



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NUMBER 5539-17

A by-law to adopt Official Plan Amendment No. 105 (Will – Town of Minto)
to the Wellington County Official Plan.

WHEREAS 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 105 to the Official Plan for the County of Wellington, consisting of the attached text and schedules is hereby adopted.
2. **THAT** this by-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND PASSED SEPTEMBER 28, 2017.





DENNIS LEVER, WARDEN



DONNA BRYCE, COUNTY CLERK

AMENDMENT NUMBER 105

TO THE OFFICIAL PLAN FOR THE

COUNTY OF WELLINGTON

September 2017

Please be advised that this amendment may be revised after the statutory public meeting at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County.

AMENDMENT NUMBER 105 TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

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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 modification to the Wellington County Official Plan, which constitute Official Plan Amendment Number 105.

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 proposed Official Plan Amendment will redesignate the subject land from Recreational to Residential. The amendment affects Schedule A5-3 – Palmerston and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

The subject land is legally described as Part Lots 6 & 7 West Side James Street, Part Lot 7 East Side Henry Street, Morrison's Survey, Palmerston, Pt Lot 19, Concession 11 (Wallace), now Town of Minto, and has frontage on James Street, Palmerston. The subject property is currently zoned Open Space by the Town of Minto Zoning By-law 01-86 and designated Recreational by the County of Wellington Official Plan and is located within the built boundary of the Palmerston Urban area. The surrounding land uses include residential, and recreational. The location of the subject property is shown on Schedule A attached.

BASIS

The development concept for this site includes the creation of one new residential lot, which will be developed with a single family dwelling. The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County.

The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County. The County Official Plan growth strategy identifies intensification targets within the built boundary. This proposal will contribute to and support this target.

OTHER APPLICATIONS

In addition to the Official Plan amendment application, a separate zoning amendment has been submitted to the Town of Minto for the purpose of rezoning the parcel of land from Open Space to Residential (R2). Consent application B70/16 received provisional approval to sever the subject lands with an area of 640 m² (0.15 acres) and frontage of 16 m (53 ft). The consent is conditional on obtaining the OPA and ZBA as submitted.

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text, constitutes **Amendment No. 105** to the County of Wellington Official Plan.

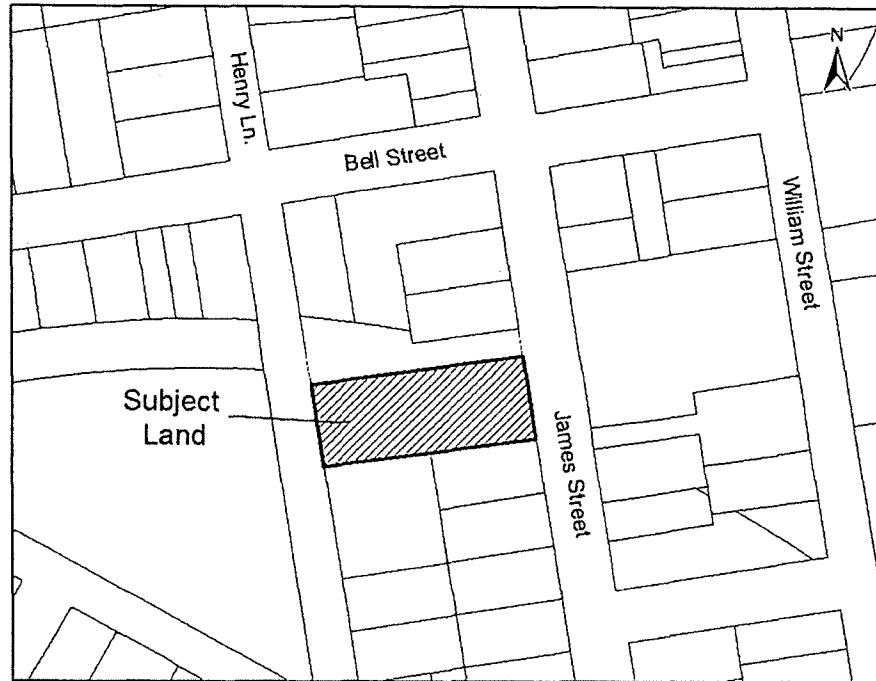
DETAILS OF THE AMENDMENT

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

1. THAT **SCHEDULE A5-3 (Palmerston)** is amended, as it relates to the subject land, by redesignating the land described as Part Lot 7 West Side James Street, Lot 7 East Side Henry Street, Morrison's Survey, Pt Lot 19, Concession 11, Palmerston, as identified on Schedule "A" of this amendment, from "**Recreational**" to "**Residential**".

OFFICIAL PLAN AMENDMENT NO. 105

SCHEDULE 'A'



Redesignate from "Recreational" to "Residential"