



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chairman and Members of the Planning Committee
From: Mark Paoli
Date: January 7, 2010
Subject: COUNTY OFFICIAL PLAN 5-YEAR REVIEW – SPECIAL MEETING OF COUNCIL

Background

At its October, 2009 meeting, Council approved the recommendation of Planning Committee that County Council hold a special meeting in advance of the regular February 2010 Council meeting, in accordance with Section 26 of the Planning Act, to provide for public input on the Official Plan revisions that may be required through the 5-year review.

Process

In accordance with Planning Act requirements, Notice of the meeting will be published in the Wellington Advertiser on January 15th and 22nd. Council is also required to have regard to any written submissions about what revisions may be required, and give any person who attends the meeting an opportunity to be heard on the subject.

Taking into account the input and discussion at this meeting, as well as provincial and local municipality staff input, an Official Plan Amendment will be drafted for circulation and comment. A minimum of one Open House and one Public Meeting to discuss the amendment are required. Committee and Council may wish to consider exceeding this requirement with additional open houses in different parts of the County.

Areas for Review Identified to-date

The key areas for review that have been identified by staff to-date are summarized in the attached presentation, which is a draft preview of the material to be presented at the special meeting of Council. Additional topics may emerge from ongoing discussion of planning matters at Planning Committee, Council and with members of the public.

RECOMMENDATION

THAT the material attached to Report PD2010-04 be used as the basis for a presentation at the Special Meeting of Council on the County Official Plan 5-Year Review.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Paoli'.

Mark Paoli
Senior Policy Planner



County Official Plan 5-Year Review

- Special Meeting of County Council
- Purpose is to discuss the need for and types of revisions to the Official Plan
- Specific amendment proposals will be developed, circulated and presented at future meetings



Planning Act 5-Year Review Requirements

- Up-to-date with legislation
- Consistent with provincial policies and in conformity with provincial plans
 - Note: Council has already dealt with the Provincial Policy Statement and the Places to Grow Plan
- Council may make other changes as needed
- Public participation process
 - Minimum of 1 Open House and 1 Public Meeting



Planning Act Changes

- Complete Application requirements
- Preconsultation
- Site Plan Control
- Upper-tier Community Improvement Plans

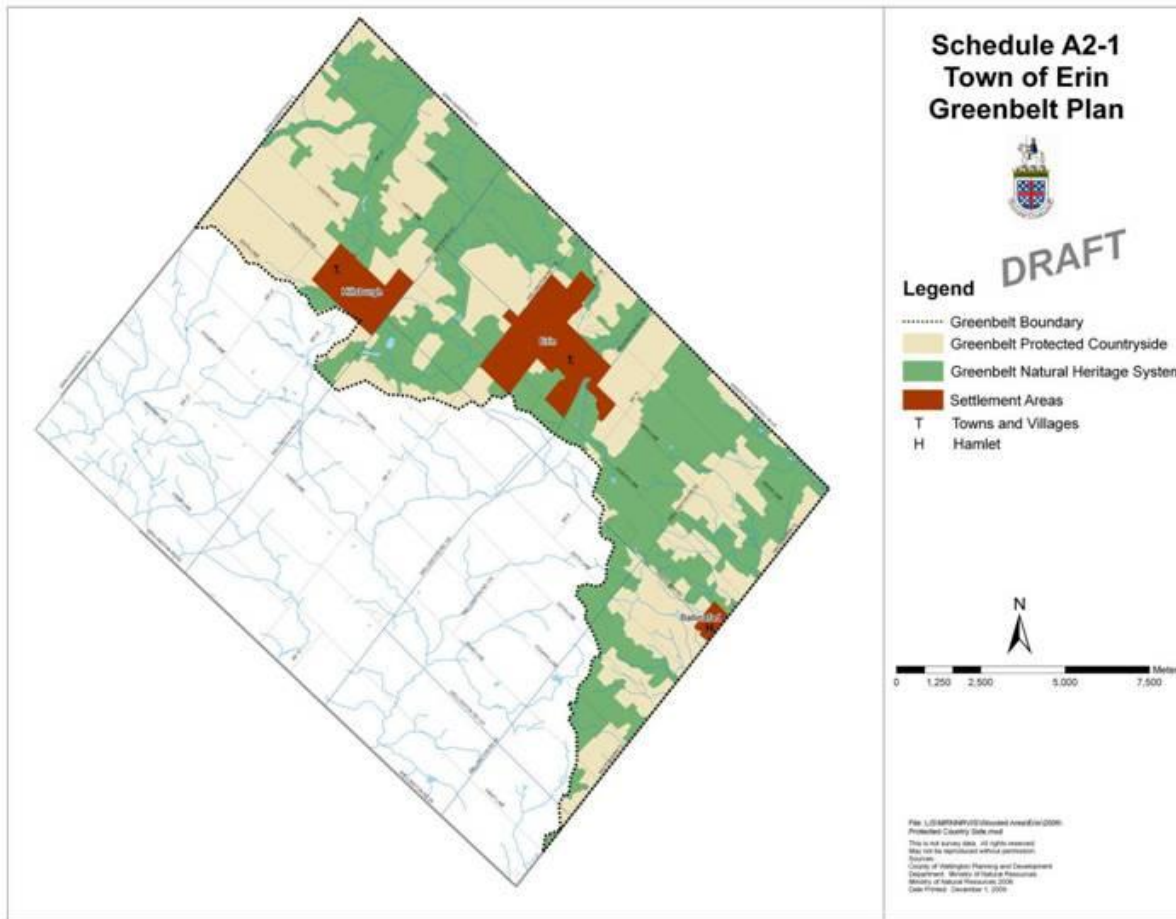


Greenbelt Conformity

- New Schedules
- New sections reflecting greenbelt requirements, particularly:
 - New development in the Protected Countryside is subject to restrictions and higher environmental protection standards
 - Woodlands greater than 4ha generally considered to be significant
 - Amendments from Prime Agriculture to other designations not permitted
 - Urban Centre expansions not permitted until 10-Year Greenbelt Plan Review

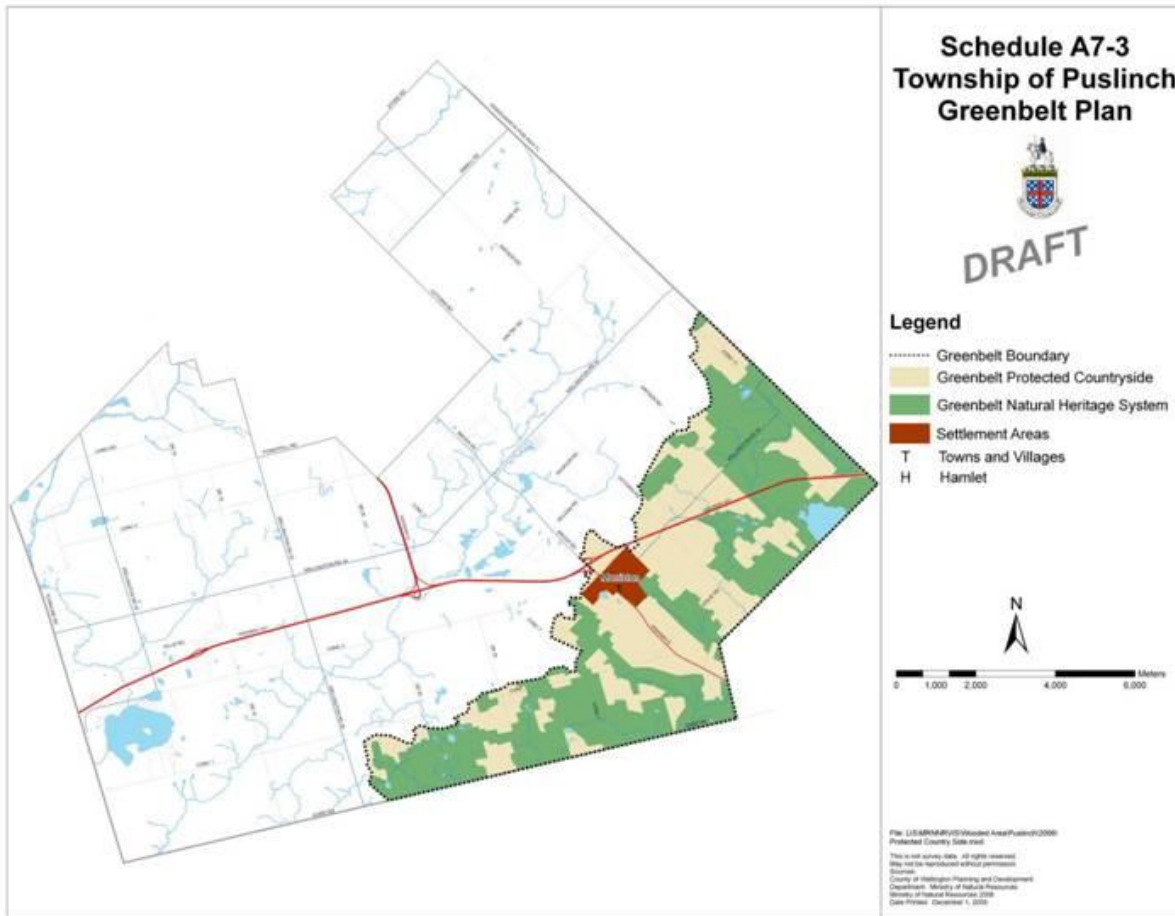


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County-wide Mapping Updates

- Provincial updates show a number of Woodlands larger than 10ha, and wetlands that were not included, when the Greenlands System was originally mapped
- Minor corrections are being considered for some of the hamlet boundaries



Other Policy Areas that could be included

- **Moraine protection**
 - Identifying the Paris and Galt moraines on Schedules
 - development standards to ensure groundwater infiltration
 - No urban centre expansions into moraine areas



- Identification of 4ha woodlands as significant County-wide
 - To reflect vegetative cover in the County outside the Greenbelt
 - To be consistent across the County



- Potential to review policies on
 - agriculture;
 - mineral aggregates;
 - transportation; or
 - propane facilities.



Public and agency input

- Staff will prepare a Draft Amendment for circulation and comment
- Open House(s)
- Public Meeting
- Web site postings of meeting notices and key documents