

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No: OP-2020-01-04
Municipality: County of Wellington
Subject Lands: All lands within the municipal boundary of the County of Wellington

Date of Adoption: April 24, 2025
Date of Notice: April 30, 2025

NOTICE OF ADOPTION

**With Respect to an Amendment to the County of Wellington Official Plan
Section 17, 21 and 26 of the *Planning Act*
(Re: OPA 126 - County of Wellington)**

Take Notice that on **April 24, 2025** the Corporation of the County of Wellington passed **By-law No. 5928-25** to adopt **Official Plan Amendment No. 126** to the County of Wellington Official Plan under Section 17, 21 and 26 of the *Planning Act* R.S.O. 1990 c. P. 13, as amended.

Purpose and Effect of the Official Plan Amendment

Official Plan Amendment 126 revises the Official Plan as part of Urban Phase 3A of the County's Official Plan Review. The purpose of this amendment is to make sufficient urban area land available in Centre Wellington (Fergus and Elora/Salem) to accommodate an appropriate range and mix of land uses in Wellington County over the long-term. The amendment also supports intensification, increased densities and appropriate phasing of growth and development County-wide. This amendment applies to three different geographic areas: County-wide, Centre Wellington and the Greenbelt Plan Area and will:

County-wide

- Change policies related to intensification and density targets, add policies for phasing of new growth and agricultural impact mitigation.
- Make scoped 2024 Provincial Planning Statement updates to refer to the new policy document, specify a 20 to 30 year planning period and remove municipal comprehensive review references (a further PPS conformity exercise is pending).
- Make housekeeping changes to mapping and text to replace Sourcewater Protection Schedules and delete duplicate policies.
- Other minor changes.

Centre Wellington

- Expand the urban area boundaries of Fergus and Elora-Salem and identify new Designated Greenfield Area and Employment Area lands.
- Add greenfield area density targets for lands being added to Fergus and Elora-Salem.
- Add policies to support potential future expansion of livestock facilities near the Employment Area expansion lands south of Fergus and Elora-Salem.
- Remove local planning policy in Centre Wellington for Community Planning Study Area.
- Remove Fergus urban expansion lands and a 300 metre buffer from segments of the Mineral Aggregate Resource Overlay to the southeast of the current urban boundary.

Greenbelt Plan Area

- Make housekeeping changes to update mapping of the Provincially-expanded Greenbelt lands in Erin to reflect the in-effect Greenbelt Protected Countryside and Greenbelt Natural Heritage System and update text to refer to the Hamlet of Brisbane.
- Make a housekeeping change to add text to implement Provincial policy direction to maintain policy connections in the Greenbelt Plan to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019).

Subject Lands

The lands subject to the proposed amendment are located within the Township of Centre Wellington. Housekeeping updates to Greenbelt Area mapping apply to the Town of Erin and housekeeping updates to Source Water Protection mapping apply to all local municipalities. Other policy changes apply broadly across the County of Wellington.

Effect of Written and Oral Submissions

Comments were received and considered throughout the development of OPA126 including Indigenous consultation. Written and oral submissions made during the statutory public meetings were considered by staff and County Council. A summary of all comments submitted, and staff responses can be found on the County's Official Plan Review page in Planning Committee Report PD2025-14 accessed here:

www.wellington.ca/planwell

Public Access to Information

Copies of adopted OPA126 and additional information about the amendment are available for public inspection during regular office hours (8:30 – 4:00 p.m.) at the location below:

County of Wellington
Planning and Development Department
74 Woolwich Street, 3rd Floor
Guelph ON, N1H 3T9

Public access to the adopted OPA 126 is also available on the County Website at:

www.wellington.ca/planwell

Provincial Approval Process

OPA126 has been forwarded to the Ministry of Municipal Affairs and Housing for final approval. If you wish to be notified of the Ministry's decision in respect to the proposed amendment, you must make a written request to the Ministry at the following address. Any person or public body will be entitled to receive notice of the Ministry's decision if a written request to be notified of the decision is made directly to the Ministry as noted below.

Ministry of Municipal Affairs and Housing
Attention: Mr. Ian Kerr, Regional Director
Western Municipal Services Office
659 Exeter Road, 2nd Floor
London, ON N6E 1L3
Telephone: (519) 873-4026
Toll Free: 1-800-265-4736
Fax: (519) 873-4018

Dated April 30, 2025

Clerk, County of Wellington
Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9
Telephone: (519) 837-2600
Fax: (519) 837-1901