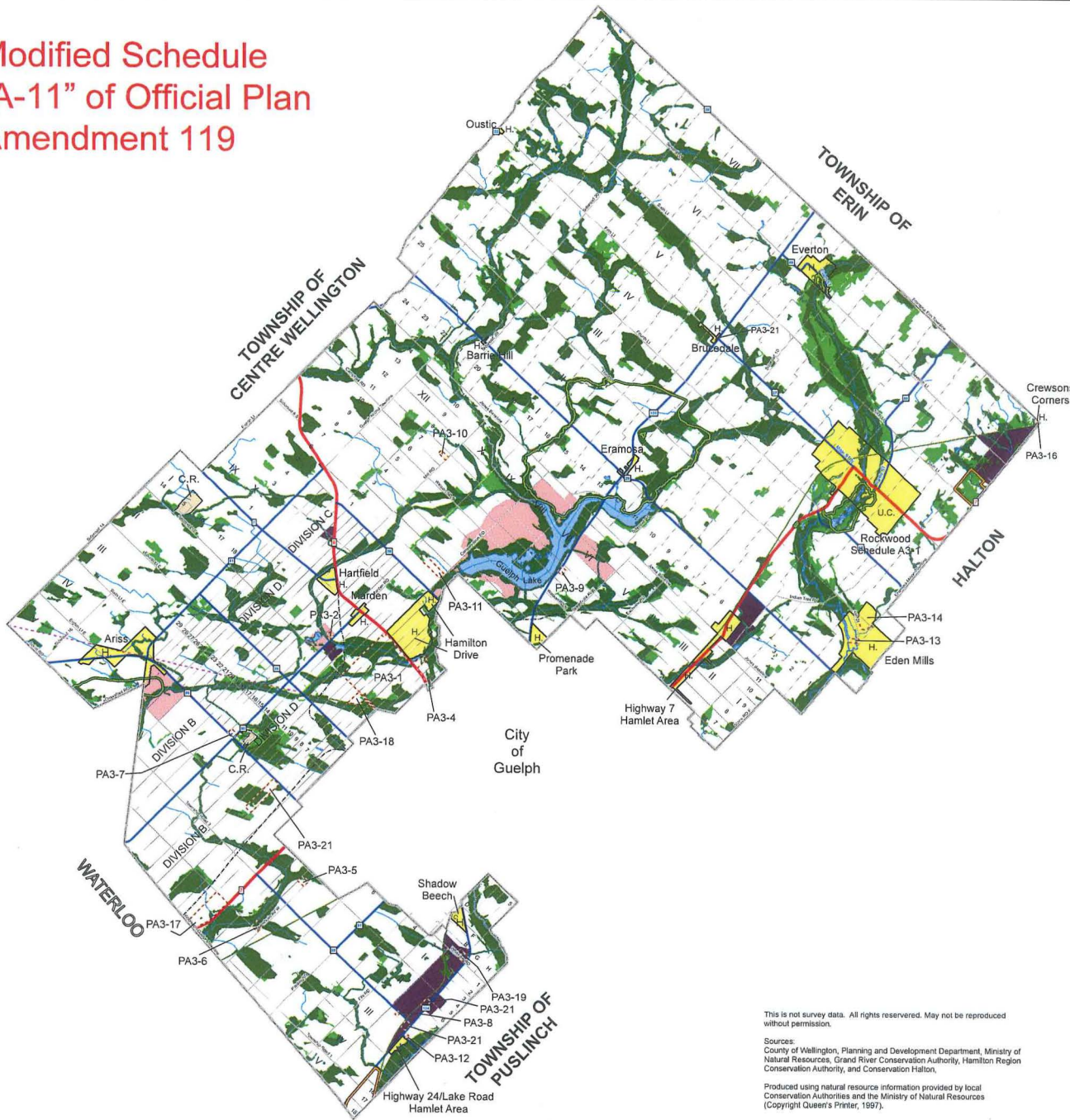


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Modified Schedule "A-11" of Official Plan Amendment 119



SCHEDULE B3 GUELPH- ERAMOSA

Land Use



Legend

- The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System**
 - Prime Agricultural
 - H. Hamlet
 - Mineral Aggregate Area
 - Recreational
 - Rural Employment Area
 - C.R. Country Residential
 - PA Policy Area
- The Urban System**
 - U.C. Primary Urban Centre
- Other**
 - Trail
 - Proposed Major Roadways
 - County Roads
 - Provincial Highways
 - Railway

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



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Modified Schedule "A-13" of Official Plan Amendment 119

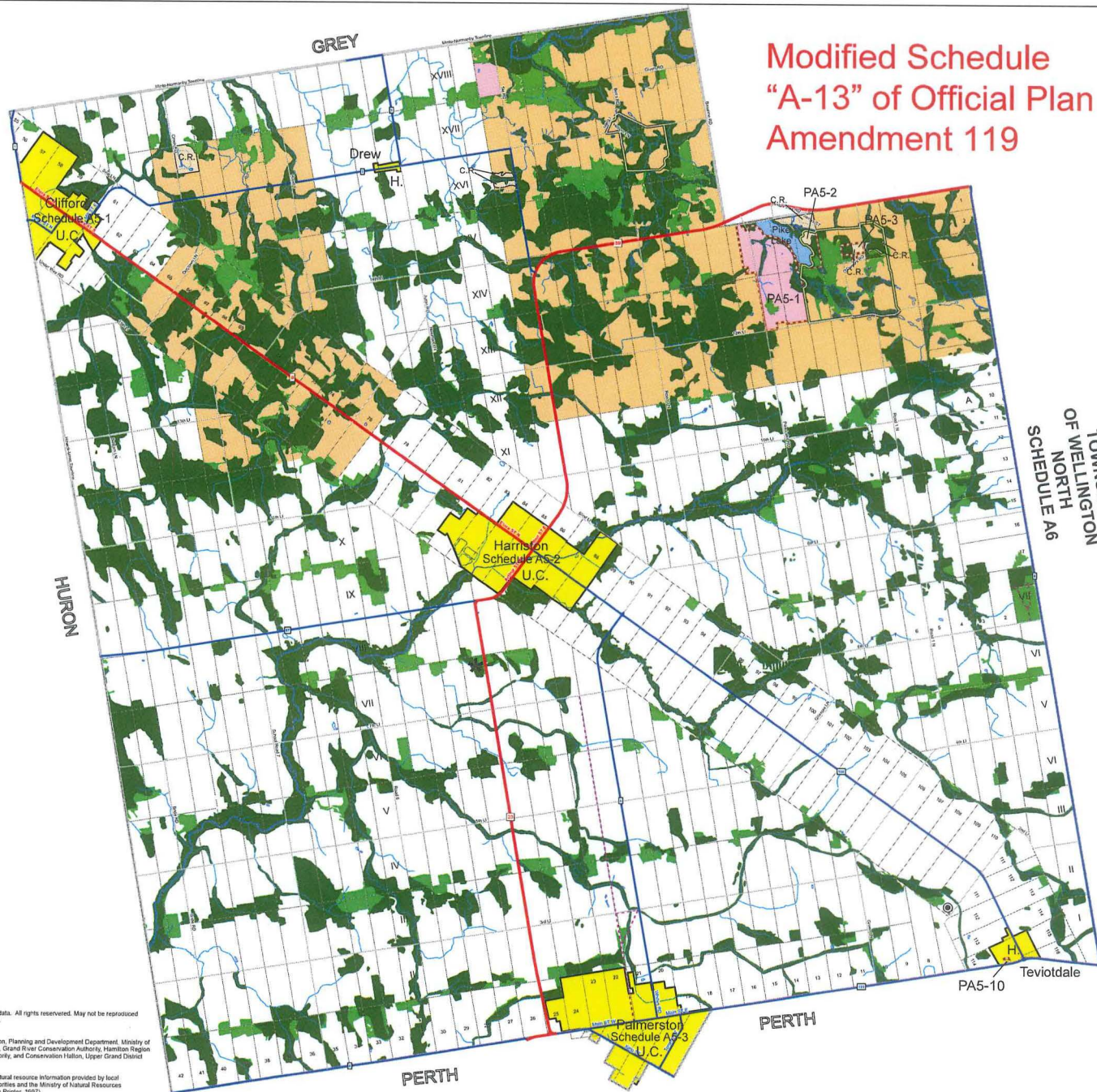
SCHEDULE B5 MINTO Land Use



Legend

- The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System**
 - Prime Agricultural
 - Secondary Agricultural
 - Hamlet
 - Recreational
 - Rural Employment Area
 - Country Residential
 - Policy Area
- The Urban System**
 - Primary Urban Centre
- Other**
 - Trail
 - Landfill Site
 - Airfield
 - County Roads
 - Provincial Highways

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



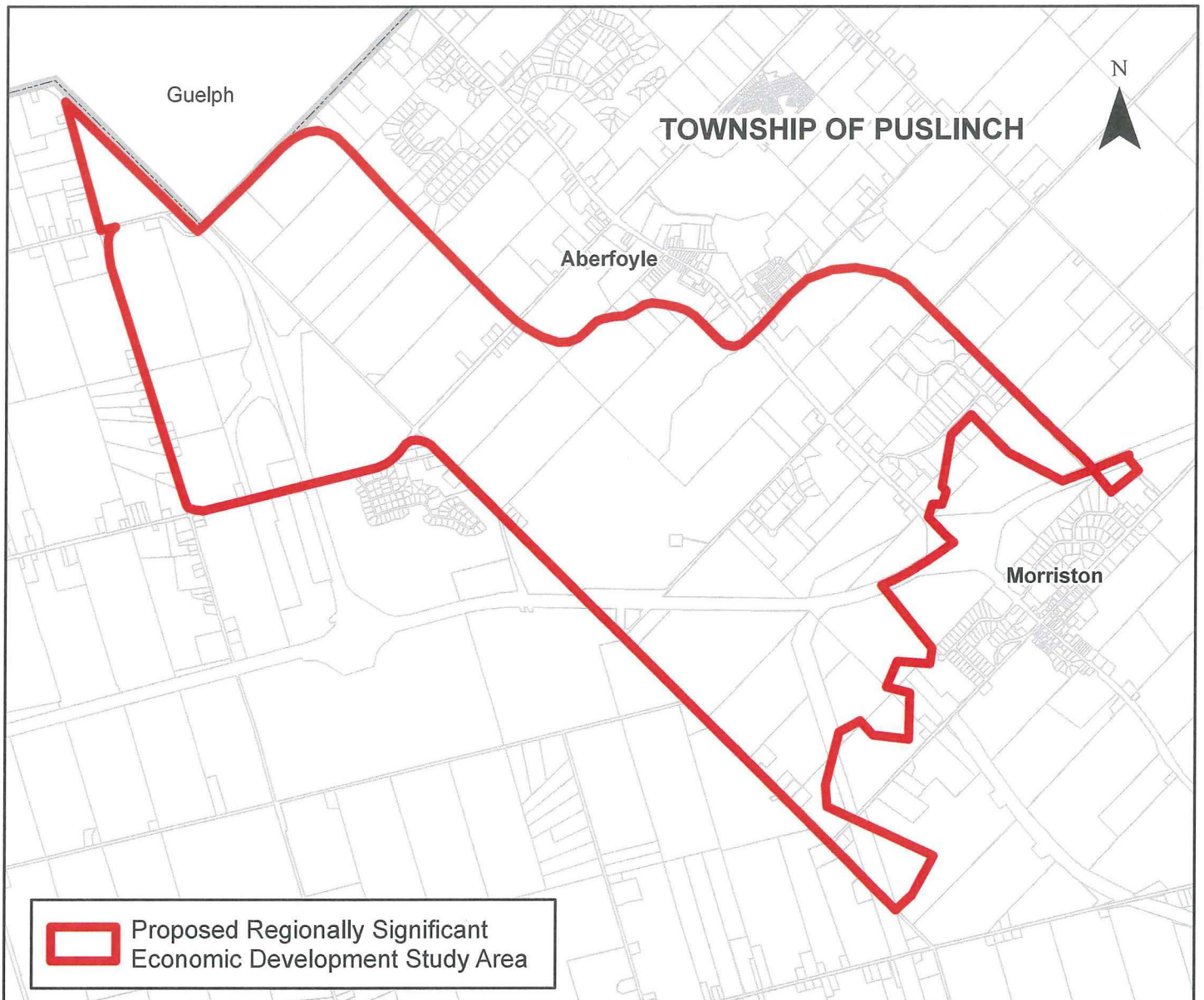
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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-16"
OF
OFFICIAL PLAN AMENDMENT NO. 119



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