COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

December 5, 2024

Agencies and Persons Circulated

Dear Messrs. and Mesdames,

Re: County Official Plan Amendment 126 – County File No.: OP-2020-01-04
County of Wellington – Urban Boundary Expansions

The County of Wellington is proposing to amend the County Official Plan to address requirements under Section 26 of the *Planning Act*. The Official Plan Review is being completed through a series of official plan amendments to bring the County Official Plan into conformity with Provincial land use plans, consistency with the Provincial Planning Statement and address other legislative changes.

PROPOSAL

The purpose of proposed County Official Plan Amendment No.126 (OPA 126) is to revise the Official Plan as part of Urban Phase 3A of the County's Official Plan Review. The proposed amendment would change, replace, delete or add policies and/or schedules related to the following key areas:

County-wide

- Address urban growth matters including intensification and density targets, phasing of new growth, agricultural impact mitigation, targeted 2024 Provincial Planning Statement updates, and other changes.
- Updated mapping for Sourcewater Protection Schedules as in approved Source Protection Plans and removal of policy duplication.

Centre Wellington

- Expansion of the urban area boundaries of Fergus and Elora/Salem and to identify new Designated Greenfield Area and Employment Area lands.
- Remove local planning policy for Community Planning Study Area.
- Remove Mineral Aggregate Resource Overlay related to urban expansions and buffer area.

Greenbelt

- Updated mapping for 2023 Provincially-expanded Greenbelt lands in Erin.
- Add policies 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).

I am requesting that you provide comments on the proposed amendment to the County of Wellington's Official Plan by **Thursday, January 16, 2025.**

MAKE SUBMISSIONS

Please review the proposed amendment and provide comments to the County Planning Department, to the attention of Mr. Aldo Salis, Director of Planning. Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, telephone (519) 837-2600, ext. 2300; fax (519) 823-1694 or to the above address.

REQUESTING NOTICE OF DECISION

In accordance with Section 17 (36.5) of the *Planning Act* there is no appeal of a decision where the Minister is the approval authority. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County Official Plan Amendment, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application, which is being processed under the Planning Act, may be made public as part of the process.

GETTING ADDITIONAL INFORMATION

The proposed amendment and additional information about the amendment are available:

- on the internet at: www.wellington.ca/planwell on the Official Plan Review webpage under the Official Plan Amendments drop down menu

- or by contacting Sarah Wilhelm, Manager of Planning at (519) 837-2600 ext. 2130 or sarahw@wellington.ca

NOTE:

1) **Your comments on the application are required on or before Thursday, January 16, 2025.**

2) **If you have not submitted comments on the application on or before that date, it will be assumed that you do not have any concerns in respect of this matter.**

3) **A public meeting regarding this amendment will be planned in the future. Notification will be provided in accordance with the *Planning Act*.**

Yours truly,



Aldo L. Salis, MCIP, RPP
Director of Planning and Development