

THE CORPORATION OF THE COUNTY OF WELLINGTON

File No: OP-2021-02
Municipality: Township of Puslinch
Subject Lands: Part Lots 17, 18 & 19, Concession 8,
Township of Puslinch

Date of Decision: March 27, 2025
Date of Notice: April 3, 2025
Last Date of Appeal: April 23, 2025

NOTICE OF ADOPTION

**With Respect to an Official Plan Amendment
to the County of Wellington Official Plan
Section 22 of the Planning Act
Re: OPA #122**

Take Notice that on March 27, 2025 the Corporation of the County of Wellington passed **By-law No. 5921-25** to adopt **Official Plan Amendment No. 122** to the County of Wellington Official Plan.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to extend the abutting land use designation to include an area of approximately 11.8 ha (29 acres) in size on the subject lands to facilitate an expansion to an existing rural residential subdivision identified as Audrey Meadows (Phase 1).

Public Input No objections received from commenting agencies regarding the subject amendment. Public oral and written submissions in support and expressing concerns about technical and design details were considered at the March 25th, 2022 Public Meeting. Any technical and future design details will be addressed through additional *Planning Act* applications.

Related Applications: An application for a Zoning By-law amendment has been made to the Township of Puslinch File #D14-AUD).

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

Take notice that an appeal to the Ontario Land Tribunal in respect to this Official Plan Amendment file may be made by filing a notice of appeal with the County of Wellington Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Wellington County as the Approval Authority or by mail to the County of Wellington Administration Centre - 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on the last date of appeal noted above. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100.00 (per Application) can be paid by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

Note: An appeal must include reasons for the appeal and identify the specific part of the amendment to which the appeal applies to.

Who Can File An Appeal

As per Section 17(24) the following may file an appeal with the approval authority: a specified person, a public body and the registered owner, if before the plan was adopted made oral submission at a public meeting or written submission to the Council; the Minister; the approval authority; and in the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

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

AMENDMENT NUMBER 122
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Audrey Meadows Ltd.
Part Lots 17, 18, and 19, Concession 8
Township of Puslinch

March 27th, 2025



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5921-25

A by-law to adopt Amendment No. 122 (Audrey Meadows Development)
to the Official Plan of the County of Wellington.

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

1. That Amendment No. 122 (Audrey Meadows Development) 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.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MARCH 27, 2025.



CHRIS WHITE, WARDEN

JENNIFER ADAMS, COUNTY CLERK

AMENDMENT NUMBER 122

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 122.

PART C - THE APPENDICES

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

AMENDMENT NUMBER 122
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to extend the abutting land use designation to include an area of approximately 11.8 hectares (29 acres) in size on the subject lands to facilitate an expansion to an existing rural residential subdivision identified to by the applicant as Audrey Meadows (Phase 1).

The amendment does not change the Core Greenlands and Greenland designation, and these areas are to be maintained, protected and where appropriate, enhanced.

LOCATION AND PROPERTY DESCRIPTION

The land subject to this amendment are located within the Township of Puslinch and is described as Part Lots 17, 18, and 19, Concession 8 with no municipal address and situated on the west side of Victoria Road S. Surrounding land uses include rural residential, an existing rural subdivision within the Country Residential designation, natural features and agricultural lands.

The proposed subject lands are approximately 50.5 hectares (124.77 acres) in size and is vacant of any structures, with development proposed in an area approximately 11.8 hectares (29 acres) in area and vacant of any structures.

BASIS

The intent of this amendment is to allow for locally appropriate rural growth through the expansion of the existing, abutting 'Country Residential' designation to include a portion of the subject lands. The proposed amendment seeks to establish permissions in the County Official Plan that would support the expansion to an existing, rural residential subdivision.

In support the subject Official Plan Amendment, the applicant has submitted several studies as listed in the Supporting Information section of this amendment that address preliminary technical matters and land use compatibility. It is anticipated that update detailed studies will be required to support a future Draft Plan of Subdivision application.

This proposal does not represent a new settlement area, rural cluster or new Country Residential Area. All other relevant policies of the Official Plan are applicable, including the County Residential Area policies. This proposal provides an opportunity to contribute to the Township's rural residential growth needs that have been identified by the County through its Rural Residential Growth Analysis, and in a way that is locally appropriate and supported by the Township.

OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent has also submitted an application to the Township of Puslinch requesting an amendment to the Zoning By-law (Fil # D14-AUD). The purpose of the By-law is to place the subject lands into an appropriate, site-specific zone that permits single detached dwellings and includes site specific requirements, including a reduced minimum lot area and establish a holding (h) provision.

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Traffic Impact Brief (Triton Engineering Services Limited, June 2021), Functional Servicing and Storm Management Report (Triton Engineering Services Limited, June 2021), Groundwater and Surface Water Monitoring Program (Hydrogeology Consulting Services, April, 2021), Environmental Impact Study (Stovel & Associates, undated), Paris Galt Moraine Policy Area Letter (Groundwater Science Corp., dated June 2021), and Planning Justification Report (Stovel and Associates, undated).

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

The land identified in the attached Schedule "A" shall be subject to appropriate zoning. The zoning by-law may include site-specific provisions regarding permitted uses, building setbacks, minimum lot sizes, lot coverage, and minimum landscaped areas.

Areas to be used for ecological enhancements and wetland restoration may be placed within an appropriate natural area zone. Sensitive natural areas on the subject property shall be placed within a restrictive zoning category.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. 122 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

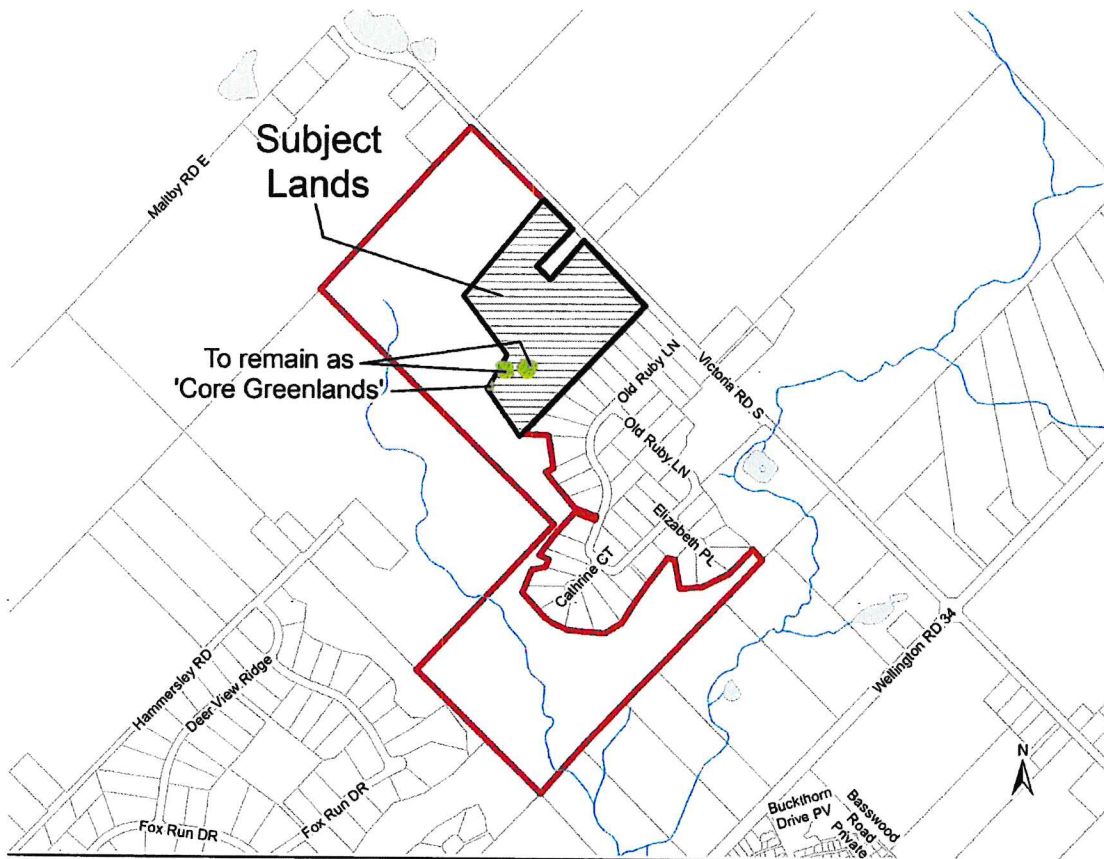
1. THAT **Schedule B7 (PUSLINCH)** is amended by extending the abutting 'Country Residential' designation onto a portion of the subject lands identified as Part Lots 17, 18, and 19, Concession 8, in the Township of Puslinch as illustrated on the attached Schedule "A" of this amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. 122



That Schedule B-7 (Puslinch) be amended as shown, which includes a portion of the subject lands, and that the existing Core Greenlands and Greenlands designated features identified in the area subject to this amendment are to remain.

PART C - THE APPENDICES

LOCATION MAP

