

**THE CORPORATION OF
THE COUNTY OF WELLINGTON**

By-law No. XX

A By-law to adopt Amendment Number ____ to the Official Plan for the County of Wellington

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

- 1. THAT Amendment Number XX to the Official Plan for the County of 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 AND SECOND TIME THIS ____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2025

Warden

COUNTY CLERK

**AMENDMENT NUMBER XX
TO THE COUNTY OF 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 County of Wellington Official Plan.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6586 Beatty Line North, County of Wellington and further described legally as LOT 17, CONCESSION 14 NICHOL DESIGNATED AS PART 1 ON 61R-11588 SUBJECT TO AN EASEMENT IN GROSS OVER PART 11, 61R22133 AS IN WC673953 COUNTY OF WELLINGTON (the “Site”), as illustrated on Schedule A, to *Designated Greenfield Area* and *Primary Urban Centre* on Schedule A – County Growth Structure, to *Designated Greenfield Area* and *Primary Urban Centre* on Schedule A1 – Centre Wellington, and to *Primary Urban Centre* and *Core Greenlands* on Schedule B1 – Centre Wellington. The designation will facilitate the development of urban-type residential uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development in its entirety is situated on the west side of Beatty Line and south of Sideroad 15, and is currently adjacent to the existing Storybrook residential subdivision.

RATIONALE

The proposed amendment is consistent with the policies of the Provincial Policy Statement as it will expand the Fergus Settlement Area boundaries to include the Site and permit urban-type low and medium density residential uses within a Designated Greenfield Area. The Provincial Policy Statement supports land use patterns within Settlement Areas that efficiently utilize land, infrastructure, and public service facilities. The inclusion of the Site within the Fergus Settlement Area will achieve an efficient, cost-effective development pattern and assist in achieving a complete community in Fergus. The proposed amendment is appropriate and represents a

logical extension of the infrastructure in the existing Storybrook Subdivision. The on-site natural heritage features will be protected from negative impacts. The proposed amendment is consistent with the policies of the Provincial Policy Statement.

DRAFT

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. XX to the County of Wellington Official Plan.

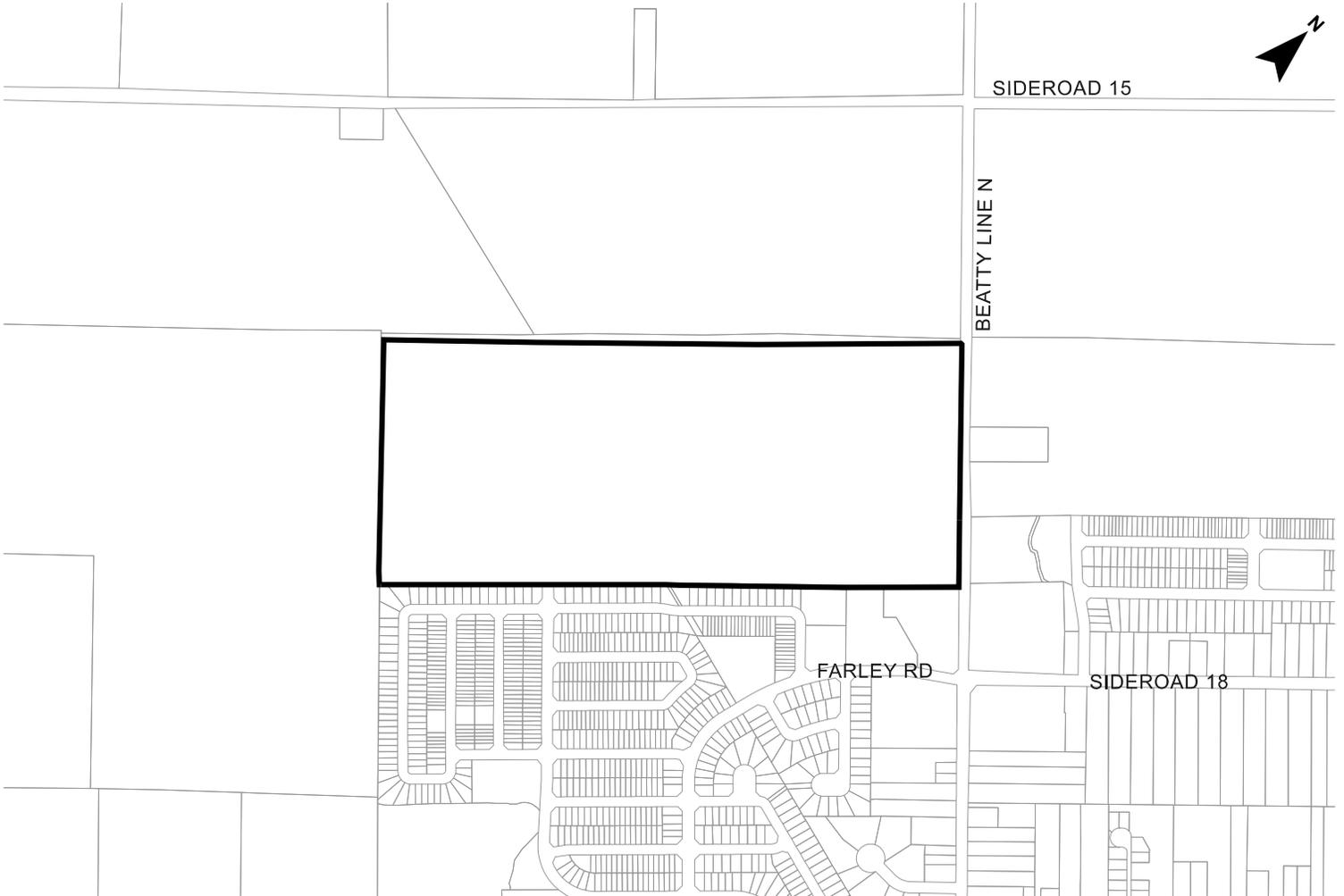
DETAILS OF THE AMENDMENT

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

1. THAT Schedule A of the County of Wellington Official Plan – County Growth Structure is amended by designating the area illustrated on Schedule ‘A1’ of this Amendment to *Designated Greenfield Area and Primary Urban Centre*.
2. THAT Schedule A1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule ‘A2’ of this Amendment to *Designated Greenfield Area and Primary Urban Centre*.
3. THAT Schedule B1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule ‘A3’ of this Amendment to *Primary Urban Centre and Core Greenlands*.

COUNTY OF WELLINGTON

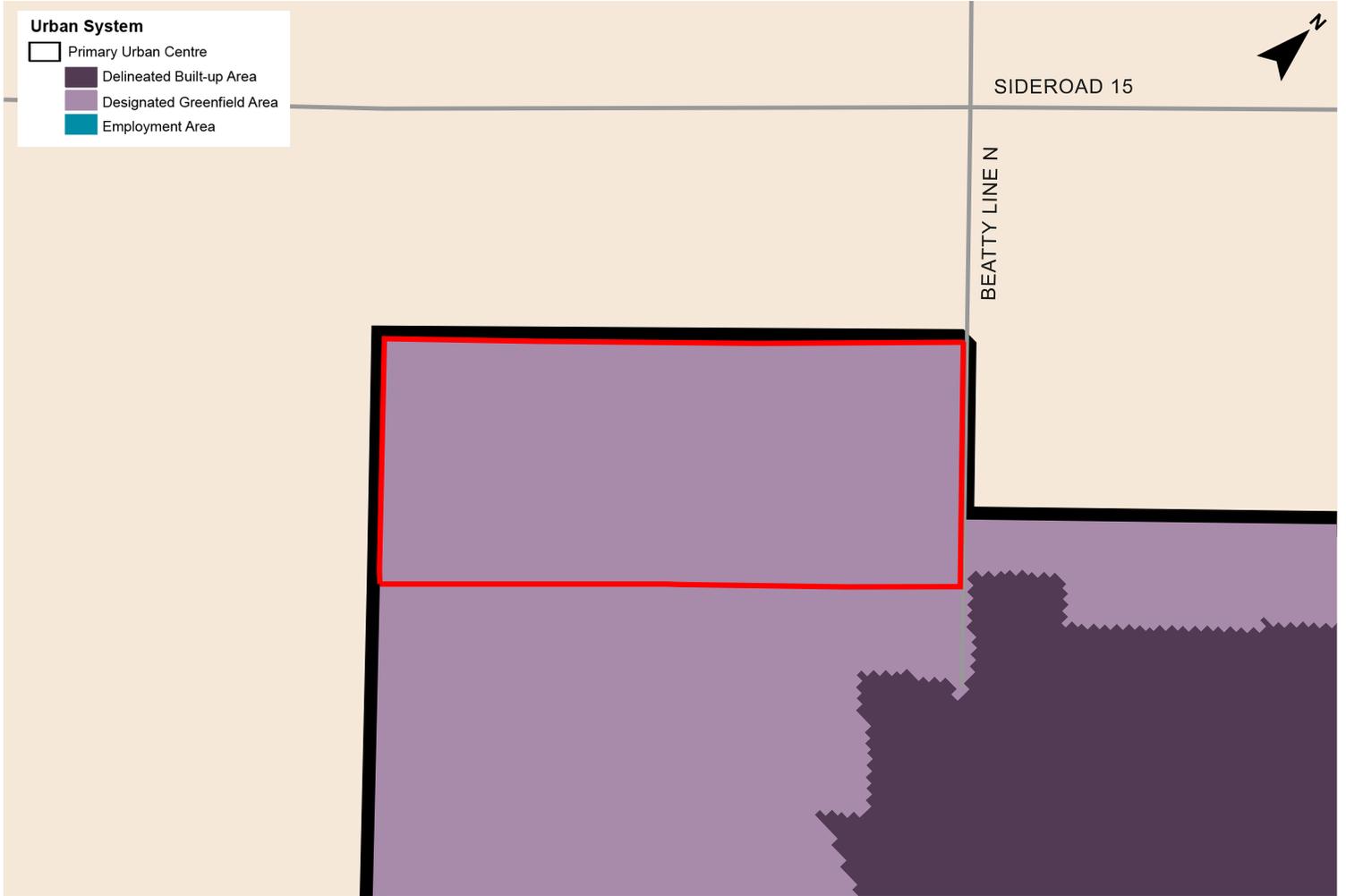
SCHEDULE "A"
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. ____



THIS SCHEDULE "A" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2025.

COUNTY OF WELLINGTON

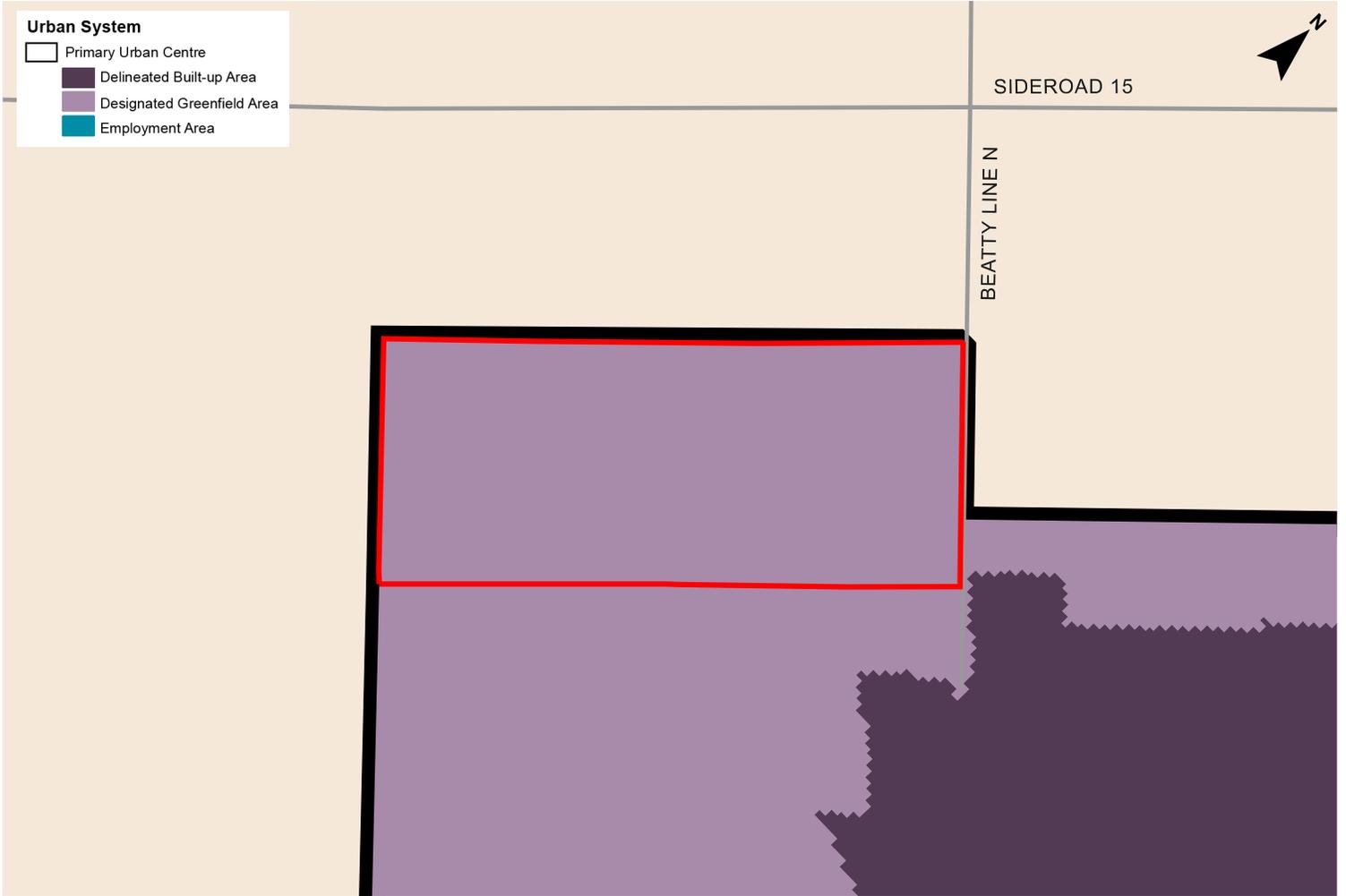
SCHEDULE "A1"
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. ____



THIS SCHEDULE "A1" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON
COUNTY OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2025.

COUNTY OF WELLINGTON

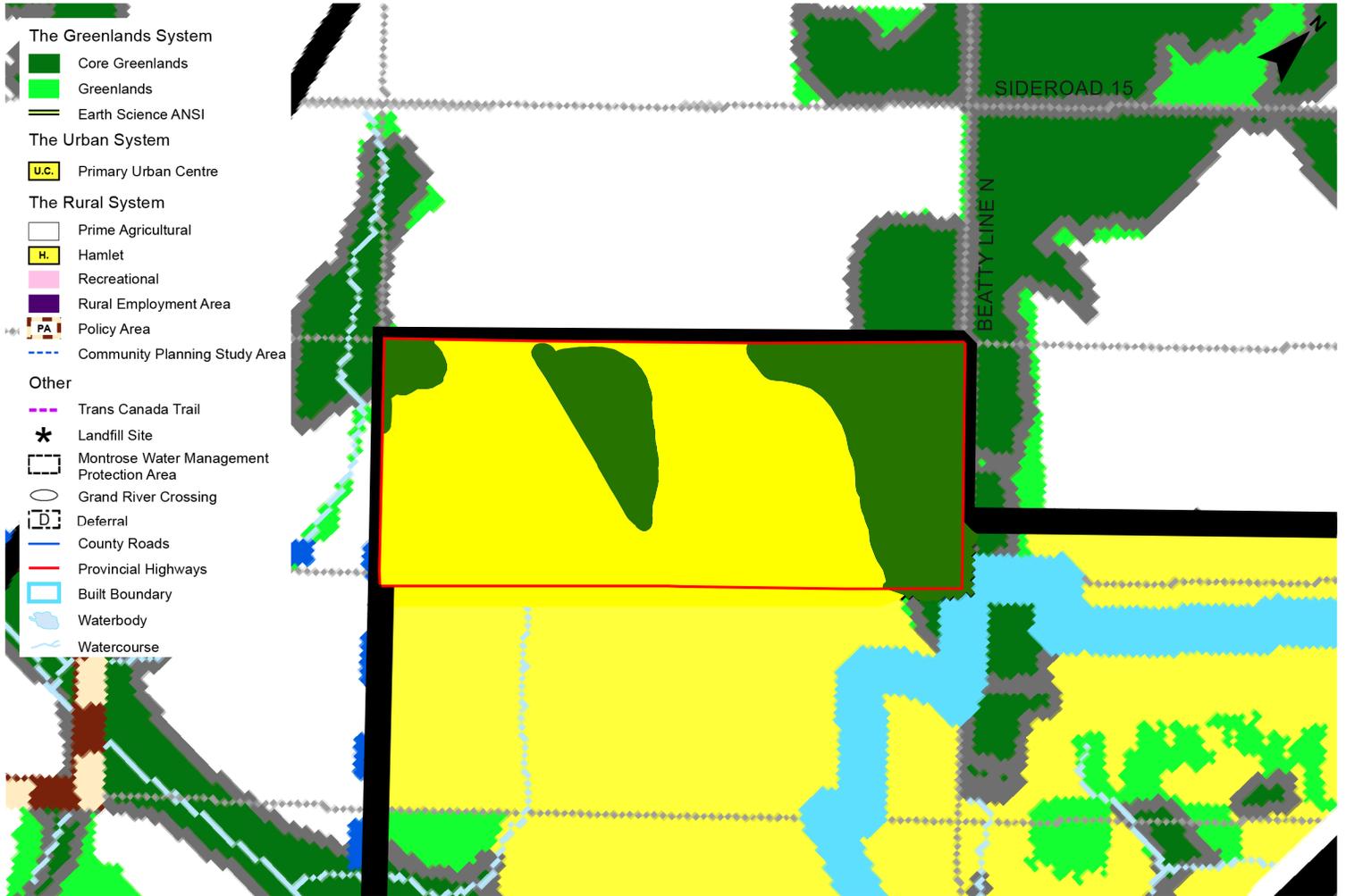
SCHEDULE "A2"
COUNTY OFFICIAL PLAN AMENDMENT NO. ____



THIS SCHEDULE "A2" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON
COUNTY OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2025.

COUNTY OF WELLINGTON

SCHEDULE "A3"
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. ___



THIS SCHEDULE "A3" OF AMENDMENT NO. ___ TO THE COUNTY OF WELLINGTON
COUNTY OFFICIAL PLAN DATED THIS ___ DAY OF ___, 2025.