

**AMENDMENT NUMBER XXX**  
**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 xxx.

**PART C – THE APPENDICES**

If included herein, the Appendices 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 re-assign or swap the land use designations that apply to two separate properties within the same localized area within Wellington North Township.

Property 1 is municipally addressed as 8051 County Road 109 and is currently designated Prime Agricultural. This amendment will re-designate part of Property 1 as Rural Employment Area.

Property 2 is municipally addressed as xxxx First Line and is currently designated Rural Employment Area. This amendment will re-designate part of Property 2 as Prime Agricultural.

### **LOCATION**

The subject lands are located just south of the Arthur Primary Urban Centre area.

Property 1 fronts on the south side of County Road 109 and has legal access to the 1<sup>st</sup> Line (easement).

Property 2 fronts on the west side of First Line.

### **BACKGROUND**

County Road 109 generally establishes the southern boundary of Arthur in this area, and is developed with a number of commercial, service, and industrial uses.

Provincial Highway 6 is located just west of the subject parcels, and in this area the 'urban boundary' of Arthur extends south of County Road 109 and encompasses a number of commercial, service, industrial and residential uses that have frontage access to Highway 6 and/or CR109.

West of Highway 6, County Road 109 again delineates the southerly boundary of Arthur, and like the lands east of Highway 6 (including the subject parcels), lands to the south of County Road 109 in this area are developed with a mix of commercial, service, and industrial uses.

## **BASIS**

The basis for the amendment is to re-assign land use designations to enable Parcel 1 to be developed with a service and repair establishment focusing on large agricultural equipment and fleet (large) trucks.

This form of development in this location is consistent and compatible with adjacent and nearby uses on the south side of County Road 109, both on the east and west sides of Highway 6. It is a logical infilling of a quasi-commercial / agricultural use in this location.

The use proposed on Parcel 1 will benefit from access and exposure provided by County Road 109, and will function as a key supply chain linkage for the surrounding agricultural / farm community.

Parcel 1 also has a unique accessibility attribute - - it has a secondary traffic connection from the rear of the property to the First Line, by way of an established 20 metre legal easement.

As an offset to the re-designation of Parcel 1 to Rural Employment Land, part of Parcel 2 will be re-designated to Prime Agricultural.

## **PART B – THE AMENDMENT**

The changes to land use designation and classification as indicated in the below referenced schedules constitute Amendment No. xxx to the County of Wellington Official Plan.

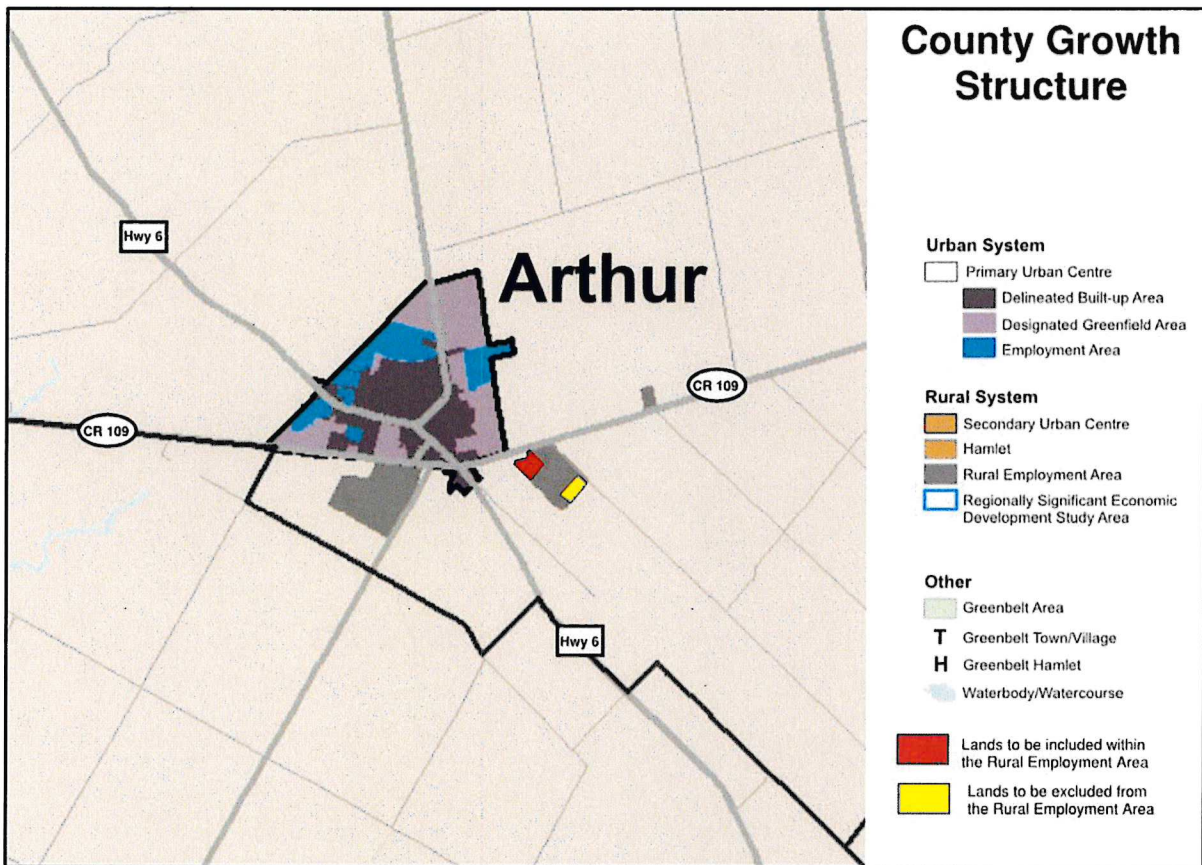
### **DETAILS OF THE AMENDMENT**

#### **SCHEDULES**

1. County Growth Structure Schedule A is amended as shown on Schedule “A-1”.
2. County Growth Structure Wellington North Schedule A6 is amended as shown on Schedule “A-2”.
3. Land Use Wellington North Schedule B6 is amended as shown on Schedule “A-3”.

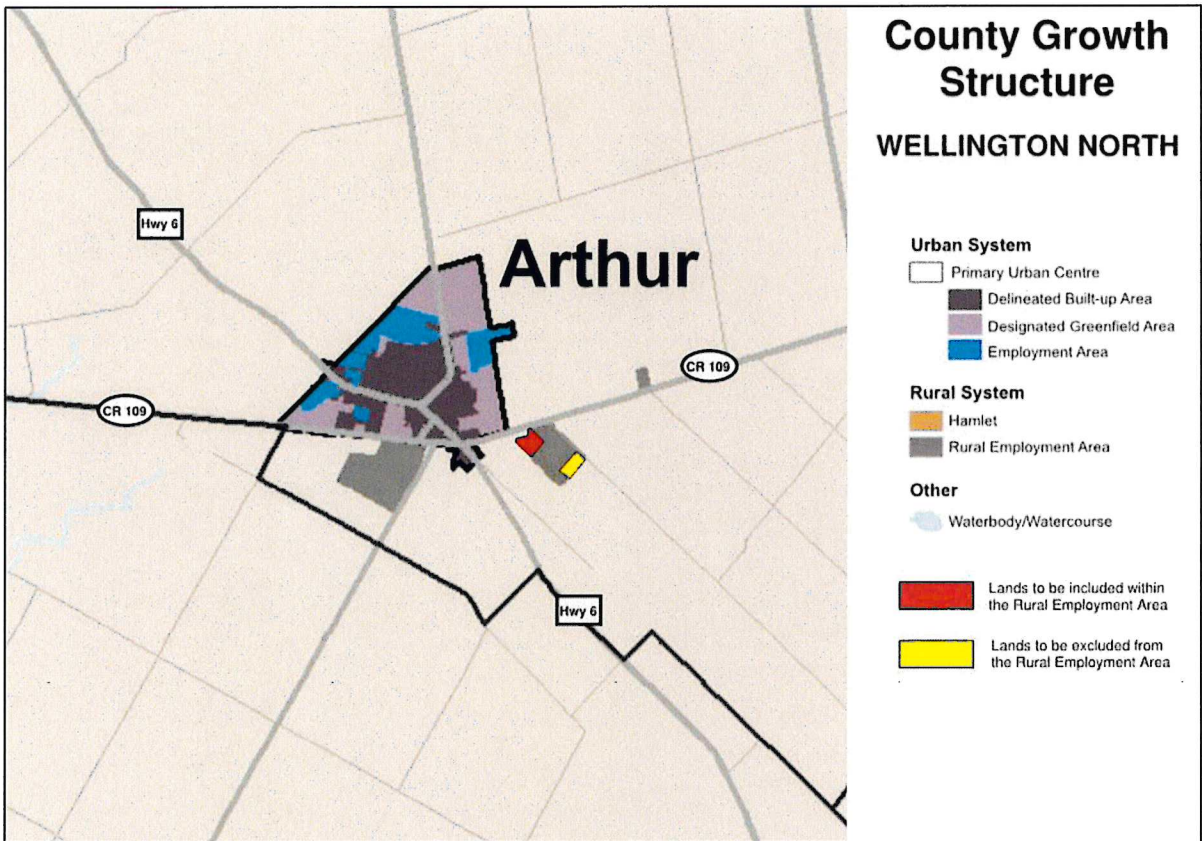
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"  
OF  
OFFICIAL PLAN AMENDMENT NO. XXX



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-2"  
OF  
OFFICIAL PLAN AMENDMENT NO. XXX



THE CORPORATION OF THE COUNTY OF WELLINGTON

**SCHEDULE "A-3"**  
OF  
OFFICIAL PLAN AMENDMENT NO. XXX

