



# COUNTY OF WELLINGTON

## NOTICE

### REGARDING A PUBLIC MEETING TO CONSIDER AN AMENDMENT TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

PURSUANT to Sections 17 and 26 of the Planning Act, R.S.O., 1990, as amended, the Corporation of the County of Wellington will hold a Public Meeting to receive public input regarding a proposed amendment to the Wellington County Official Plan on:

**Tuesday, May 28th, 2013, beginning at 7:00 pm at Wellington Place, Aboyne Hall, 536 Wellington Road 18, located between Elora and Fergus, Ontario.**

#### 5-YEAR REVIEW AMENDMENT (OPA 81)

THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT is to revise the Official Plan to ensure that it addresses provincial policy and plans, and areas of concern or interest identified through the 5-Year Review. The proposed amendment would add or amend policies and/or schedules related to:

- Conformity with the Greenbelt Plan;
- Environmental policies and mapping, including:
  - update and improve accuracy of natural features and natural hazards in the Greenlands System;
  - change the size criteria for woodlands to be considered significant: in the Urban System, from 10 ha to 1ha or larger; and, in the Rural System from 10 ha to 4ha or larger, while plantations are generally considered significant if 10 ha or larger;
  - clarify development control policies for the Greenlands System and increase the adjacent lands policy to 120m for most features;
  - recognize the role of restoration, enhancement, and stewardship, and the importance of urban forests; and
  - identify the Paris and Galt moraines and add policies to protect their water resource functions and encourage stewardship.
- Mineral Aggregate Area overlay proposed to be:
  - expanded by including sand and gravel areas of secondary significance;
  - refined by excluding wetlands, significant woodlands, and lands within 300m of Urban Centres or Hamlets, except in existing approved extraction areas; and
  - shown on a new Schedule 'C' to improve readability.
- Increase potential for new lots in Secondary Agricultural Areas by changing policy that one severance may be considered from a parcel existing when the 1999 Official Plan was approved, to: a parcel existing on March 1, 2005.
- Rural System – key changes include:
  - with exception of public works, temporary emergency facilities, and trails, new community service facilities may only be allowed in Prime Agricultural Areas through rezoning where justification of need and analysis of alternative locations are addressed; and
  - Combine 'Rural Industrial' and 'Highway Commercial' in the Rural System into a new 'Rural Employment Area' designation that would permit business and professional offices, while stating that all uses need to be consistent with rural servicing levels.
- Expanded policies about cultural heritage landscapes, and mitigation measures in Heritage Impact Assessments;
- Provincial legislation including:
  - complete applications and pre-consultation;
  - exterior design and accessibility matters may be addressed in Site Plan control;
  - notice of applications to propane operators;
  - removal of municipal planning authority over alternative and renewable energy systems; and
  - clarifying urban centre expansion and farmland protection policies.
- Changes to reflect definition, and need for coordination of, "infrastructure";
- Settlement boundary corrections;
- Other changes of a technical or housekeeping nature.

THE SUBJECT PROPERTY is the County of Wellington, and therefore a key map is not provided with this notice.

IF A PERSON OR PUBLIC BODY does not make an oral presentation at a public meeting or a written submission to the County of Wellington before the proposed amendment is adopted, the person or public body is not entitled to appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. Also, the person or body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless in the opinion of the Board, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED OF THE ADOPTION of the proposed official plan amendment or of the refusal of a request to amend the Official Plan, you must make a written request to the Clerk of the County of Wellington (address below).

A COPY OF THE PROPOSED OFFICIAL PLAN AMENDMENT and background reports are available:

- During regular business hours at the County of Wellington Planning and Development Department, at the address below;
- By calling (519) 837-2600 (ext. 2120); or
- By downloading from the internet at: [www.county.wellington.on.ca/en/business/fiveyearreview.asp](http://www.county.wellington.on.ca/en/business/fiveyearreview.asp)

Dated at the City of Guelph this 3rd day of May, 2013.

Donna Bryce, Clerk  
County of Wellington  
Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

ALTERNATE FORMATS OF THIS NOTICE ARE AVAILABLE UPON REQUEST

