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**THE CORPORATION OF THE COUNTY OF WELLINGTON**

**File No:** OP-2012-05  
**Municipality:** Township of Puslinch  
**Subject Lands:** Part of Lot 20, Concession 7  
Puslinch Township (20 Brock Road North Aberfoyle)

**Date of Adoption:** April 24, 2014  
**Date of Notice:** April 30, 2014  
**Last Date of Appeal:** May 20, 2014

**RECEIVED**  
**MAY 01 2014**

**NOTICE OF ADOPTION**  
**With Respect to an Official Plan Amendment**  
**to the County of Wellington Official Plan**  
**Subsection 17(23) and Section 21 of the Planning Act**  
**(Re: OPA 90 - County of Wellington)**

Township of Puslinch

**Take Notice** that on **April 24, 2014** the Corporation of the County of Wellington passed **By-law No. 5393-14** to adopt **Official Plan Amendment No. 90** to the County of Wellington Official Plan.

**Purpose and Effect of the Official Plan Amendment**

The purpose and effect of the amendment is to redesignate the land subject to this application from Residential to HIGHWAY COMMERCIAL to permit the expansion of the existing Ren's Pets Depot located in the community of Aberfoyle in the Township of Puslinch.

**Exempt from Provincial Approval**

The proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of County Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal as noted above.

**When and How to file An Appeal**

Any appeal to the Ontario Municipal Board must be filed with the Corporation of the County of Wellington no later than 20 days from the date of this notice, as shown above as the last date of appeal. The notice of appeal must be sent to the attention of the Clerk for the County of Wellington at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for appeal, and
- (3) be accompanied by the fee prescribed under the Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

**Who Can File An Appeal**

Only individuals, corporations or public bodies may appeal the decision of the Corporation of the County of Wellington to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

**Getting Additional Information:**

Additional information about the application is available for public inspection during regular office hours at the Corporation of the County of Wellington at the address noted below.

**Mailing Address for Filing a Notice of Appeal:**

Clerk, County of Wellington  
Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9  
tel: (519) 837-2600 fax: (519) 837-1901

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	✓ May 21
File	

**AMENDMENT NUMBER 90  
TO THE OFFICIAL PLAN FOR THE  
COUNTY OF WELLINGTON**

**Applicant: R&C Job Holdings Inc.  
(Ren's Pets Depot)**

**Municipality: Township of Puslinch**

**County File No.: OP-2012-05**

April 24, 2014



**THE CORPORATION OF THE COUNTY OF WELLINGTON**

**BY-LAW NUMBER 5393-14**

A by-law to adopt Official Plan Amendment No. 90, Ren's Expansion, Township of Puslinch to the Wellington County Official Plan.

The Council of The Corporation of the County of Wellington, pursuant to the requirements of the Planning Act, R.S.O., 1990, as amended, does hereby enact as follows:

1. **THAT** Amendment No. 90, Ren's Expansion, Township of Puslinch to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, 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 THIS APRIL 24, 2014**



Handwritten signature of Chris White in black ink.

\_\_\_\_\_  
**CHRIS WHITE, WARDEN**

Handwritten signature of Donna Bryce in black ink.

\_\_\_\_\_  
**DONNA BRYCE, COUNTY CLERK**

**AMENDMENT NUMBER 90**  
**TO THE**  
**COUNTY OF WELLINGTON OFFICIAL PLAN**

**AMENDMENT NUMBER 90  
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 modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number 90.

**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 redesignate the land subject to this application from Residential to HIGHWAY COMMERCIAL to permit the expansion of the existing Ren's Pets Depot located in the community of Aberfoyle in the Township of Puslinch.

### **LOCATION**

The land subject to the proposed amendment is part of a larger property legally described as Part of Lot 20, Concession 7, in the geographic Township of Puslinch, with frontage along Wellington Road 34. The property is adjacent to 20 Brock Road North (location of the existing Ren's Pets Depot) and has a total lot area of 5.18 hectares (12.8 acres). The area subject to the proposed amendment is irregular in shape and is approximately 0.6 ha (1.5 ac) in lot area.

### **BASIS**

The subject property is located within the Aberfoyle URBAN CENTRE of the County Official Plan and is designated Residential and Core Greenlands. This Amendment proposes to re-designate a portion of the property from Residential to Highway Commercial with the remainder of the property remaining Residential and Core Greenlands.

The subject property is zoned Agricultural (A) and Natural Environment (NE) in the Township of Puslinch Zoning By-law 19/85. It is proposed that the amending by-law re-zone a portion of the subject lands from the Agricultural (A) Zone to a specialized Highway Commercial (C2) Zone. The remainder of the subject property would continue with the Agricultural and Natural Environment zoning.

The subject lands are currently vacant. The surrounding land uses consist primarily of highway commercial, large natural areas, with some residential uses. The existing Ren's pet food and supply establishment is situated on the adjacent property at 20 Brock Road North and was severed by the previous owner of the subject land. The proposed applications would allow for the expansion of the warehouse component of the existing Ren's Pets Depot.

A Functional Servicing Report (April 2012) was prepared by the applicant's consulting engineers (MTE) in support of the proposed application. A Traffic Study was previously prepared by the applicant (for the initial Ren's warehouse building). It is anticipated that no additional truck traffic and employee traffic will be generated as a result of the proposed warehouse building expansion.

The applicant has also provided a Planning Report prepared by MHBC Planning Urban Design & Landscape Architecture (May 2012). The report provides a review of the relevant provincial policies and concludes that the proposed commercial building expansion is consistent with the policies of the Provincial Policy Statement and is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe.

The Highway Commercial designation of the County Official Plan is primarily intended for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre. In addition, the Highway Commercial designation is appropriate for those uses that, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements which are either not available or suitable within the

downtown area of the community. Permitted uses within the Highway Commercial designation include a range of commercial activities including wholesale outlets.

Section 8.6.7 of the County Official Plan provides expansion criteria for lands designated Highway Commercial. Section 8.6.7 provides for expansions or new Highway Commercial areas to be identified provided such expansion or new areas do not detract from the viability of the Central Business District.

It is proposed that the area adjacent to the existing commercial use be re-designated Highway Commercial. The remainder of the subject lands will continue to be designated Residential, including the portion of the subject lands with frontage on Wellington Road 34. The existing Core Greenlands designation on the property will not be changed.

The proposed limited Highway Commercial expansion would not impact or detract from the viability of the Central Business District of Aberfoyle. Further, the proposed expansion would provide employment opportunities and the economic viability of an established business in the community.

## **PART B - THE AMENDMENT**

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. 90 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 A7-1 ABERFOYLE (Township of Puslinch)** is amended by re-designating the lands illustrated on Schedule 'A' of this Amendment from **RESIDENTIAL** to **HIGHWAY COMMERCIAL**.



# THE CORPORATION OF THE COUNTY OF WELLINGTON

## SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT NO. 90

