



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Sarah Wilhelm, Manager of Policy Planning  
**Date:** Thursday, January 09, 2020  
**Subject:** **County Official Plan Review – Progress Report #1**

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### 1.0 Purpose

Staff will provide regular progress reports to the committee about the County Official Plan review. This report covers the fourth quarter of 2019. For reference, we have appended the project phasing (Appendix A) and a running list of major initiatives related to the project (Appendix B).

### 2.0 Progress to Date

In September 2019, we outlined the process and key phases of the Official Plan review (Planning Committee Report PD2019-17). We shared the information report with all member municipalities and offered to attend a future council or committee meeting to provide an overview of the report. We presented the report as follows:

- Township of Centre Wellington Healthy Growth Advisory Committee (scheduled January 8, 2020)
- Township of Guelph/Eramosa Council
- Township of Mapleton Council
- Town of Minto Council
- Township of Puslinch Council
- Township of Wellington North Council

We also provided the report to the Ministry of Municipal Affairs and Housing (MMAH) and the Wellington Federation of Agriculture (WFA). We attended a December 2019 WFA meeting to present the report.

Through this early feedback and our ongoing background review, the following broad themes are emerging:

- Growth management
- Housing affordability/attainability
- Agriculture
- Natural environment

We have made the following progress in two key areas of the municipal comprehensive review (MCR) component:

- Staff held a formal pre-consultation with Ministry of Municipal Affairs and Housing staff in November 2019.
- We have engaged Watson and Associates (“Watson”) to complete parts of the MCR and growth plan conformity related to the hierarchy of settlement areas, land needs assessment, employment, intensification, housing and excess lands.

We are monitoring the following provincial matters related to the timing and scope of the Official Plan review:

- The 2018 “Land Needs Methodology for the Greater Golden Horseshoe” is out of conformity with the 2019 Growth Plan and is due to be re-released. Key parts of Watson’s work must be delayed until this document is available.
- The Province has assigned population and employment growth to 2041 in the Growth Plan for the Greater Golden Horseshoe (2019) however, they are currently developing new forecasts. We do not know when the new forecasts will be available and how they will impact Wellington.
- A revised version of the draft 2019 Provincial Policy Statement (PPS) may be released soon.

Provincial staff are unable to provide certainty about when the above matters will be completed or whether the July 2022 MCR deadline will be extended. In the meantime, Watson and Associates has prepared a scoped work plan to allow us to move forward with some background work and technical analysis in the first quarter of 2020.

## Recommendations

That the report “County Official Plan Review – Progress Report #1” be received for information and forwarded to member municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP  
Manager of Policy Planning

Appendix A     County Official Plan Review Phasing  
Appendix B     List of Major Initiatives

# APPENDIX A

## County Official Plan Review Phasing

Joint MCR and 5-year Review

Consultation Throughout  	<b>PHASE 1</b>	<b>Setting the Stage</b> Fall 2019 – Spring 2020	<ul style="list-style-type: none"> <li>▪ Background review</li> <li>▪ Initiate key MCR background studies</li> <li>▪ Prepare communications and engagement plan</li> <li>▪ Official project launch</li> <li>▪ Develop key themes</li> </ul>
	<b>PHASE 2</b>	<b>Technical Analysis, Issues and Opportunities</b> 2020	<ul style="list-style-type: none"> <li>▪ Continue work on MCR background studies</li> <li>▪ Provincial Policy Statement review</li> <li>▪ Greenbelt Plan Review</li> <li>▪ Identify other county and/or local policy priorities</li> </ul>
	<b>PHASE 3</b>	<b>Options</b> 2020 - 2021	<ul style="list-style-type: none"> <li>▪ Prepare policy option discussion papers on key theme areas based on MCR background studies, community engagement and Council input</li> <li>▪ Report on Provincial Policy Statement consistency, Greenbelt Plan conformity and other policy priorities</li> <li>▪ Prepare Draft Official Plan Amendment</li> </ul>
	<b>PHASE 4</b>	<b>Final Draft Official Plan Review</b> 2021 – early 2022	<ul style="list-style-type: none"> <li>▪ Prepare final Draft Official Plan Amendment</li> <li>▪ Follow Planning Act requirements for Official Plan Amendment</li> </ul>

## APPENDIX B

### List of Major Initiatives


Informing the Official Plan Review

#### PROVINCIAL INITIATIVES

- Growth Plan, 2019
- Greenbelt Plan, 2017
- Provincial Policy Statement, 2014 (currently under review)
- Significant amendments to the Planning Act through:
  - Bill 73, the Smart Growth for Our Communities Act, 2015
  - Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017
  - Bill 34, Green Energy Repeal Act, 2018
  - Bill 108, the More Homes, More Choice Act, 2019
- Updates to Source Water Protection Plans
- **Bill 132, Better for People, Smarter for Business Act, 2019**

#### COUNTY INITIATIVES

- Active Transportation Plan (2012)
- A Place to Call Home: 10 Year Housing and Homelessness Plan for Guelph Wellington (2018) (5-year update awaiting provincial approval)
- Climate Mitigation Strategy (in process)
- Economic Development Strategic Plan (2012)
- Energy Management Plan (2014)
- Strategic Action Plan (2019)
- Transportation Master Plan (pending)
- **Attainable Housing Strategy (2019)**
- **Wellington County & Member Municipalities Service Review (2019)**

 New since September 2019 County Planning Committee report PD2019-17