

DECISION

With respect to County of Wellington Official Plan Amendment 126 Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, County of Wellington Official Plan Amendment 126 as adopted by By-law 5928-25, subject to the following modifications, with additions in **bold underline** and deletions in **~~strikethrough~~**:

1. Part B to By-law 5928-25 is modified by creating new Part 16 – Modifications and Items 20 and 21 as follows:

PART 16 – MODIFICATIONS

20. THAT subsection 6.8.3 Land Use Compatibility, subsection 6.10.4 Land Use Compatibility, subsection 6.11.3 Land Use Compatibility, and subsection 7.4.3 Land Use Compatibility are modified by adding the following to the end of the subsections:

“Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.”

21. THAT definitions for “major facilities” and “rail facilities” are added as follows:

“Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal

facilities, rail yards and associated uses, including designated lands for future rail facilities.”

2. Part B to By-law 5928-25 is modified by modifying Item 13 as follows:

13. THAT Section 9.2 Centre Wellington Local Policies is amended by **adding the following to the end of subsection 9.2.4 Policy Areas and** deleting subsection 9.2.5 Community Planning Study Area in its entirety.

**“PA1-5 Mineral Aggregate Resource Analysis Area
Prior to considering any changes to land use designations in areas identified as PA1-5 or within 300 metres of areas identified as PA1-5 on Schedule B1, mineral aggregate resource analysis shall be completed which demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement.”**

3. Part B to By-law 5928-25 is modified by modifying Item 2 under Schedules as follows:

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.
County Land Use Schedule B1 (Centre Wellington) is modified by identifying lands subject to Policy Area PA1-5 as shown as “Sand and Gravel Resource Area Overlay” on modified Schedule “A-12” of Official Plan Amendment No. 126 attached to this decision.

Part B to By-law 5928-25 is modified by deleting Item 7 under Schedules in its entirety as follows:

~~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”.~~

Dated at Toronto this 18th day of November, 2025



Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing