

AMENDMENT NUMBER 126
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Council Adopted

I Kim Courts, Deputy Clerk of the Corporation April 24, 2025
of the County of Wellington do hereby, under my
Hand and Seal of the Corporation, certify that
This is a True Copy of

OPA 126 - Urban
Boundary Expansion

Dated this 28 day of April, 2025

Kim Courts
~~COUNTY OF WELLINGTON~~
Deputy Clerk

GENERAL AMENDMENT

(Centre Wellington Urban Boundary Expansions,
County Growth Targets, Phasing and Other Changes)

**AMENDMENT NUMBER 126
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 Wellington County Official Plan which constitute Official Plan Amendment Number 126.

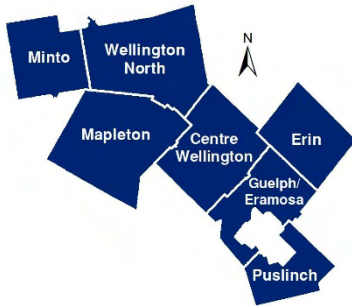
PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

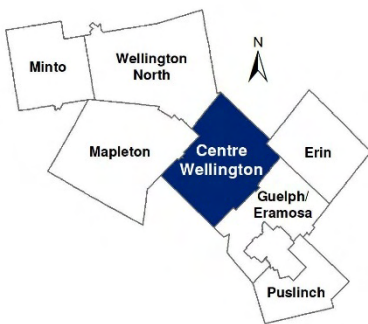
PURPOSE

The 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. This amendment will:



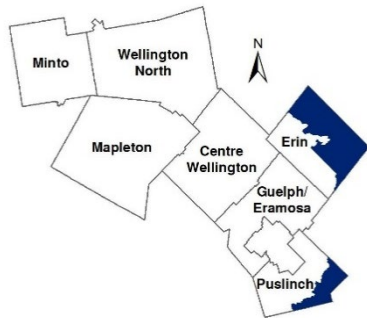
County-wide

- 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).

LOCATION

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.

BACKGROUND

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended) and a 5-year review component. The Minister of Municipal Affairs and Housing advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The County Official Plan Review has been primarily focused on the MCR technical work required by the Growth Plan and implemented through the following phased amendments:

OPA 119 (County Growth Structure)

- May 2022 County Council adoption
- May 2024 final Provincial decision via Bill 162

OPA 120 (County Growth Forecast)

- February 2023 County Council adoption
- July 2024 final Provincial decision

OPA 123 (Future Development Lands)

- October 2024 County Council adoption
- November 2024 to Province for a decision

The Province recently concluded a process to streamline and combine the 2020 Provincial Policy Statement (PPS) and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan). The 2024 PPS came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

OPA 126 is the fourth amendment of the County's phased Official Plan Review.

BASIS

This County-initiated amendment is based on the following:

- A detailed review of the County of Wellington's population, household and employment growth forecasts and allocations to 2051 as approved by the Province through OPA 120 in July 2024;
- An in-depth Land Needs Assessment carried out in accordance with the methodology established by the Province, to assess the quantity of land required to accommodate the County's forecasted growth to 2051;
- Results of a further density scenario assessment conducted by the Township of Centre Wellington which increased the overall greenfield density from 47 people and jobs per hectare to 52 people and jobs per hectare (but maintained the intensification rate of 20%).
- Results of the evaluation and overall recommendations for where the Township can most feasibly expand its urban boundaries; and
- An Agricultural Impact Assessment.

This amendment is being processed under Section 26 of the Planning Act.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 126) has been informed by previous consultations on the Phase 1 MCR Report: Urban Structure and Growth Allocations and Phase 2 MCR Report: Land Needs Report which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Numerous County Planning Committee reports have documented the results of public consultation and engagement

The direct consultation for OPA 126 included:

- Circulation to the Ministry of Municipal Affairs and Housing in November 2024
- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders in December 2024 and February 2025
- Statutory Open House on March 3, 2025
- Statutory Public Meeting on March 13, 2025

Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To obtain further public feedback, notification of engagement opportunities was provided through the project email list and website updates. County staff received and reviewed over 40 written submissions regarding OPA 126.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and schedules constitutes Amendment No 126 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

PART 1 – INTRODUCTION

1. THAT Section 1.2 Wellington County is amended by deleting “89,500 (in 2006)” and replacing it with “100,800 (in 2021)”.
2. THAT Section 1.3 The Plan is amended by adding the text “to 30” to the first sentence of the Section so that it reads as follows:

“This Official Plan is a legal document intended to give direction over the next 20 to 30 years, to the physical development of the County, its local municipalities and to the long term protection of County resources.”

PART 2 – WELLINGTON’S PLANNING VISION

3. THAT Section 2.4 The Province is amended by:
 - a. Deleting the phrase “Provincial Policy Statement” in the last sentence of the first paragraph and replacing it with “Provincial Planning Statement”.
 - b. Deleting the second paragraph in its entirety.
 - c. Deleting the first sentence of the third paragraph in its entirety and replacing it with the following:

“The province has established a Greenbelt Plan which maintains policy connections to the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended).”

4. THAT Section 2.7 Local Planning is amended by:
 - a. Deleting the fifth paragraph in its entirety and replacing it with the following:

“Local municipalities will also exercise *development* control functions in a manner consistent with the Provincial Planning Statement, Greenbelt Plan, County Official Plan and any local official plans.”
 - b. Adding the following text to the end of the Section:

“Local municipalities will also follow a phasing process for extending and sequencing growth in accordance with Section 3.6 of this Plan.”

PART 3 – WELLINGTON COUNTY GROWTH STRATEGY

5. THAT Section 3.3 Guiding growth is amended by:
 - a. Deleting the word “and” at the end of the eleventh bullet;
 - b. Changing the punctuation at the end of the twelfth bullet from a period to a semi-colon and adding the word “and”;
 - c. Adding a new bullet at the end of the Section which states the following:

“• to establish and implement phasing policies, where appropriate, to ensure that *development* within designated greenfield areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.”
 - d. Deleting the target number of “20” percent and replace it with “15” percent under subsection 3.3.1 Targets – Residential Intensification.
 - e. Adding the following text after the first sentence of Subsection 3.3.1 Targets – Residential Intensification:

“Local municipalities are encouraged to exceed the minimum target and the Township of Centre Wellington and Township of Wellington North are encouraged to exceed a minimum target of 20 percent.”

- f. Adding the following text after the first sentence of subsection 3.3.1 Targets – Greenfield Density:

“All local municipalities are encouraged to exceed the overall minimum density target, and the Township of Centre Wellington is encouraged to exceed an overall minimum density target of not less than 52 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Fergus through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 56 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Elora-Salem through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 53 people and jobs per hectare.”

6. THAT a new Section 3.6 Phasing Growth is added as follows:

“3.6 PHASING GROWTH

Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in *designated greenfield areas* as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include the following:

- a) a Secondary Plan implemented through a County or local Official Plan Amendment;
- b) a County Official Plan Amendment and/or local Official Plan Amendment;
- c) a Growth Management and Phasing Plan approved by a local Council;
- or
- d) a combination of any of the above.

Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of *municipal sewage services*, *municipal water services*, roads, active transportation, other *infrastructure* and *public service facilities* to support fully serviced and *complete communities* and *employment areas*. Other County or local planning criteria considered appropriate in the circumstances may also apply.

Phasing will sequence *development* to ensure the substantial completion of new community area and *employment areas* before additional community areas and *employment areas* are opened up for development.

Land identified for urban *development* or future urban *development* within primary urban centres may include active *agricultural uses*. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.

This policy does not apply to prevent the completion of previously approved development, logical infilling or *development* of a minor nature if the overall intent of this section is met.”

PART 4 – GENERAL COUNTY POLICIES

7. THAT Section 4.2 Economic Development is amended by deleting the phrase “through a *municipal comprehensive review* and” from the first sentence of subsection 4.2.2 Conversion;
8. THAT Section 4.3 Farmland Protection is amended by deleting the phrase “*municipal comprehensive review*” from subsection 4.3.3(b) Policy Direction;
9. THAT Section 4.4 Housing is amended by:
 - a. Adding the phrase “a minimum of” to subsection 4.4.4(b) Greenfield Housing after the phrase “density target of”;
 - b. Removing “strive to” from the beginning of subsection 4.4.4(b)(i) Greenfield Housing;
10. THAT Section 4.6 Impact Assessment is amended by:
 - a. Adding the following subsection heading “4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas” immediately following the heading for subsection 4.6.5 Agricultural Impact Assessment;
 - b. Adding the following subsection:

“4.6.5.2 Urban Development Adjacent to Prime Agricultural Land
Where *development* is proposed in primary urban centres within 300 metres of designated *prime agricultural land*, a Council may require an assessment of the impacts the *development* may have on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on *agricultural uses*, having regard for the nature and type of the *agricultural uses* and the sensitivity of the proposed urban land uses.

Examples of such methods may include, but are not limited to, planning and design approaches which maximize the separation between agricultural and non-agricultural uses by considering density, road and lot patterns; and those which provide deterrents to trespassing on farms such as fences, vegetated buffers and berms where warranted.”
11. THAT Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets is amended by:

- a. Deleting the phrase “as part of a *municipal comprehensive review*” from the first sentence of subsection 4.8.2 Primary Urban Centre Expansion Criteria;
 - b. Deleting the phrase “as approved by the Province” and adding the phrase “the phasing policies of Section 3.6,” to subsection 4.8.2(c) Primary Urban Centre Expansion Criteria;
 - c. Deleting the phrase “on a *municipal comprehensive review* and” and replace it with “on the” to the second sentence of subsection 4.8.3 Secondary Urban Centre Expansion;
 - d. Deleting the phrase “on a municipal comprehensive review and” from the third sentence of subsection 4.8.4 Hamlet Expansion;
12. THAT Section 4.9 Water Resources is amended by deleting the remainder of the text which follows the phrase “Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP’s specific land use policies, the reader should consult the specific SPP.” from subsection 4.9.5.5 Source Protection Plan Specific Land Use Policies.

PART 9 – LOCAL PLANNING POLICY

13. THAT Section 9.2 Centre Wellington Local Policies is amended by deleting subsection 9.2.5 Community Planning Study Area in its entirety.
14. THAT Section 9.2 Centre Wellington Local Policies, new subsection 9.2.5 is added as follows:

“9.2.5 Fergus and Elora/Salem Fringe Area

Lands added to the Employment Area on Schedule “A” through Official Plan Amendment 126 are planned to contain industrial uses in the future. Where practical, future urban 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 6235 Guelph Street, 6374 Wellington Road 7 and 6340 Wellington Road 7. Zoning relief may 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.”

15. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by removing the phrase “and hamlet of Ballinafad” from the second sentence of the second paragraph and replacing it with “and the hamlets of Ballinafad and Brisbane.”
16. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by adding the following sentence to the end of the first paragraph of subsection 9.9.3 Relationship to the Official Plan:

“Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.”

17. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 Settlement Areas to the Official Plan is amended by removing the first sentence of the second paragraph which reads:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington is the designated Hamlet of Ballinafad. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

And replacing it with the following:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington are the designated Hamlet of Ballinafad and Brisbane. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

18. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 under the Hamlets heading is amended by adding the words “and Brisbane” following the word “Ballinafad”.

PART 15 – DEFINITIONS

19. THAT Part 15 – Definitions is amended by deleting the defined term for “Municipal Comprehensive Review”.

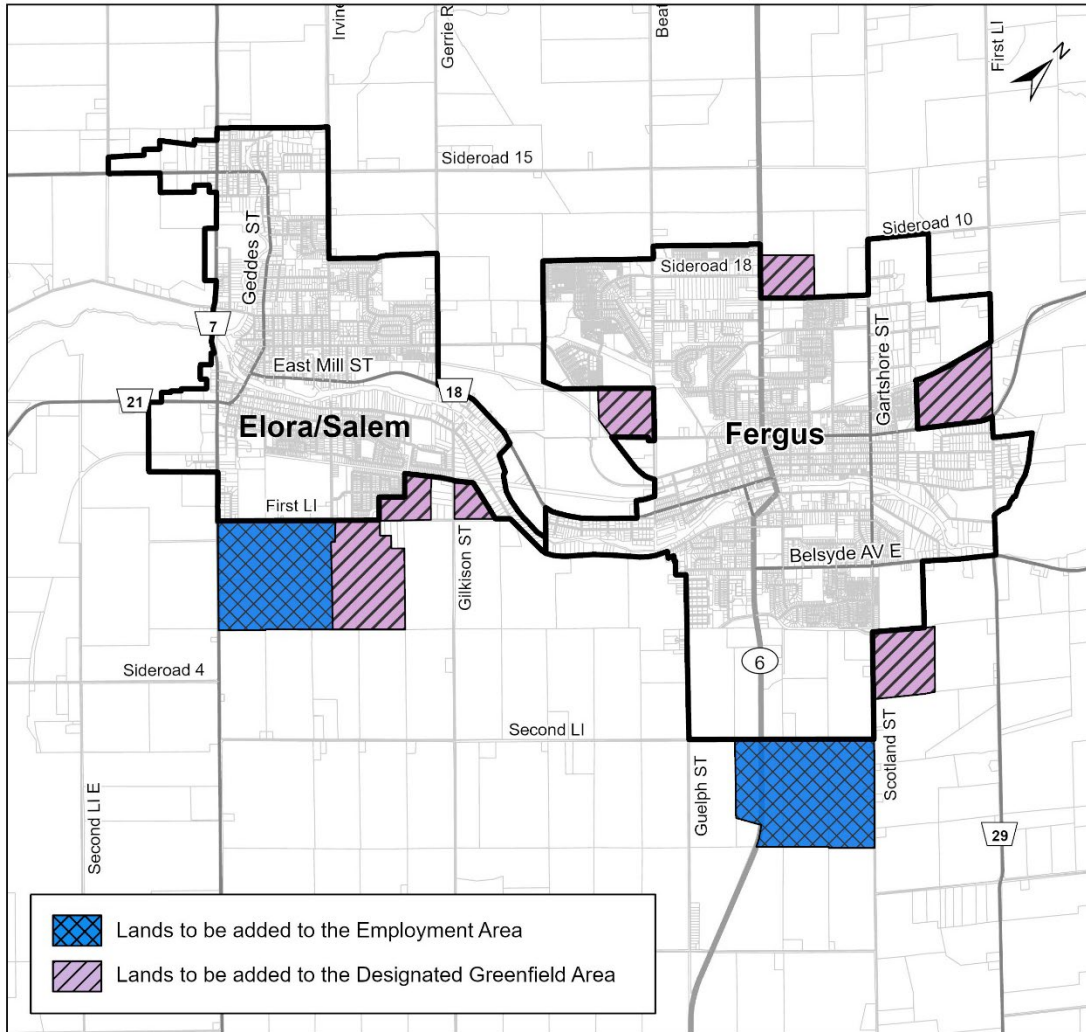
SCHEDULES

1. County Growth Structure Schedule A and Schedule A1 (Centre Wellington) is amended by identifying new Designated Greenfield Area lands and Employment Area lands as shown on Schedule “A-1”.

2. County Land Use Schedule B1 (Centre Wellington) is amended by adding lands to the Primary Urban Centres of Fergus and Elora-Salem as shown on Schedule "A-2". The Greenlands and Core Greenlands designations are to remain unchanged.
3. That any necessary changes to the Schedules and Appendices of the Official Plan be made to reflect the new boundaries of Fergus and Elora-Salem.
4. County Land Use Schedule B1 (Centre Wellington) is amended by removing the Community Planning Study Area as shown on Schedule "A-3".
5. Land Use Schedule B2-1 (Greenbelt Plan - Erin) is amended by identifying the Greenbelt Protected Countryside and Greenbelt Natural Heritage System in accordance with Provincial mapping as shown on Schedule "A-4".
6. Sourcewater Protection Schedule C1 (Centre Wellington), C2 (Erin), C3 (Guelph/Eramosa), C4 (Mapleton), C5 (Minto), C6 (Wellington North) and C7 (Puslinch) in accordance with approved Source Protection Plans as shown on Schedule "A-5", "A-6", "A-7", "A-8", "A-9", "A-10" and "A-11".
7. Mineral Aggregate Resource Overlay Schedule D is amended by removing lands from the Sand and Gravel Resources of Primary and Secondary Significance as shown on Schedule "A-12".

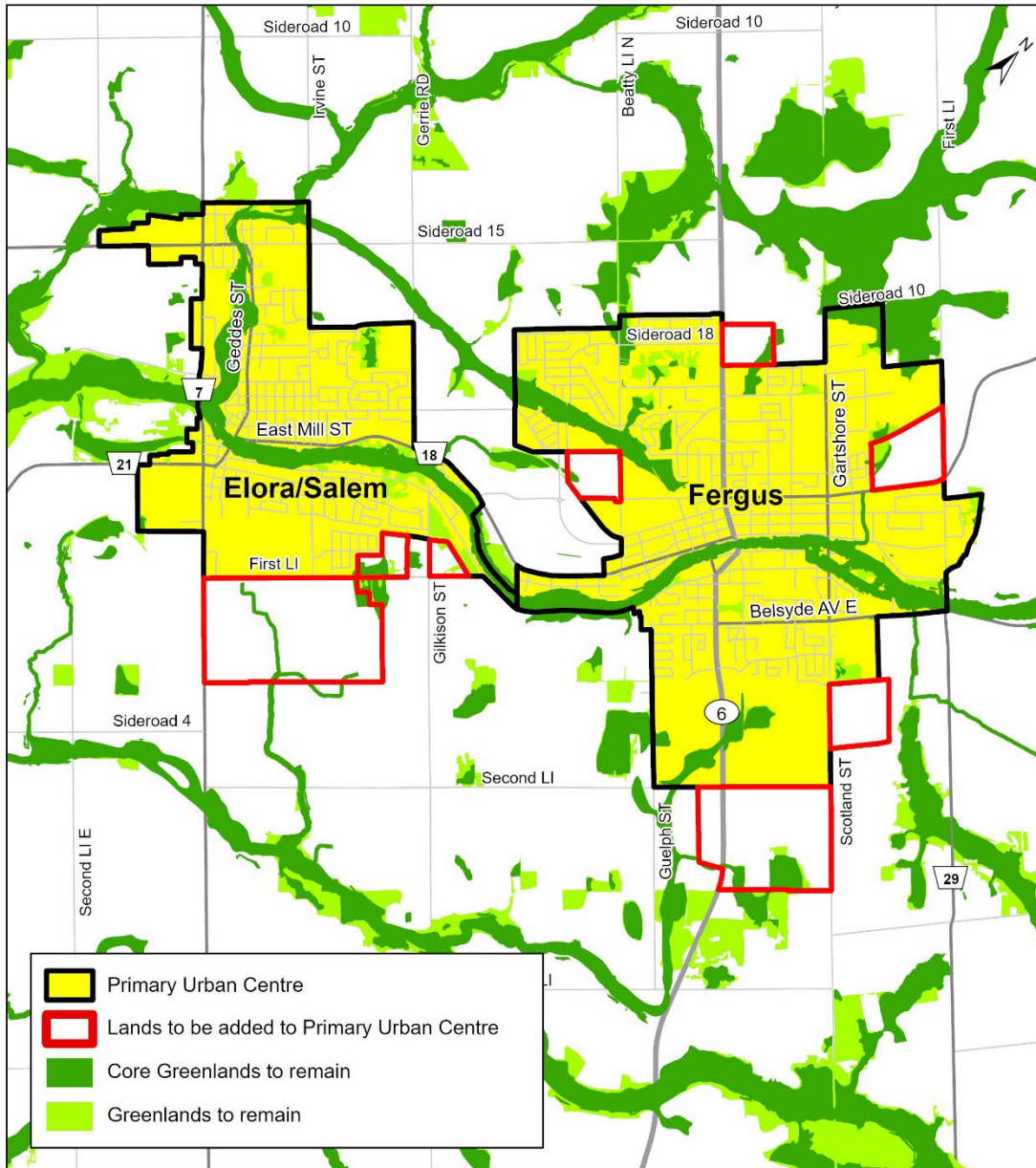
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “A-1”
OF
OFFICIAL PLAN AMENDMENT NO. 126



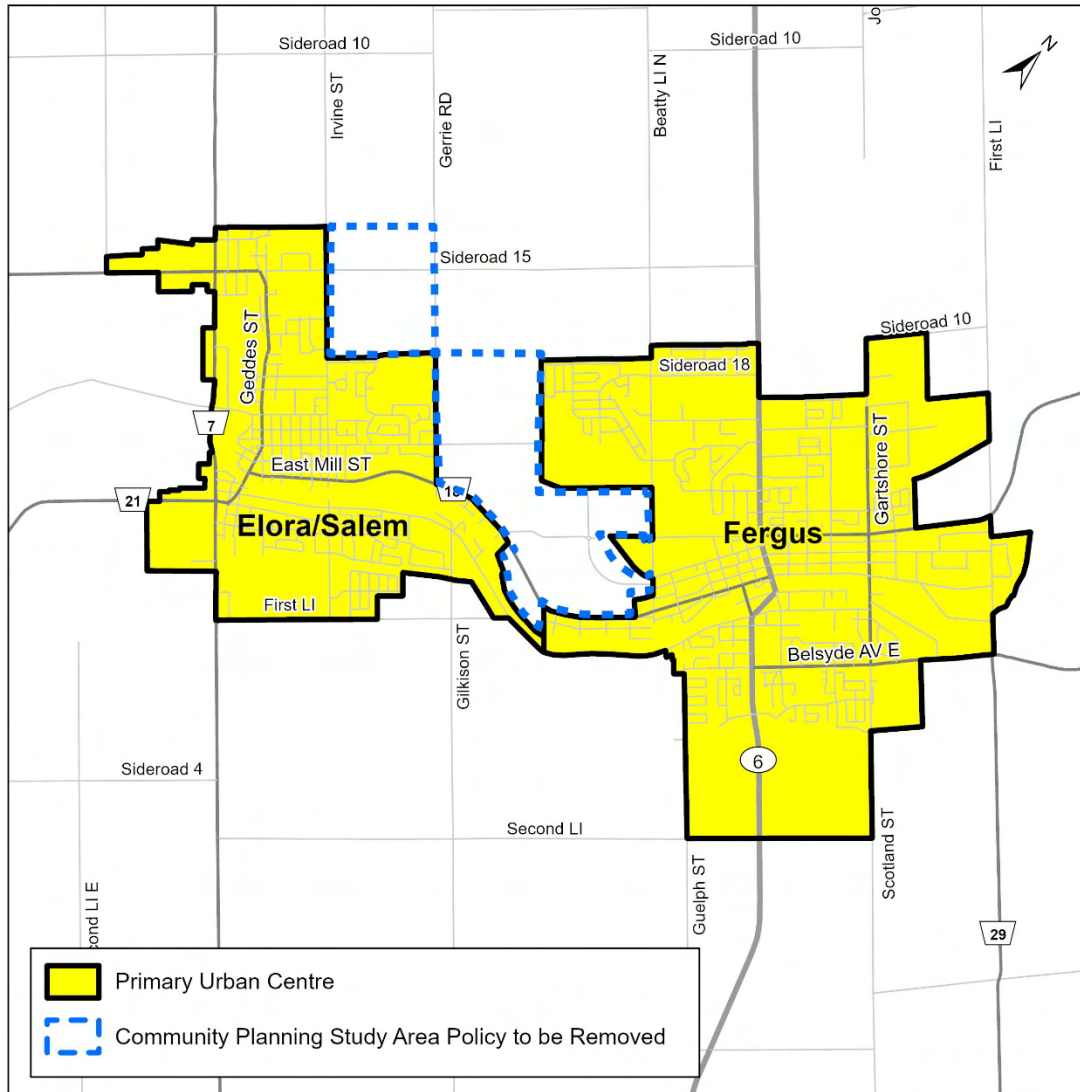
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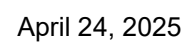


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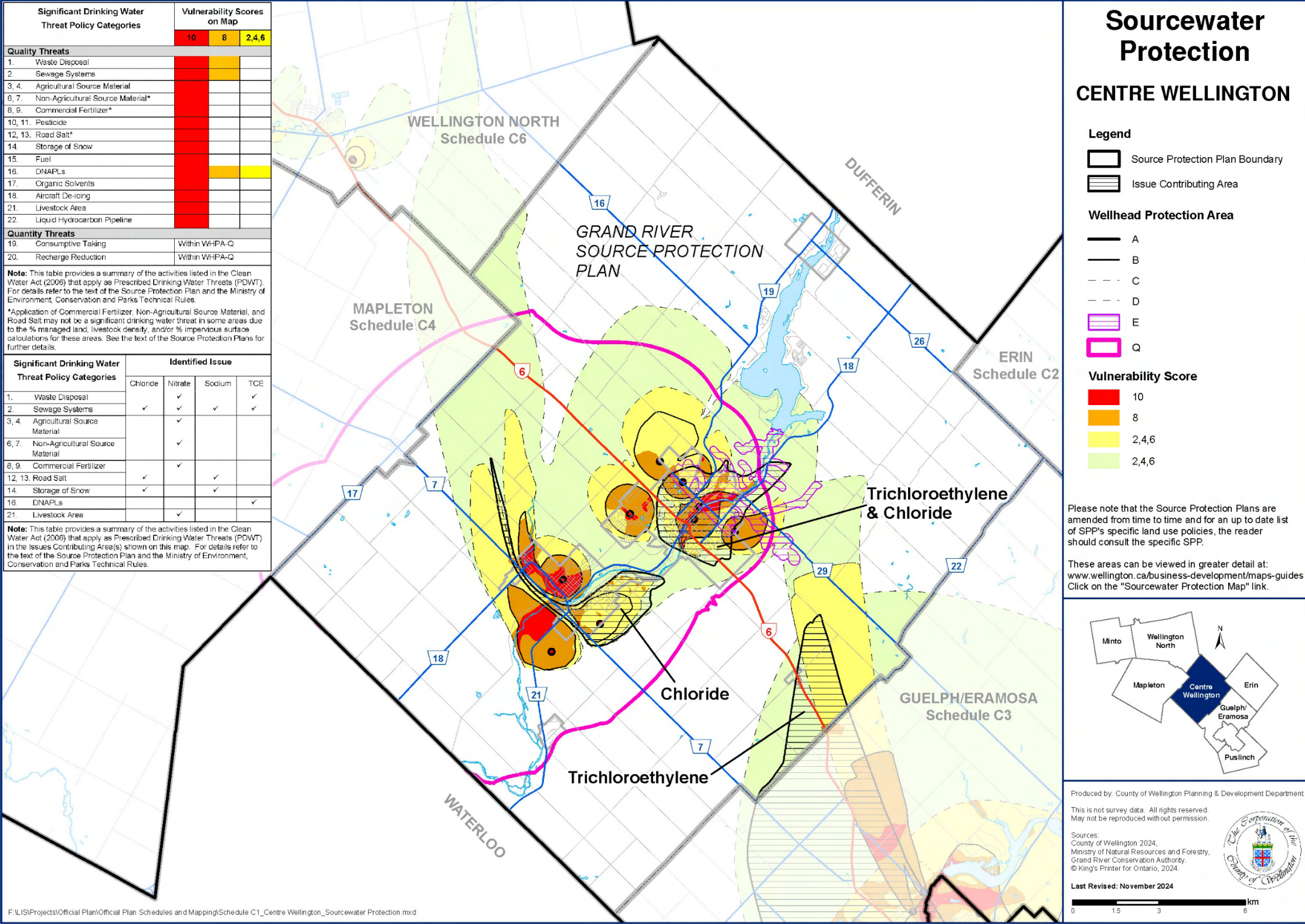


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OF
OFFICIAL PLAN AMENDMENT NO. 126



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COUNTY OF WELLINGTON

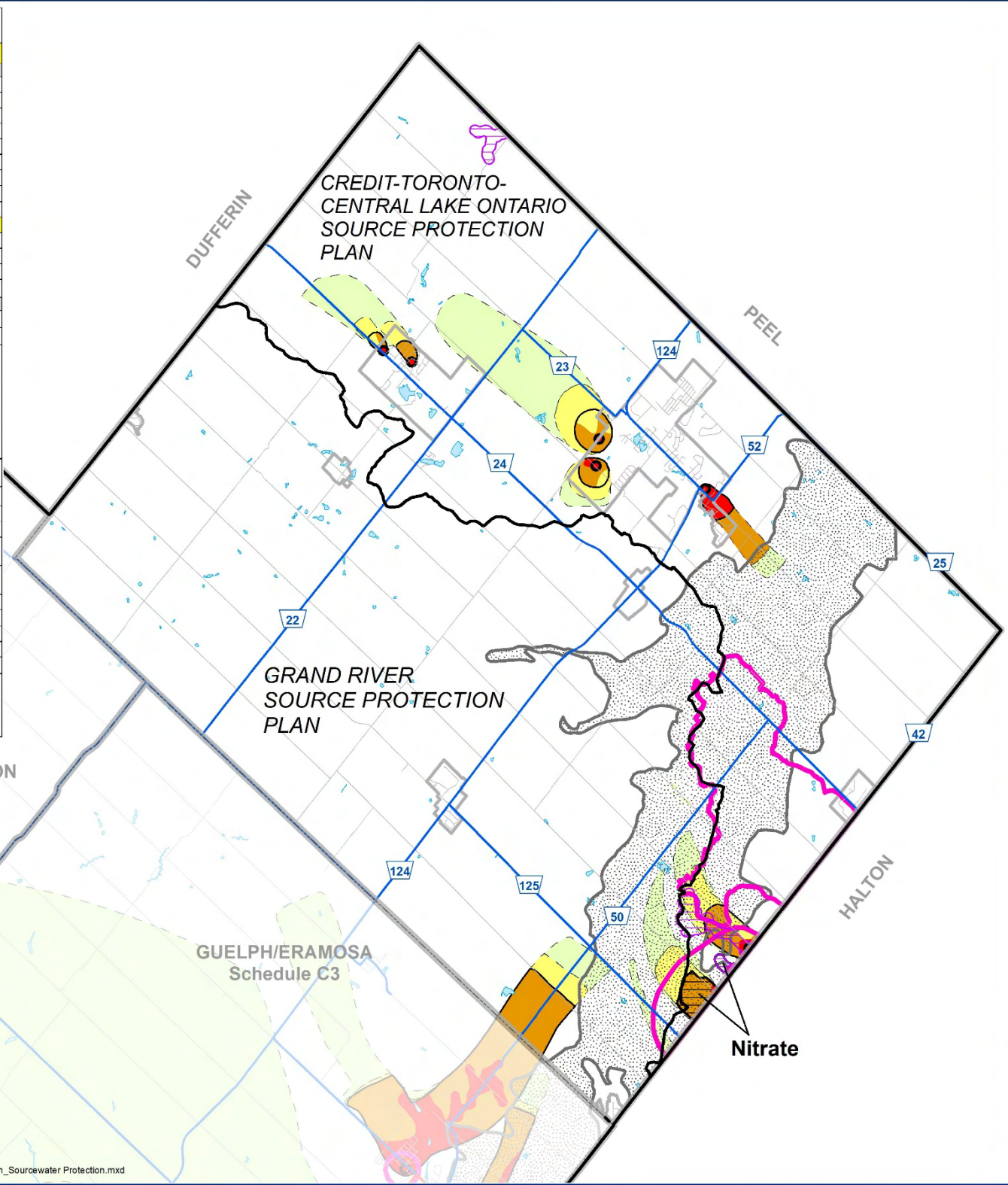
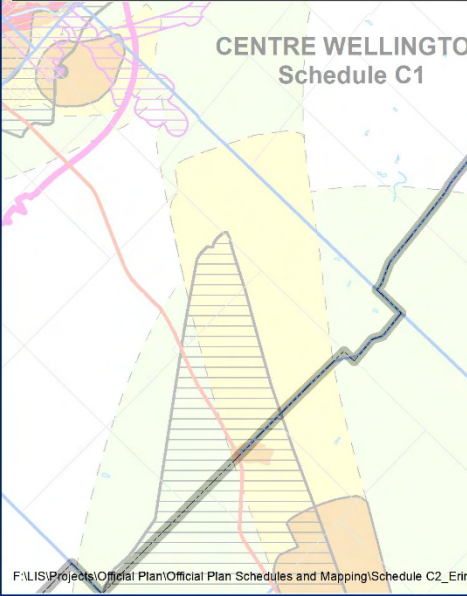
SCHEDULE “A-5”
OF
OFFICIAL PLAN
AMENDMENT NO. 126



THE CORPORATION OF THE
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SCHEDULE “A-6”
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OFFICIAL PLAN
AMENDMENT NO. 126

Significant Drinking Water Threat Policy Categories		Vulnerability Scores on Map			
		10	8	2,4,6	
Quality Threats					
1.	Waste Disposal				
2.	Sewage Systems				
3, 4.	Agricultural Source Material				
6, 7.	Non-Agricultural Source Material*				
8, 9.	Commercial Fertilizer*				
10, 11.	Pesticide				
12, 13.	Road Salt*				
14.	Storage of Snow				
15.	Fuel				
16.	DNAPLs				
17.	Organic Solvents				
18.	Aircraft De-icing				
21.	Livestock Area				
22.	Liquid Hydrocarbon Pipeline				
Quantity Threats					
19.	Consumptive Taking	Within WHPA-Q			
20.	Recharge Reduction	Within WHPA-Q			
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules.					
*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.					
Significant Drinking Water Threat Policy Categories		Identified Issue			
		Chloride	Nitrate	Sodium	TCE
1.	Waste Disposal		✓		✓
2.	Sewage Systems	✓		✓	✓
3, 4.	Agricultural Source Material		✓		
6, 7.	Non-Agricultural Source Material		✓		
8, 9.	Commercial Fertilizer		✓		
12, 13.	Road Salt	✓		✓	
14.	Storage of Snow	✓		✓	
16.	DNAPLs				✓
21.	Livestock Area		✓		
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules.					



Sourcewater Protection

ERIN

Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area
- Issues Contributing Area

Wellhead Protection Area

- A
- B
- C
- D
- E
- Q

Vulnerability Score

- 10
- 8
- 2,4,6
- 2,4,6

Please note that the Source Protection Plans are amended from time to time and for an up to date list of SPP's specific land use policies, the reader should consult the specific SPP.

These areas can be viewed in greater detail at:
www.wellington.ca/business-development/maps-guides
Click on the "Sourcewater Protection Map" link.

Produced by: County of Wellington Planning & Development Department

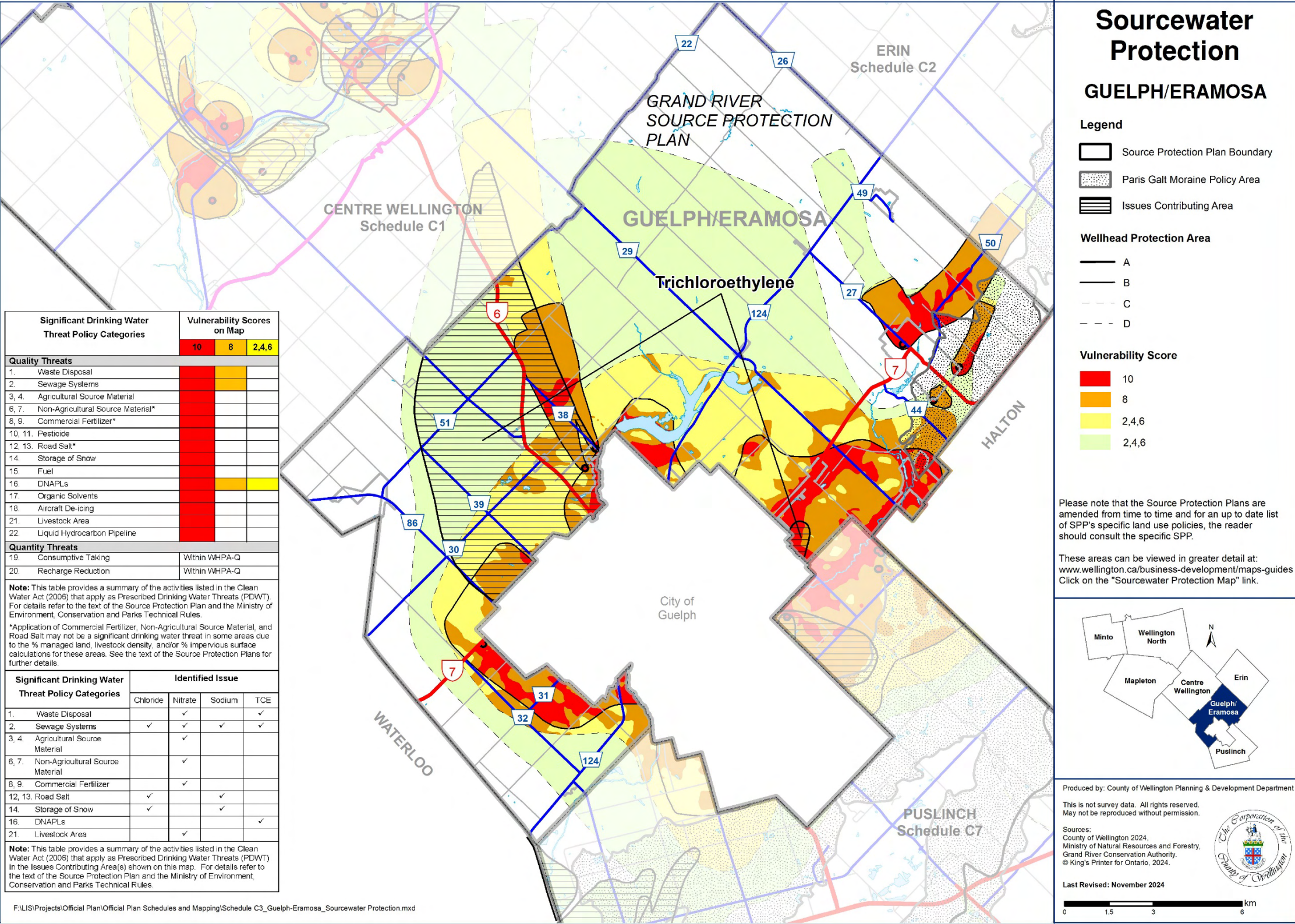
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Sources:
County of Wellington 2024,
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority,
Credit Valley Conservation Authority,
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Last Revised: November 2024

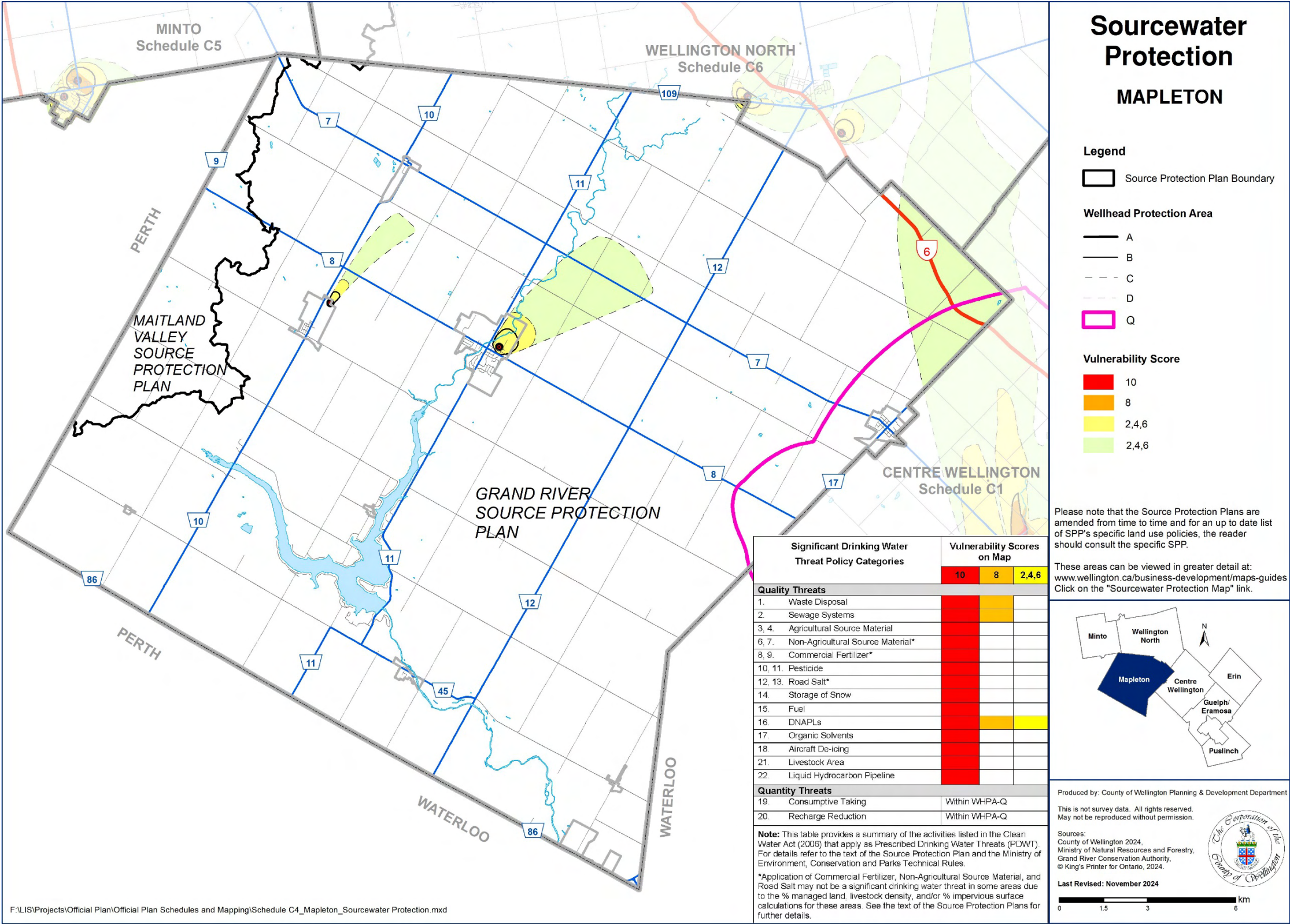
THE CORPORATION OF THE
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SCHEDULE “A-7”
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OFFICIAL PLAN
AMENDMENT NO. 126

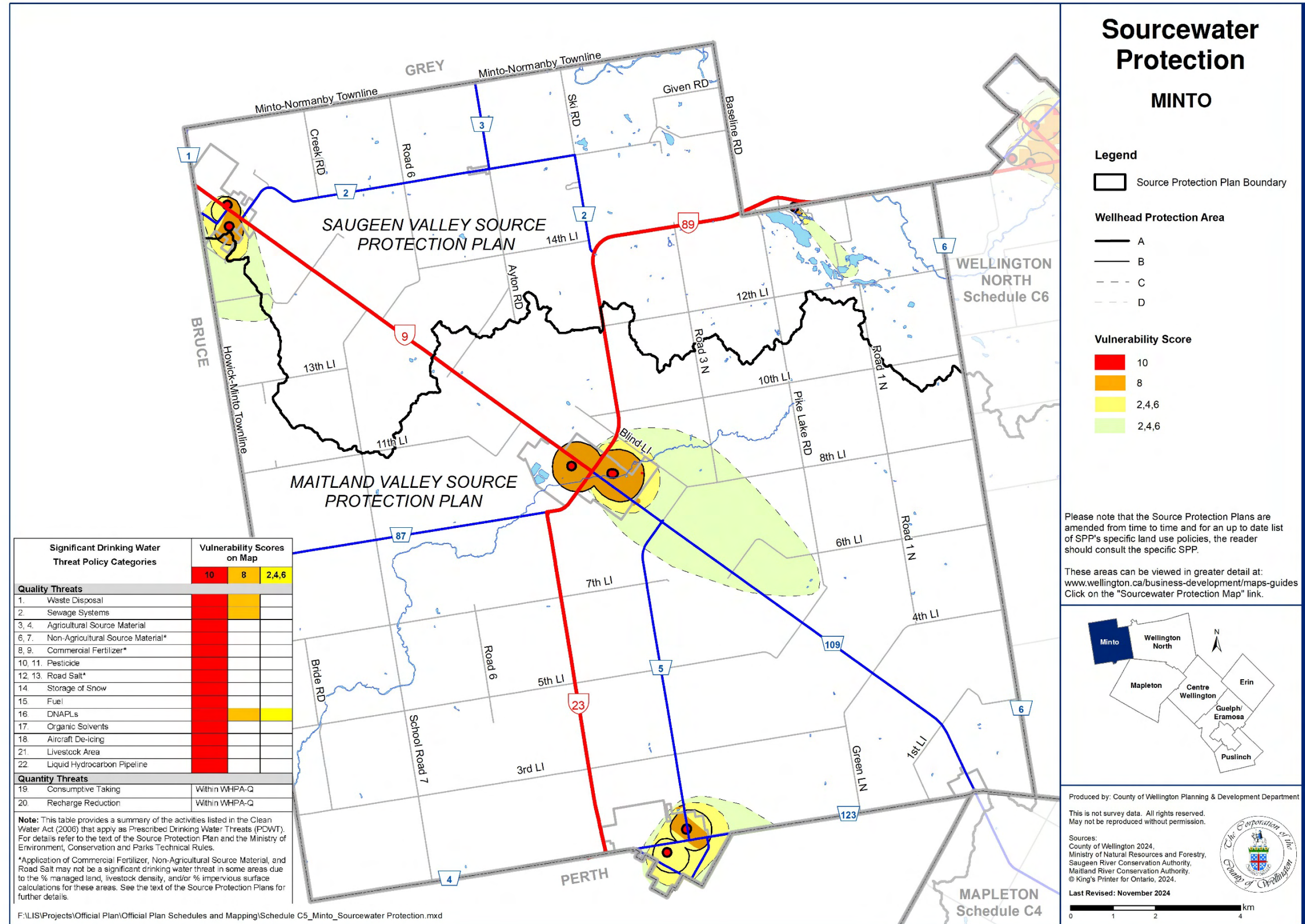


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OFFICIAL PLAN
AMENDMENT NO. 126

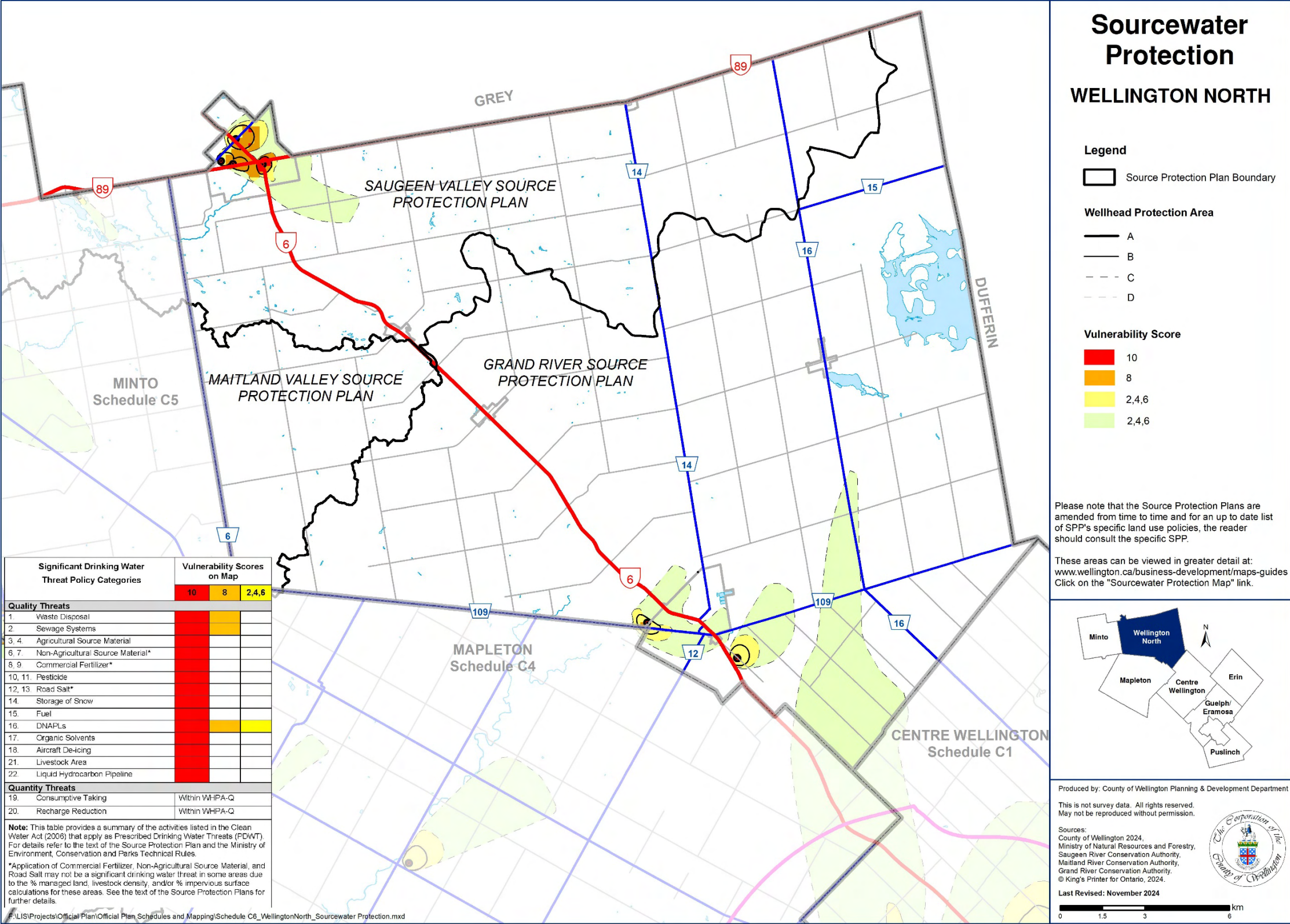


SCHEDULE "A-9"
OF
OFFICIAL PLAN
AMENDMENT NO. 126



THE CORPORATION OF THE
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SCHEDULE “A-10”
OF
OFFICIAL PLAN
AMENDMENT NO. 126

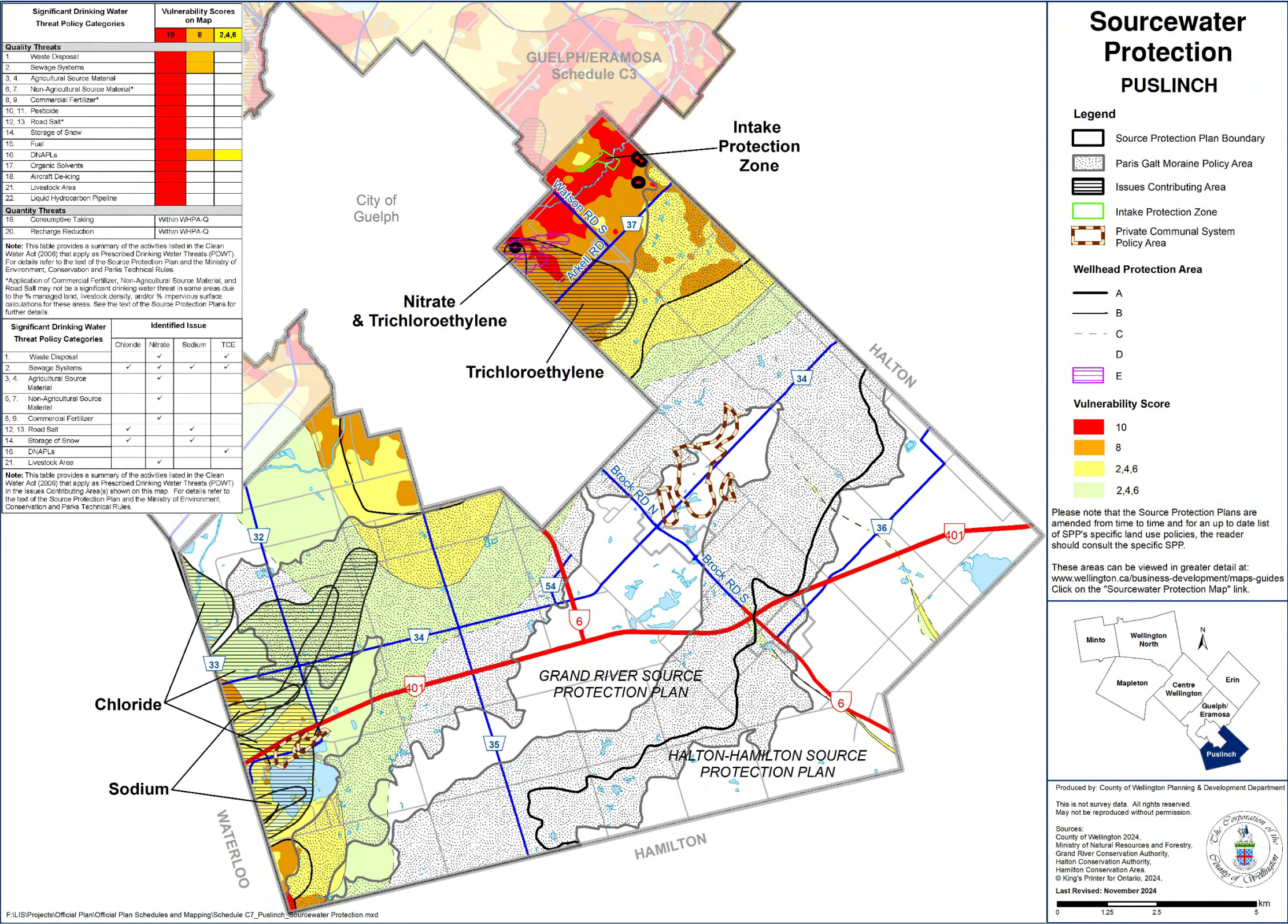


Schedule C6

County of Wellington Official Plan

THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE “A-11”
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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “A-12”
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