

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2015-016

A By-law to adopt Amendment No.7 to the Municipal Official Plan for the Township of Centre Wellington.

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

1. THAT Amendment Number 7 to the Municipal Official Plan for the Township of Centre 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 finally passed this 27th day of April, 2015.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

THE CORPORATION OF THE COUNTY OF WELLINGTON

JUL 27 2015

File No: Amendment No. 7
Municipality: Township of Centre Wellington

Date of Decision: July 21, 2015
Date of Notice: July 21, 2015
Last Date of Appeal: August 10, 2015

Subject Land: Part of Lots 18, 19 and 20, Concession 14, former Nichol Township,
now Township of Centre Wellington

NOTICE OF DECISION

**With Respect to an Amendment to a Local Official Plan
Subsection 17(35) and Section 21 of The Planning Act**

Take Notice that a decision was made on **July 21, 2015** to approve all of **Amendment No. 7** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington by By-law Number 2015-016 on April 27, 2015.

Purpose and Effect of the Official Plan Amendment

The purpose of this Amendment is to update the Township of Centre Wellington Official Plan to implement the direction of the Secondary Planning Study by amending the Township Official Plan in order to:

- Replace the "Secondary Planning Area" designation on Schedule A-1 with a new Special Policy Area (PA1-15);
- Establish operative policies for PA1-15, including vision and objectives, and policies for land use, transportation and implementation; and
- Add a new Schedule A-3 to provide the land use schedule for PA1-15 in respect to the North West Fergus area.

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 Director of Planning and Development 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 filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When the Decision is Final

The decision of the Corporation of the County of Wellington is final if a Notice of Appeal is not received on or before the last date of appeal.

Getting Additional Information

Additional information regarding this amendment is available for public inspection during regular office hours at the County of Wellington at the address noted below or from the Township of Centre Wellington at 1 MacDonald Square, Elora, Ont.

Mailing Address for Filing a Notice of Appeal

Director of Planning and Development
County of Wellington Administration Centre
74 Woolwich Street Guelph ON N1H 3T9

tel: (519) 837-2600 x2160 fax: (519) 823-1694

DECISION
With respect to an Official Plan Amendment
Subsection 17(34) of The Planning Act

I hereby approve as modified all of **Amendment No. 7** to the Official Plan for the Township of Centre Wellington adopted by the Township of Centre Wellington By-law Number 2015-016 on April 27, 2015.

Dated at the City of Guelph this 21 day of July, 2015.



Gary A. Cousins, R.P.P., M.C.I.P.
Director of Planning and Development
Corporation of the County of Wellington

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2015-016

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Read a first, second and third time and finally passed this 27th day of April, 2015.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

**AMENDMENT NO. 7 TO THE MUNICIPAL OFFICIAL PLAN
FOR THE TOWNSHIP OF CENTRE WELLINGTON**

(North West Fergus Secondary Plan)

April 27, 2015

**AMENDMENT NUMBER 7
TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE
TOWNSHIP OF CENTRE WELLINGTON**

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The Preamble does not form part of this amendment

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PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Official Plan of the Township of Centre Wellington which constitute Official Plan Amendment Number 7

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PART C – THE APPENDIX

The "Appendix" (North West Fergus Secondary Planning Study) is contained under separate cover. The Appendix does not form part of this amendment. It contains background information relevant to the amendment.

PART A – THE PREAMBLE

TITLE

This document is entitled “North West Fergus Secondary Plan” and shall be referred to as Amendment No. 7 to the Township of Centre Wellington Official Plan.

PURPOSE

The purpose of Amendment No. 7 is to implement the direction of the Secondary Planning Study by amending the Township Official Plan in order to:

- Replace the “Secondary Planning Area” designation on Schedule A-1 with a new Special Policy Area (PA1-15);
- Establish operative policies for PA1-15, including vision and objectives, and policies for land use, transportation, and implementation; and
- Add a new Schedule A-3 to provide the land use schedule for PA1-15 in respect to the North West Fergus area.

LOCATION

The North West Fergus area encompasses approximately 99.2 hectares of land on part of Lots 18, 19 and 20, Concession 14 in the former Nichol Township, the current Township of Centre Wellington. North West Fergus is located at the northwest edge of Fergus, between the communities of Fergus and Elora. The area is bounded by Colborne Street to the south and partially to the west, Beatty Line North to the east, and an abandoned CNR railway line to the northeast.

BASIS

The North West Fergus area is currently designated “Secondary Planning Area” of Schedule A-1 of the Township of Centre Wellington Official Plan. For such areas, the Township Official Plan requires the preparation of a Secondary Planning Study for any development within the area. Section D.11.4 of the Township Official Plan contains policies regarding the scope and content of secondary plans. Secondary plans typically address *“the mix, arrangement and density of land uses; the local street pattern; the size and location of neighbourhood parks and school sites; and the location of major services.”*

Nigus Holdings Inc., the owners of the parcel comprising the North West Fergus area, initiated the North West Fergus Secondary Planning Study in 2007 by submitting a terms of reference

document that outlined the intended components and process for the study. The terms of reference were approved by the Township of Centre Wellington in June 2007.

Together with their multi-disciplinary project team, Nigus Holdings Inc. has undertaken a comprehensive consultation process. The process has included public meetings held in the community in November 2007, June 2008, August 2013, and August 2014. The consultation program was organized so that public meetings were held at different steps to allow participants to provide input and feedback at the various stages of the Secondary Planning Study process. Consultation also included a Technical Advisory Committee comprised of representatives of the Township of Centre Wellington, the County of Wellington, the Grand River Conservation Authority, and other agencies, which provided feedback and guidance throughout various stages of the Secondary Planning Study process. Additionally, presentations were made at various stages to the Planning Advisory Committee throughout the process.

A number of detailed technical studies have been completed through the Secondary Planning Study process to inform the land use planning, design and growth management approach. These include an Environmental Implementation Report, Traffic Impact Assessment, Phase 1 Environmental Assessment, Archaeological Assessment, Functional Servicing Report, Cultural Heritage Impact Evaluation Report, and Fiscal Impact Assessment. These studies provide the underlying framework for the design of this new neighbourhood.

The Secondary Planning Study (contained in Appendix C under separate cover) provides the land use vision and policy framework for the larger area by establishing specific direction for the development of the development of North West Fergus. The Study forms the basis of Official Plan Amendment No. 7 and will direct the preparation and approval of Planning Act applications to facilitate the development. The Secondary Planning Study:

- i. Describes the physical context and existing opportunities and constraints facing the area;
- ii. Outlines the context of relevant policies affecting the area's planning and design;
- iii. Establishes a vision and set of objectives for the development of the area;
- iv. Establishes a land use plan and accompanying land use policies for different land use designations within the plan;
- v. Establishes a transportation plan for the network of streets and trails in the area;
- vi. Establishes a servicing plan for the municipal servicing network; and
- vii. Set out a plan for implementing the above.

PART B – THE AMENDMENT

The Official Plan of the Township of Centre Wellington is hereby amended as follows to reflect the direction of North West Fergus Secondary Planning Study:

1. Section D.10.2 is amended by adding the following sub-section as PA1-15:

“PA1-15 North West Fergus

A1?

The following Secondary Plan policies shall apply to lands identified on Schedule “1” as PA1-15 (North West Fergus Secondary Plan Area). Although all other policies of the Official Plan shall continue to apply, these policies provide specific guidance and direction for the physical development of this Secondary Plan Area.

.1 Vision Statement

The North West Fergus Secondary Plan Area is envisioned to be focused on a village centre surrounded by four pedestrian-oriented sub-neighbourhoods that are connected through an integrated system of natural open spaces, parkland, and streets. The village centre acts as a central focal element of the community, and complements the present development pattern of main streets in the Township which is characterized by street related commercial buildings with opportunities for mixed uses. Higher density building forms, such as live-work units and street townhouses, surround the focal element of the sub-neighbourhoods, while the rest of the community is envisioned with lower density housing. Amenity areas are located within a 2- to 5-minute walk from each sub-neighbourhood, linked to the community wide open space system through trails and roads. A medium density lifestyle oriented block and an elementary school are also envisioned to complement the broader needs of the community, and to provide greater choice to its future residents.

.2 Objectives

The objectives for development within North West Fergus are:

- a) To create a neighbourhood that is compact, complete and connected;
- b) To promote and encourage a healthy and sustainable neighbourhood;
- c) To establish a scale and function that complements adjacent residential areas, natural features, agricultural lands, and roads/streets;
- d) To create a neighbourhood with defined centres and edges;
- e) To provide high quality streetscapes that accommodates natural heritage where appropriate;
- f) To establish a neighbourhood with a system of linked parks and open spaces;

- g) To create a neighbourhood with an integration of natural features as part of its character and open space system;
- h) To facilitate the development of a neighbourhood that encourages a high degree of regional accessibility;
- i) To provide a diversity of public domain experiences through a variety of scales, changing views, and natural and built environments;
- j) To create a neighbourhood with a permeable street system that supports pedestrians, bicycles, utility vehicles, and automobiles;
- k) To establish environmentally appropriate design reflecting the site's natural features and position in the region's broader environmental context;
- l) To create a neighbourhood that integrates and commemorates cultural heritage resource as part of development plans; and,
- m) Exploring, and incorporating where feasible and practical, sustainable design practices and technologies, at the neighbourhood, site and building levels.

.3 Land Use Policies

.3.1 General

The following general policies apply throughout North West Fergus:

- a) Live/work units are permitted in all designations where residential dwellings are permitted.
- b) Accessory dwelling units are permitted in all single detached dwellings.
- c) Stormwater management facilities and all municipal facilities and utilities, shall be permitted on lands in any land use designation, with the exception of lands designated 'Natural Area, subject to further study.
- d) Opportunities to establish Low Impact Development (LID) approaches for stormwater management shall be explored during the plan of subdivision process, only where they do not cause undo long-term maintenance issues for the Township.
- e) Developments are encouraged to incorporate sustainability practices and technologies at all design scales (neighbourhood scale, site scale, and building scale) with consideration for the broad range of sustainability themes (including neighbourhood structure, site layout, energy efficiency, water efficiency, materials, indoor environments).
- f) The detailed design of public and private spaces within the NWFSPA should consider incorporating neighbourhood initiatives that enhance the sense of place and neighbourhood character, where practical and feasible. This may include consideration of such elements as community gardens, public art or distinct streetscape or park elements, among others.

.3.2 Neighbourhood Residential

The following policies apply to land identified as "Neighbourhood Residential" on Schedule A-3 of the Official Plan:

- a) Single detached housing will be the primary form of housing in the Neighbourhood Residential designation. It is expected that single detached housing will comprise at least 85% of the dwelling forms in the Neighbourhood Residential designation.
- b) Ground-oriented multiple dwellings such as semi-detached dwellings, duplexes, and street townhouses are also permitted in the Neighbourhood Residential designation, and will be directed to areas surrounding neighbourhood focal points such as parks or abutting to higher order streets. It is expected that these dwelling types will account for no more than 15% of the dwellings in the Neighbourhood Residential designation.
- c) The minimum residential density with the Neighbourhood Residential designation is 22 units per net hectare.
- d) The distribution of housing by density and mix will be further refined through the Plan of Subdivision process.
- e) Development along the eastern edge of the area abutting existing residential lots should provide appropriate measures of transitioning to these larger lots. Appropriate measures could include wider frontage lots, deeper lots, and abutting lot line plantings.
- f) A mix of dwelling types, lot sizes and widths, and elevation types shall be distributed throughout each sub-neighbourhood. The distribution will be regulated through zoning following the approval of plans of subdivision.

.3.3 Multiple Residential

The following policies apply to land identified as "Multiple Residential" on Schedule A-3 of the Official Plan:

- a) Ground-oriented multiple dwellings such as semi-detached dwellings, duplexes, cluster townhouses, and street townhouses are permitted in the Multiple Residential designation. Low-rise apartment buildings, generally up to four storeys in height, are also permitted.
- b) The minimum residential density for the designation is 30 units per gross residential hectare.
- c) The housing distribution will be refined through the Plan of Subdivision process.
- d) A mix of dwelling types, lot sizes, and elevation types shall be distributed throughout each sub-neighbourhood. The distribution will be regulated through zoning following the review and approval of subdivision plans.

- e) The exact location and configuration of Multiple Residential areas surrounding parks may be adjusted without an Official Plan Amendment, provided the general area of the Multiple Residential area remains relatively the same.

.3.4 Mixed Use

The following policies apply to land identified as "Mixed Use" on Schedule A-3 of the Official Plan:

- a) The zoning by-law will further define the specific permitted uses within the Mixed Use designation. This should include a range of retail, restaurant, personal service, offices, and community-type uses for non-residential uses; as well as townhouses and low-rise apartments, either stand-alone or as part of a mixed-use building, and live-work units for residential uses.
- b) Development within the Mixed Use designation is to be consistent with the concept of the area as a "village centre" for the neighbourhood. This concept includes smaller scale uses, pedestrian-oriented streets, and buildings that define street edges.
- c) Non-residential uses should be small scale in nature in keeping with the intended character for the Mixed Use designation. "Small scale" is generally seen as up to 500 square metres per floor and up to three stories in height.
- d) The existing farmhouse is situated within the Mixed Use designation situated west of Street "A". The preference is to maintain the existing farm house in its current location, either as a standalone building or incorporated as part of a new development. However, if construction or engineering conditions are such that it is unfeasible to maintain the existing location, other options should be explored to preserve the building's heritage value.

.3.5 Commercial

The following policies apply to land identified as "Commercial" on Schedule A-3 of the Official Plan:

- a) A range of retail, restaurant, personal service, offices, and community-type uses are permitted uses in the Commercial designation.
- b) The zoning by-law will further define the specific permitted uses within the Commercial designation establish where commercial, residential, and office uses.
- c) Development within the Commercial designation should strive for a form that includes smaller scale uses and buildings that define the street edges.
- d) The maximum commercial floor space permitted within the Commercial designation is 3,000 square metres.

.3.6 Natural Area

The following policies apply to land identified as "Natural Area" on Schedule A-3 of the Official Plan:

- a) No development will be permitted on land designated Natural Area, other than conservation uses, resource management uses, open space uses, and trails.
- b) Public trails are permitted on land designated Natural Area provided that, as per Section D.8.2 of the Township Official Plan, the feature or its functions are not negatively impacted and natural hazards can be avoided.
- c) Buffer areas have been included within the area identified as Natural Area to preserve the features and their functions, and further buffering is not required on adjacent land. The buffers include a 67.5 metre total corridor for the Nichol Drain No. 1; 15 metre buffers from the wetland boundaries; and, 10 metre buffers from the woodlot dripline.
- d) Accommodation of a buffer for the unnamed North Drain will be explored through the detailed design stage of the Draft Plan of Subdivision process, in keeping with the NWFSPA Environmental Implementation Report.
- e) As per Section C.12.2 of the Township Official Plan, all land designated Natural Area will be conveyed to the Township or the GRCA.
- f) Lands conveyed shall be graded, landscaped, restored and/or enhanced as required by the Township and, where relevant, in accordance with the Environmental Impact Statement supporting the Secondary Plan.
- g) Mitigation measures surrounding natural heritage features will be undertaken, as necessary, as development proceeds in keeping with the NWFSPA Environmental Implementation Report.

.3.7 Park and Open Space

The following policies apply to land identified as "Parks and Open Space" on Schedule A-3 of the Official Plan:

- a) A complete range of recreation uses are permitted with the Park and Open Space designation, which varies depending on the type of the park.
- b) All land designated park and open space are intended to be municipally owned and maintained.
- c) Areas may either be identified as "Park" are intended to be more structured recreational spaces in terms of facilities, while those areas identified as "Open Space" are intended to be less structured and complementary to abutting neighbourhood features (such as stormwater ponds or trails).
- d) The North West Fergus Urban Design Guidelines shall guide the design and construction of parks and open spaces within North West Fergus.
- e) The park between the Nichol Drain and Street 'B' is intended to generally be 2.0 to 2.5 hectares in size; be co-located with the elementary school site;

generally be square or rectangular in shape; accommodate a sports field among other recreation uses; and have significant exposure to the street, abutting opens spaces, and the elementary school.

- f) The parks west of Street 'B' and south of Street 'C' are intended to be generally up to 0.5 hectares in size; be square or rectangular in shape; and accommodate a range of smaller scale recreation uses.
- g) The specific size and configuration of each park will be determined through the Draft Plan of Subdivision process in keeping with Section 8.0 below.
- h) The design of the principal park must be coordinated with the design of land designated School to ensure connections and the interface is appropriate, and to accommodate the potential joint use between the Township and School Board.

.3.8 Stormwater Management Area

The following policies apply to land identified as "Stormwater Management Area" on Schedule A-3 of the Official Plan:

- a) Stormwater management facilities, conservation uses, passive recreation uses, and public trails will be permitted in the Stormwater Management Area designation.
- b) The stormwater management facilities on the Land Use Plan are generally sized at 2.0 hectares and a preliminary configuration has been identified. Specific sizing and configuration will be determined through the detailed design of such facilities as approved by the Township and the GRCA.
- c) Should all or any part of the land designated Stormwater Management Area not be used for stormwater management purposes, the alternative land use designation for this remaining land will be the abutting residential land use designations, as per the above respective policies. An amendment to the Official Plan is not required to utilize this alternative land use provision.
- d) Stormwater management facilities shall be designed and implemented in keeping with the Functional Servicing Report completed in support of the Secondary Planning Study and the applicable policies and requirements of the Nichol Drain No. 1 Subwatershed Study.
- e) Stormwater management facilities are to be designed as neighbourhood amenities, contributing to the natural heritage system and parkland system while still providing their utility functions.

.3.9 School

The following policies apply to land identified as "School" on Schedule A-3 of the Official Plan:

- a) An elementary school and associated uses are permitted in the School designation.

- b) Should all or any part of the land designated School not be used for school purposes, at the discretion of the School Board, the alternative land use designation for the school site is Multiple Residential as per Section 3.3.3 above. An Official Plan Amendment is not required to utilize this alternative land use provision.
- c) The design of the School site must be coordinated with the design of the land designated Park and Open Space to ensure connections and the interface is appropriate, and to accommodate the potential joint use between the Township and School Board.
- d) The school will be an important public building within the NWFSPA from a community identity perspective. Accordingly, the school site and building should be designed in keeping with the North West Fergus Urban Design Guidelines, which speak to building architecture, building orientation, and siting, site design, and landscape treatment.

.4 Transportation Policies

.4.1 Colborne Street

The following policies apply to Colborne Street on Schedule A-3 of the Official Plan:

- a) Colborne Street will have a right-of-way width of 22.0 metres, to be confirmed through the draft plan of subdivision process.
- b) Subject to detailed design at the Draft Plan of Subdivision stage, the Colborne Street right-of-way may include: two travel lanes; two bike lanes; and a boulevard space which includes sidewalks and street trees. Lay-by parking spaces may be permitted.
- c) In accordance with Township collector road standards and detailed design at the Draft Plan of Subdivision stage, lots fronting onto Colborne Street may be permitted.
- d) Reverse frontage development is not permitted abutting Colborne Street.
- e) Colborne Street shall be designed in keeping with the public realm guidelines of the North West Fergus Urban Design Guidelines.

.4.2 Collector Streets

The following policies apply to Collector Streets on Schedule A-3 of the Official Plan:

- a) Collector Streets will have a maximum right-of-way width between 20.0 and 22.0 metres.
- b) While a higher order street within the neighbourhood, Street 'C' may be identified and designed as a Local Street (as per Section 4.4.3 below) through the detailed design of the Plan of Subdivision process, subject to a transportation study that may be required at that time.

- c) Collector Streets shall be designed in keeping with the public realm guidelines of the North West Fergus Urban Design Guidelines.
- d) In accordance with Township standards, Collector Streets right-of-ways will include: two travel lanes; two bike lanes; and, a boulevard space which includes sidewalks, street trees, and lay-by parking spaces.
- e) Alternative right-of-way standards and configurations may be considered for the Collector Street sections within the Mixed-Use area in order to enhance the intended pedestrian-scaled environment of that area.
- f) The general alignment and location of Collector Streets are intended to be flexible and may be refined through the Plan of Subdivision process, provided the general intent for their alignment and connections is maintained.
- g) Individual direct access to any development site is permitted along Collector Streets.
- h) Reverse frontage development is not permitted adjacent to any Collector Street. Alternatives that may be considered include single loaded "window" streets, dwellings with rear access garages, or other means.
- i) Specific intersection improvements may be required at the intersection of new Collector Streets with existing collector streets. The need for and details of such improvements will be addressed during the Plan of Subdivision stage.
- j) The provision of roundabouts at the intersection of Street 'A' with Streets 'B' and 'C' will be considered.

.4.3 Local Streets

The following policies apply to local roads within the boundaries of the area on Schedule A-3 of the Official Plan:

- a) Local Streets will have a maximum right-of-way width of 18.0 metres. In accordance with Township standards, Local Street rights-of-way will include two travel lanes; on-street parking on one side; and a boulevard space which includes street trees and sidewalks.
- b) Reduced right-of-way standards may be considered for unique roads such as single-loaded Local Streets along higher order roads.
- c) The location and configuration of the Local Street network will be defined through the Plan of Subdivision process.
- d) The Local Street network will be based on a connected and integrated pattern with Collector Streets to provide multiple routing opportunities for vehicles, pedestrian and cyclists.
- e) Local Streets will permit direct access, are allowed curvilinear alignments, permit on-street parking, and will favour low traffic speeds.
- f) Local Streets shall be designed in keeping with the public realm guidelines of the North West Fergus Urban Design Guidelines.

.4.4 Lanes

The following policies apply to rear lanes within the boundaries of the area on Schedule A-3 of the Official Plan:

- a) Rear access lanes for residential and mixed-use buildings may only be considered for land designated Multiple Residential along Collector Streets; all uses within the mixed-use area; and land designated Low Density Residential or Multiple Residential uses surrounding or abutting a park.
- g) Lanes will have a maximum right-of-way of 8.5 metres.
- h) Rear lanes may be privately or publicly owned, the latter which will require confirmation from the Township of Centre Wellington.
- i) Rear access lanes shall be designed in accordance with the public realm guidelines of the North West Fergus Urban Design Guidelines.

.4.5 Pedestrians and Cyclist Network

The following policies apply to the pedestrian and cyclist network within the boundaries of the area on Schedule A-3 of the Official Plan:

- a) The neighbourhood pedestrian and cyclist network will consist of the following elements:
 - o The trail system along the Nichol Drain No.1 and connecting to key neighbourhood elements such as the school, parks, and the Elora Cataract Trailway;
 - o On-street bicycle lanes on the Collector Streets within the neighbourhood, or alternative configurations such as bike sharrows;
 - o Sidewalks on both sides of Collector Streets and key entrance roads to the neighbourhood;
 - o Sidewalks on one side of Local Roads, or on two sides of Local Roads that directly connect to key neighbourhood destinations such as the Mixed-Use Area, parks, or the school; and
 - o Mid-block walkways where warranted given block lengths.
- b) The existing Colborne Street right-of-way following re-alignment as a multi-use public pathway will be designated as multi-use pathway through the Plan of Subdivision stage.
- c) Pedestrian safety and accessibility for children in and around the elementary school site shall be considered in the review of subdivision and site plan applications.

.5 Implementation

.5.1 Administration

- a) All provisions and policies of the Township Official Plan, as amended, will apply regarding this Secondary Planning Study as they affect North West

Fergus, except where specifically indicated in this Secondary Plan. The policies of PA1-15 must be read in conjunction with the policies of the Township Official Plan.

- b) Flexibility in interpretation of policies and boundaries of Schedule A-3 is permitted, provided the general intent of the goals and policies of PA1-15 are maintained to the Township's satisfaction.
- c) The boundaries of the land use designations and the alignment of Collector Streets on Schedule A-3 are intended to be flexible and may be modified in the interest of achieving a desirable urban pattern. An Official Plan Amendment is not required for such changes, provided the general intent and land areas, notwithstanding the alternative land use designation policies identified, are maintained.
- d) Residential densities will be assessed at the time of preparation of the Master Concept Plan required by Policy 5.5.3 below and at submission of development applications to determine compliance with the density targets of the Growth Plan for the Greater Golden Horseshoe.

.5.2 Development Review

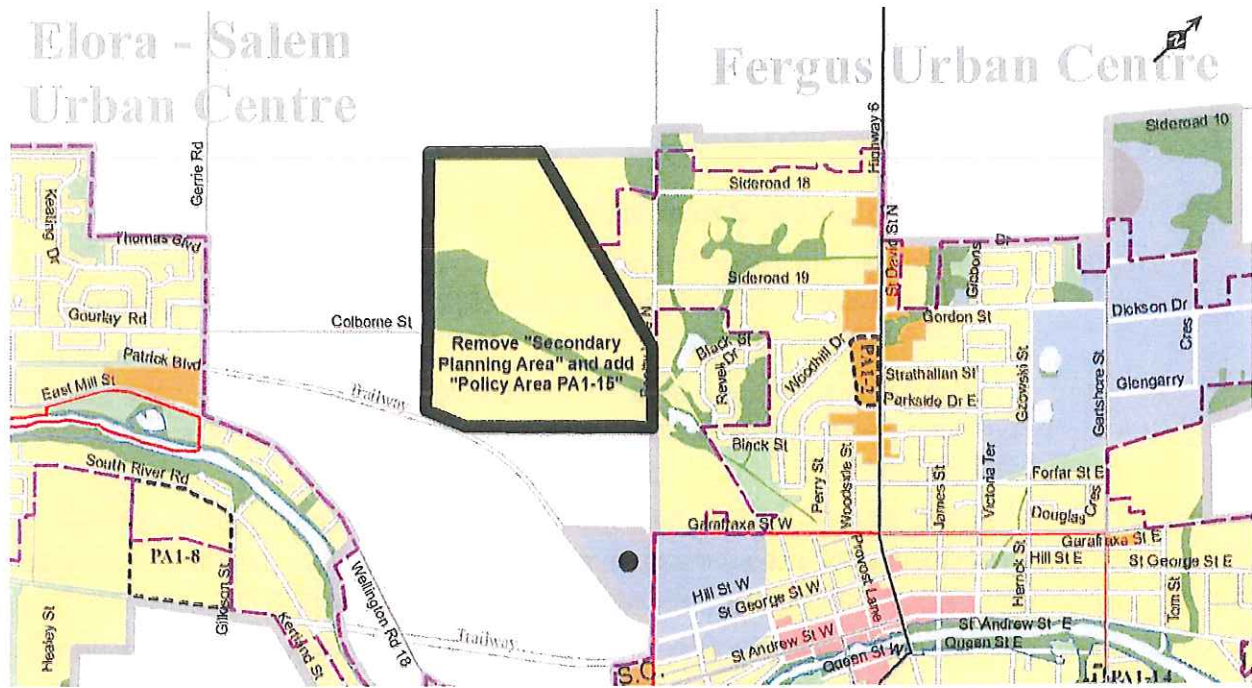
- a) The following studies, reports and assessments, at a minimum, may be required to the satisfaction of the Township and other approval authorities as part of the development review process: a Scoped Environmental Impact Statement; a Planning Report that identifies how the development application meets the policies and guidelines of the Secondary Plan; an Urban Design Brief that identifies how the development application is in keeping with the North West Fergus Urban Design Guidelines; and other studies or reports deemed necessary by the Township at the time of preconsultation.
- b) All planning applications, including plans of subdivision, plans of condominium, site plans, and zoning by-law amendments will be guided by the North West Fergus Urban Design Guidelines, as they apply.
- c) All development within North West Fergus will be planned on a comprehensive basis as per the policies and plans of this Secondary Plan, and will be implemented through zoning that incorporates provisions relating to such elements as setbacks, height, density and siting.
- d) Part or all of the land within North West Fergus may be zoned with a Holding ("h") symbol, to ensure that adequate infrastructure exists, adequate and available servicing capacity exists, and that development for the intended uses is not premature. Development may not occur on land zoned with a holding symbol until the holding symbol has been removed by an amendment to the zoning by-law.

.5.3 Phasing

- a) If the community is phased through individual plans of subdivision, a “Master Concept Plan” for the whole North West Fergus area will be required prior to or concurrent with the submission of the first Draft Plan of Subdivision. The Master Concept Plan will be considered at the application stage to ensure that the proposed first Draft Plan of Subdivision is in keeping Schedule A-3 and does not jeopardize the achievement of the land use designations or road connections identified in the later phases of development.
- b) The Master Concept Plan in 3.5.3a) above will be required, at a minimum, to include:
 - o More defined boundaries for existing natural features, if available;
 - o A complete road network pattern, including Collector Streets and Local Streets;
 - o Defined locations and areas for higher density residential uses;
 - o Defined locations and configurations for parks and open space; and
 - o More defined location and layout for the park and elementary school site configuration;
 - o Potential trail and pathway routes through the neighbourhood; and
 - o A development phasing plan for the intended sequence of development.
- c) The Master Concept Plan is meant to be flexible in that revisions may be made through subsequent Plans of Subdivision, due to new information or conditions, provided such revisions are consistent with the overall direction of Schedule A-3.
- d) The development phasing plan in 3.5.3b) above should identify, at a minimum, the proposed timing of:
 - o The planned distribution of housing types and densities;
 - o The necessary community and public facilities relative to the construction and occupancy of dwellings;
 - o The construction and operation of major infrastructure for servicing new development including the planned trunk routes and any interim servicing approved by the Township prior to alternate servicing being in place.
 - o In the case of storm water management facilities, the schedule of construction, including interim facilities and the mitigation of environmental impacts will also be identified;
 - o The construction or reconstruction of major internal and boundary roads and traffic management measures, and the schedule for construction and operation of routes intended for construction equipment and deliveries;

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. 7



THIS IS SCHEDULE "A" OF AMENDMENT NO. 7 TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN DATED THIS 27th DAY OF APRIL, 2015

- o The construction and operation of major utilities including all telecommunications services;
- o Undertaking work to preserve or enhance significant environmental features, and where applicable, to dedicate such features and associated buffers to the Township;
- o Implementing any recommendations of the required studies that relate to the phasing, and timely construction and operation of infrastructure, services, utilities, remedial measures or other facilities planned to support the development of lands within the area; and
- o Other matters identified by the Township or County.

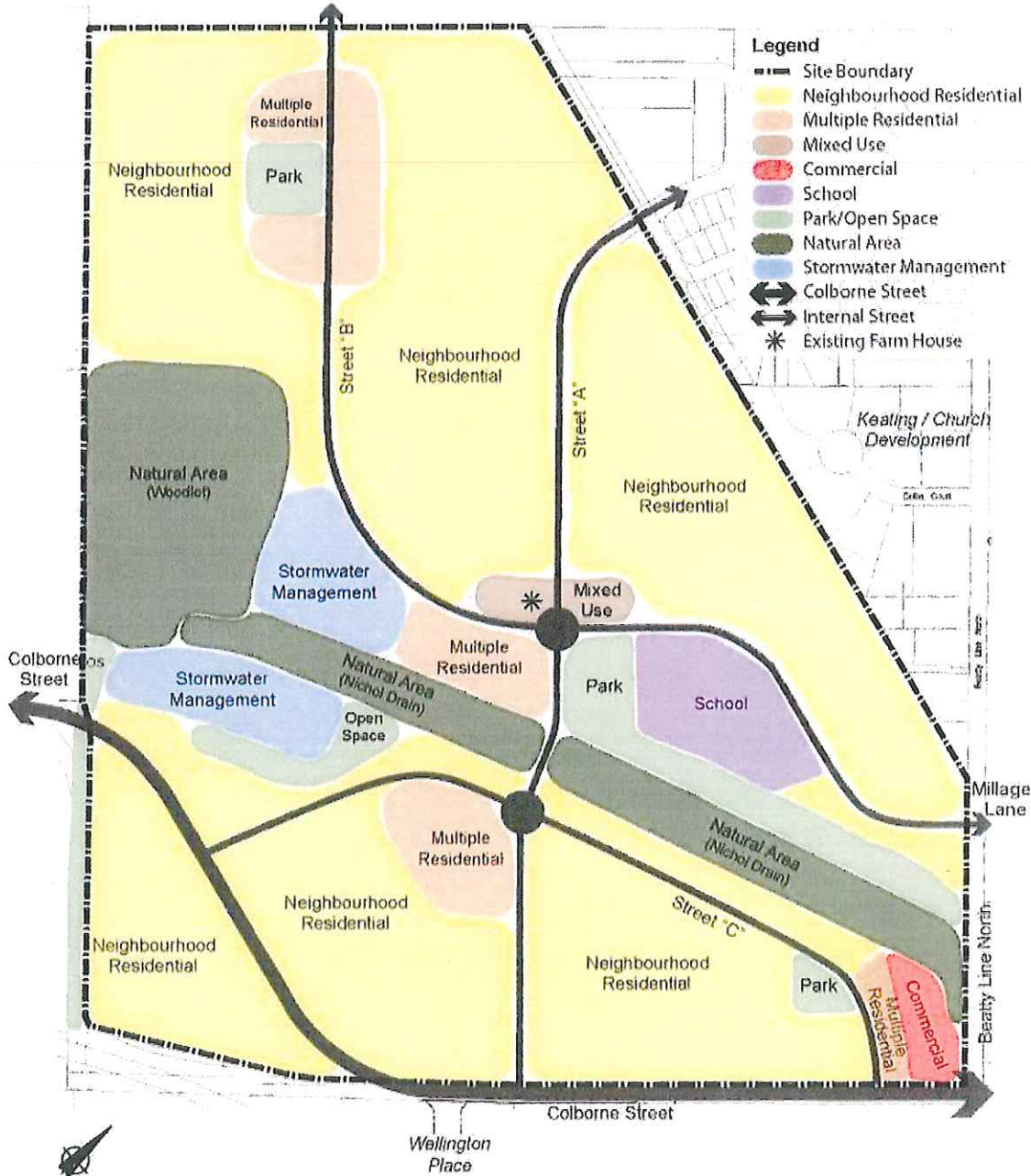
.5.4 Land Dedication and Acquisition

- a) Parks will be required at the general locations shown on Schedule A-3. The specific location, configuration, and size of parks shall be confirmed during the plan of subdivision process.
 - b) Land designated Natural Area will be excluded from the calculation of the parkland dedication requirement as per Section C.12.1 of the Township Official Plan.
 - c) As per Section C.12.2 of the Township Official Plan, only land that is level, well-drained, of a regular shape, and unconstrained from development will be accepted as part of the parkland dedication requirement.
 - d) In accordance with the *Planning Act*, the Township may acquire and hold any land required to implement any element of this Secondary Plan, such as transportation or servicing, or where the NWFSPA property owner is unable to secure lands for the construction of the required servicing or road infrastructure.
 - e) An environmental clearance is required prior to the conveyance of any lands to the Township, GRCA, or School Board, which is based on the appropriate level of site assessment as established by Ministry of the Environment Guidelines.
2. Schedule A-1 is amended by replacing the entirety of the "Secondary Planning Area" designation on the subject land with Policy Area designation "PA1-15" as illustrated on the attached "Schedule A" which forms part of this amendment.
 3. Schedule A-3 is added as illustrated on the attached "Schedule B" which forms part of this amendment.

NEW
A-3

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "B"
OF
OFFICIAL PLAN AMENDMENT NO. 7



THIS IS SCHEDULE "B" OF AMENDMENT NO. 7 TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN DATED THIS 27TH DAY OF APRIL, 2015

PART C – THE APPENDIX

North West Fergus Secondary Planning Study
(contained under separate cover)
