

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

BY-LAW NO. _____

A By-law to adopt Amendment No. XXX to the Wellington County Official Plan

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 enact as follows:

1. **THAT** Amendment Number XXX 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 day of passing thereof:

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 20__.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20__.

WARDEN

CLERK

**AMENDMENT NUMBER XXX
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 XXX.

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 the proposed Official Plan Amendment is to update the projected growth for Erin Village to 2031, to accommodate the development of a proposed draft plan of subdivision within the urban area of the Town of Erin.

BACKGROUND

The County of Wellington Official Plan designates the subject lands as an “Urban Centre” on Schedule “A2”, which classifies them as part of the urban system permitting residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space where compatible.

The Growth Strategy Policies under Section 3.2 forecast that 83% of population growth will occur within the 15 urban centres identified in Wellington County.

Table 7, under section 3.3, allocates the growth for the Town of Erin. It projects population and households in 2011 as follows:

Erin Village:	3,000 people	1,050 households
Hillsburgh:	1,280 people	430 households
Rural Area:	<u>7,650 people</u>	<u>2,480 households</u>
Total	11,930 people	3,960 households

For the year 2031 it projects the following:

Erin Village:	4,400 people	1,530 households
Hillsburgh:	2,080 people	690 households
Rural Area:	<u>9,050 people</u>	<u>2,960 households</u>
Total	15,530 people	5,180 households

Accordingly, the projected increase in population and households between 2011 and 2031 is as follows:

Erin Village:	1,400 people	480 households
Hillsburgh:	800 people	260 households
Rural Area:	<u>1,400 people</u>	<u>480 households</u>
Total	3,600 people	1,220 households

This results in almost 60% of Erin’s population in 2031 living in the rural area and almost 40% of the growth between 2011 and 2031. This would appear not to be in conformity with the Provincial Growth Plan insofar as 39.3% of all Erin’s new growth is directed to the rural area, whereas the Growth Plan and PPS direct the majority of growth to urban/settlement areas.

Section 3.3.1 identifies an intensification target, which plans to achieve an overall minimum density of not less than 40 residents and jobs per hectare in Designated Greenfield Areas.

The housing policies of Section 4.4.4 also require that new developments strive to attain at least 16 units per gross hectare in newly developing subdivisions. It also encourages the introduction of medium density housing types in new subdivisions, which will be incorporated into the proposed development through townhouse dwellings and low-rise apartments.

In order to achieve these targets, and accommodate development at an appropriate and efficient density, the projected growth targets for the Village of Erin should be increased.

With respect to “Medium Density Development”, section 8.3.5 a) identifies a maximum density for this type of development on full municipal services of 35 units per hectare (14 units per acre) for townhouses, and 75 units per hectare (30 units per acre) for apartments”.

The proposed development includes townhouse and apartment dwellings, each being situated on small sized blocks. These result in a higher calculated density than permitted, therefore an additional amendment is required to increase the maximum permitted density for medium density development in both townhouse and apartment format.

SUMMARY AND BASIS OF KEY CHANGES PROPOSED

The proposed changes in the amendment will be to the following sections:

Part 3 Wellington Growth Strategy

- To update Table 7 - ERIN, and increase the projected total population for Erin Village from 4,400 to 5,900 in 2031 and the projected total households from 1,530 to 2,050 accordingly.

Part 9 Local Planning Policies

- To add special policy area “PA2-4” to section 9.3.2 Policy Areas (Erin Local Policies) that allows for a maximum permitted density of 55 units per hectare for townhouses and apartment types at up to 165 units per hectare for apartments for medium density development on full municipal services on the subject lands.

Schedule A2 - Erin

- To add the boundary of special policy area “PA2-4” to the Schedule.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and table constitute Amendment No. XXX to the Official Plan of the County of Wellington.

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

1. THAT section 3.5 – Allocating Growth is amended by deleting Table 7 and replacing it with the following:

**TABLE 7
ERIN**

	2006	2011	2016	2021	2026	2031
<i>Total Population</i> ¹	11,680	11,930	13,080	15,170	16,370	17,080
<i>Households</i>	3,810	3,960	4,360	5,060	5,450	5,690
<i>Total Employment</i> ²	3,550	3,590	3,780	4,600	5,020	5,460

Urban Centres

	2006	2011	2016	2021	2026	2031
ERIN VILLAGE						
<i>Total Population</i> ¹	3,020	3,000	4,200	6,000	6,900	7,320
<i>Households</i>	1,010	1,000	1,400	2,000	2,300	2,440
HILLSBURGH						
<i>Total Population</i> ¹	1,240	1,280	1,380	1,610	1,850	2,080
<i>Households</i>	410	430	460	540	610	690

2. THAT section 9.3.2 – Policy Areas is amended by adding the following text:

PA2-4 (NAME?)

Notwithstanding any other provisions of this Plan to the contrary, on the lands identified as PA2-4 on Schedule “A2”, that medium density development on full municipal services should not exceed 55 units per hectare (18 units per acre) for townhouses, and 165 units per hectare (67 units per acre) for apartments.

3. THAT Schedule A2 (Erin) is amended by adding the PA2-4 policy area, as illustrated on Schedule “A” attached hereto.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE 'A'

OF

OFFICIAL PLAN AMENDMENT NO. XXX

