



PLANWELL<sup>™</sup>

Wellington County Official Plan Review

# Growth Management Overview



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## List of Acronyms

GGH	Greater Golden Horseshoe
MCR	Municipal Comprehensive Review
PPS	Provincial Policy Statement

## Documents Referenced

County of Wellington. 2019. County of Wellington Official Plan, January 8, 2021 consolidation.

Ministry of Municipal Affairs, (MMA). 2017. Greenbelt Plan.

Ministry of Municipal Affairs and Housing, (MMAH). 2020. A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020 consolidation.

Ministry of Municipal Affairs and Housing, (MMAH). 2020. Needs Assessment Methodology for the Greater Golden Horseshoe.

Ministry of Municipal Affairs and Housing, (MMAH). 2020. Provincial Policy Statement.

Cover: Stock image, Stroud UK

# Growth Management Overview

## Wellington County Official Plan Review

### Introduction

By the time new houses, businesses and schools are under construction, decades of growth management have already taken place. In fact, Wellington County is now planning for growth thirty years into the future as part of the County Official Plan Review.

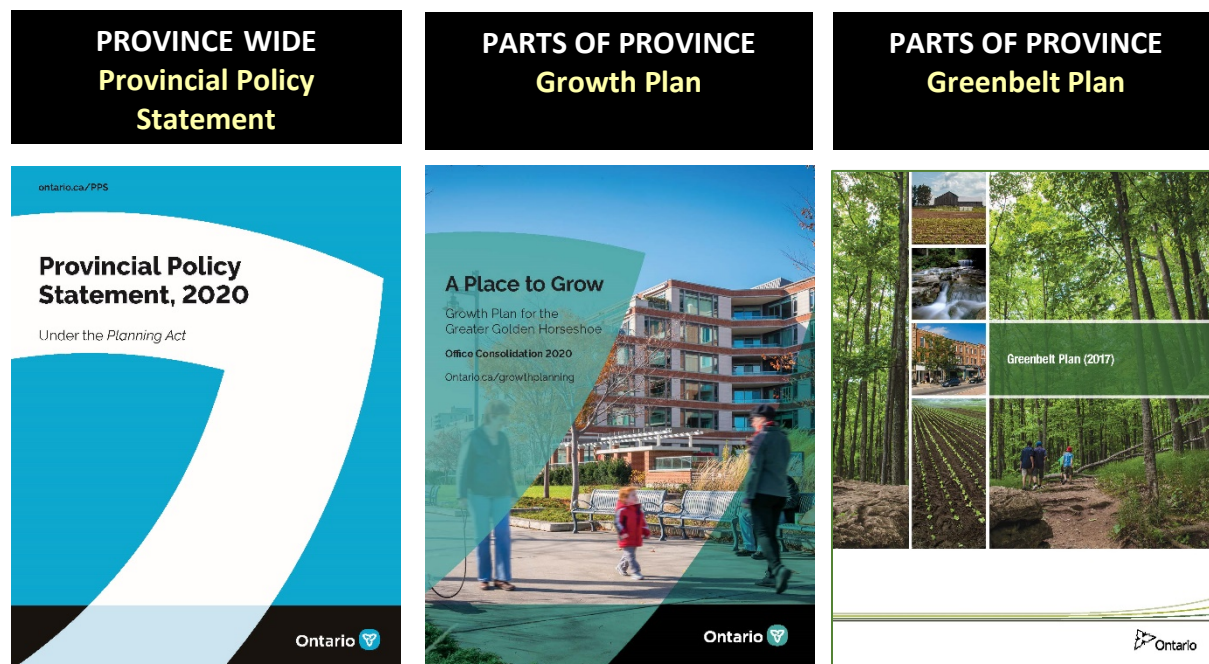
Growth management is an integrated process to determine where and how population and employment growth will occur to promote healthy, compact and complete communities while incorporating planning, servicing and financing considerations.

This overview is about the growth management framework set out in the provincial Growth Plan as it applies to Wellington County.

### How does the Province manage growth?

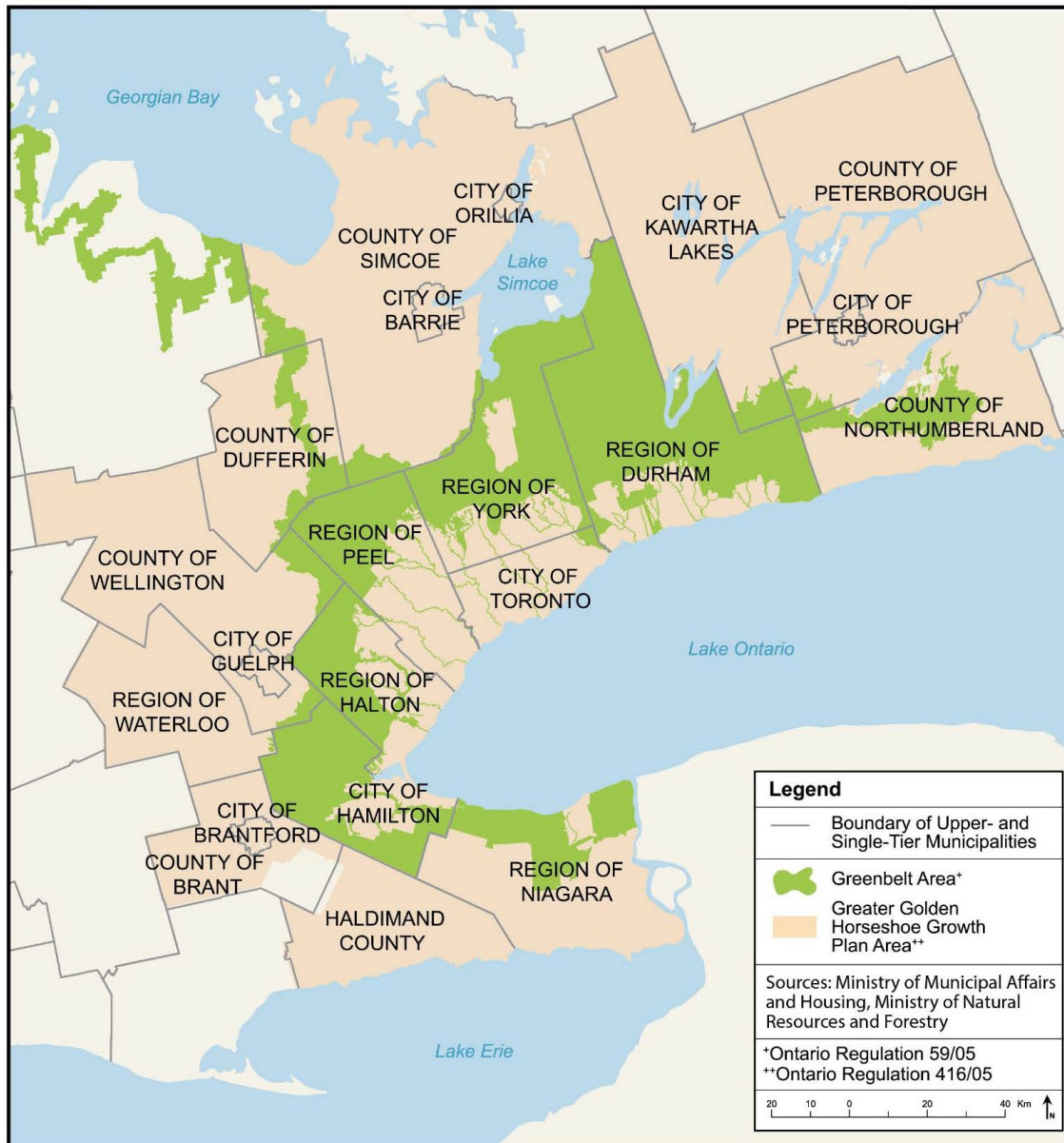
The Province guides municipal decision-making for the management of growth and development through three key provincial land use policy documents: the Provincial Policy Statement (PPS), A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Greenbelt Plan (Figure 1). Municipalities implement provincial policies through official plans.

Figure 1 Provincial Growth Management Policy Framework for Wellington County



The Growth Plan builds on the policy foundation of the PPS but provides additional and more specific land use planning policies for places like Wellington County in the Greater Golden Horseshoe (GGH) area (Figure 2). Working in concert with the Growth Plan, the Greenbelt Plan also provides policy direction in Erin and Puslinch for settlement areas and their expansion.

**Figure 2 Greater Golden Horseshoe Growth Plan Area**



In August 2020, the Ministry of Municipal Affairs and Housing released Amendment 1 to the Growth Plan, 2019. Significant changes related to growth management include new minimum population and employment forecasts, extension of the planning horizon to 2051 and the potential to substitute higher forecasts determined through a municipal comprehensive review (MCR).

Upper and single-tier municipalities in the GGH are required to use Provincial forecasts in the Growth Plan as a minimum for planning and managing growth. These Schedule 3 growth forecasts identify the number of people (population) and jobs (employment) to be accommodated over a 35-year time horizon by upper-tier and single-tier municipalities across the GGH. As part of the MCR process, GGH municipalities are required to update their Official Plans in accordance with the growth allocations and associated policies of the Growth Plan.

By 2051, the Province expects the County to reach a population of at least 160,000 people and employment of at least 70,000 jobs. The County is required to distribute this additional growth across Wellington, but will do so in consultation with its Member Municipalities.

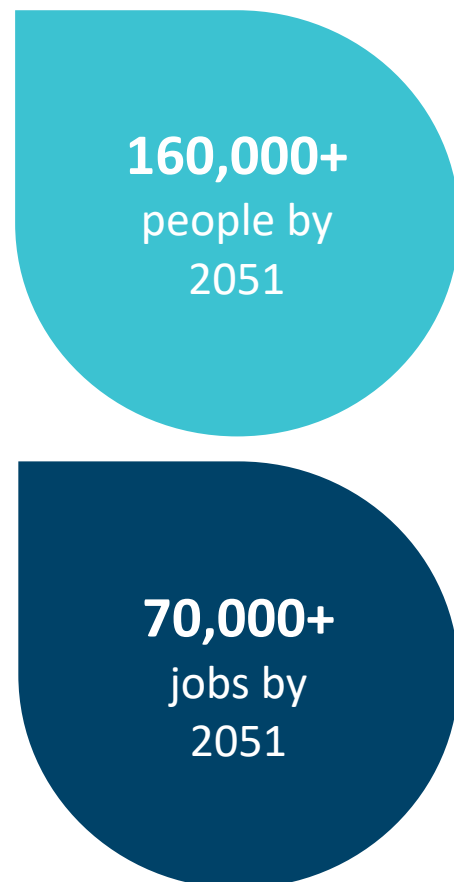
Once the forecasts are allocated across Wellington and incorporated into the Official Plan, the County and Member Municipalities uses them to plan for:

- urban and rural land needs to support growth
- infrastructure to support growth, like facilities for transportation, electricity, communications, etc.
- servicing growth with water, waste water and storm water
- municipal financing through development charges, community benefits charges and asset management plans
- public services like recreation, fire protection, health and educational programs, etc.
- economic development and tourism initiatives
- transportation planning

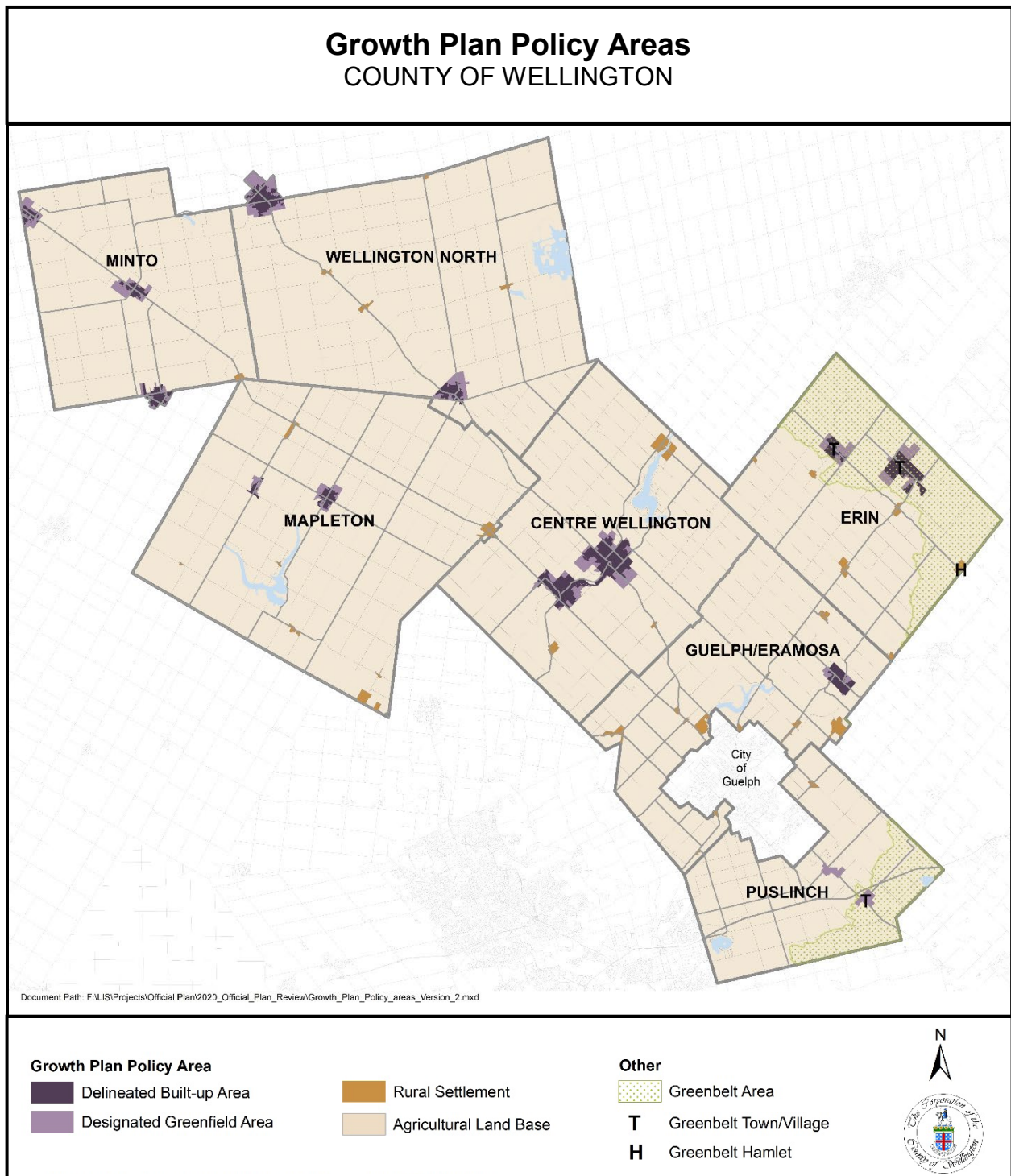
Growth Plan policies prioritize growth in existing developed areas (i.e. intensification) and require that minimum density targets be established in newly developing areas in Wellington. The application of Provincial density and intensification targets ultimately influence the amount, type and location of growth in Wellington as well as future urban land needs. The two key policy areas that apply to Urban Centres in Wellington are the delineated built-up area and the designated greenfield area (Figure 4 and 5).

Growth Plan policy areas by Member Municipality are included as Appendix A to this document.

**Figure 3 Provincial Forecast for Wellington**



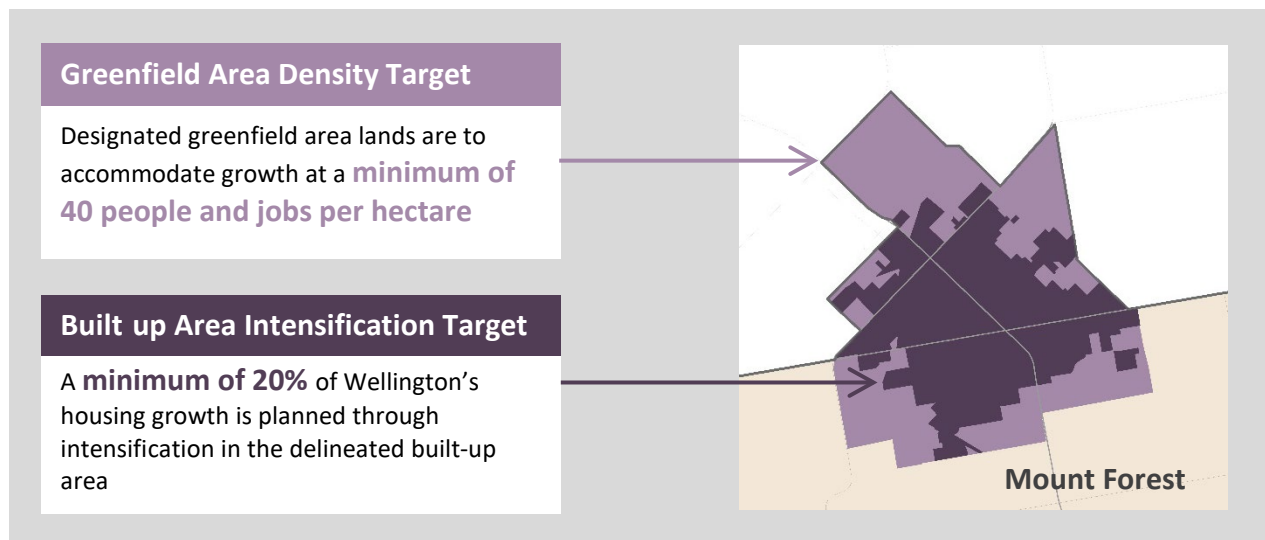
**Figure 4 Growth Plan Policy Areas in Wellington**



NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure will be reviewed during MCR.

Source: Growth Plan (2020 consolidation), Greenbelt Plan (2017), County Official Plan (January 8, 2021 consolidation)

**Figure 5**      **Detail – Provincial Targets by Growth Plan Policy Areas, County of Wellington**



Source: Growth Plan (2020 consolidation)  
County Official Plan (January 28, 2021 consolidation)

## How does the Official Plan relate to the Growth Plan?

The County Official Plan is the core planning document that guides decision making on long-term growth and development for the County and its Member Municipalities. The County Official Plan provides policies to ensure that:

- existing and future residents have an adequate supply and variety of jobs, homes, shopping, services, leisure activities, educational opportunities and cultural facilities; and
- people of the County enjoy clean air, clean water, healthy communities, natural heritage, cultural heritage, public health and public safety.

The Plan establishes the County's goals and directions based on a broad structure of urban, rural and greenlands systems. The urban system is the focus for growth, the rural system is the focus for resource activities, and the greenlands system is the focus for protection of the natural environment.

The County is required to keep the Official Plan up to date with Provincial planning policy documents. In 2017, the County completed major updates to the Official Plan to conform with the June 2013 consolidation of the Provincial Growth Plan, 2006. Planning staff need to bring the County Plan up to date with the current version of the Growth Plan most recently amended and consolidated to August 2020. The County is undergoing an Official Plan review at this time, which includes a municipal comprehensive review.

## What is a Municipal Comprehensive Review (MCR)?

The Province has defined a process for bringing an official plan up to date with key parts of the Growth Plan termed a “municipal comprehensive review” (“MCR”) which means:

“A new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan.”

The Growth Plan and related guidelines set out how to complete the MCR. Major components of a municipal comprehensive review include:

- Review and refinement of the population, housing and employment forecasts;
- Review of intensification and density targets;
- Market analysis;
- Completion of urban land needs assessment which determines if and how much new land will be needed to accommodate growth; and
- A review of official plan policies and designations, including a range of major themes, such as:

Growth Management  
Agricultural and Rural Areas  
Climate Change  
Complete and Healthy Communities  
Consultation and Coordination  
Housing  
Mineral Aggregate Resources  
Natural Heritage and Flooding  
Transportation  
Water Resources

The results of the municipal comprehensive review will help staff prepare amendments to the policies and maps in the County Official Plan for consideration by County Council. By completing the MCR, County staff will align the Official Plan policies with the new Growth Plan.

## What is a land needs assessment?

A land needs assessment is a process used to determine how much land is needed for forecasted population and employment growth to 2051. The Province has prepared a standard methodology for GGH municipalities to use to assess the quantity of land needed in two areas – community areas and employment areas:

## Community Areas

Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs and some employment land employment jobs. Community areas include delineated built-up areas and designated greenfield areas.

### Summary of Community Area Land Needs Assessment Process

1. Calculate how much growth will occur between the MCR base year (Census) and the 2051 horizon in the Growth Plan.
2. Convert population forecast into a forecast of housing need by dwelling type.
3. Allocate projected housing need among Member Municipalities based on factors such as planned urban structure, housing affordability, mix of housing types, servicing capacity and potential for intensification.
4. Determine potential housing supply in the delineated built up area, designated greenfield area, and rural lands, including rural settlements.
5. Calculate the minimum number of people and jobs to be allocated to the designated greenfield area.
6. Calculate whether additional land is required for settlement area boundary expansion.
7. Make final adjustments based on other factors.

Source: Land Needs Assessment for the Greater Golden Horseshoe (2020)

## Employment Areas

Areas where most of the employment land employment jobs are (i.e. employment in industrial-type buildings), as well as some office jobs and some population-related jobs, particularly those providing services to the employment area. Employment areas may be located in both delineated built-up areas and designated greenfield areas.

### Summary of Employment Area Land Needs Assessment Process

1. Calculate how much employment growth will occur between the MCR base year (Census) and the 2051 horizon in the Growth Plan.
2. Use four primary land use categories to structure the employment forecasts
  - Employment lands employment;
  - Population related employment;
  - Major office; and
  - Rural based jobs (may be within rural settlements but otherwise outside of settlement areas).
3. Allocate jobs by type to the different land use categories
4. Determine existing employment area potential
5. Determine need for additional employment area land

Source: Land Needs Assessment for the Greater Golden Horseshoe (2020)

The methodology enables the County to determine a total quantity of land needed to accommodate forecasted growth, including the need for any settlement area boundary expansion, employment area conversion and the quantity of excess lands. The land needs assessment methodology does not determine the location.

## Land Need

If a land need is established:

- The location of any settlement area boundary expansion is to be determined later in the MCR process by applying policies regarding feasibility of the proposed expansion and the most appropriate location for the proposed expansion.

## Excess Land

If excess land is identified:

- Applicable Growth Plan policies will need to be applied to determine which lands should be identified as excess lands.

## Employment Area Conversion

If land needs assessment determines lands within employment areas may be converted to non-employment uses:

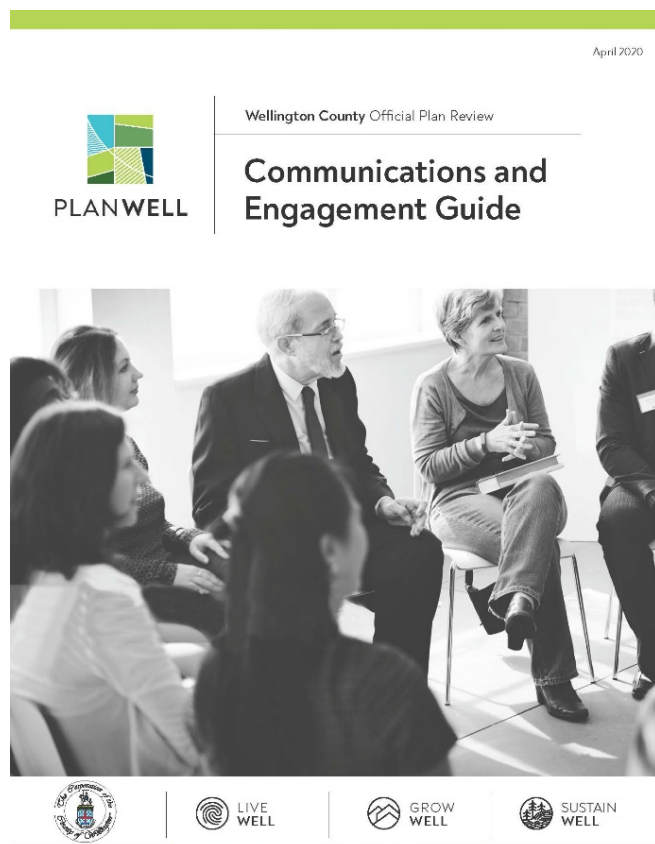
- Applicable Growth Plan policies will need to be applied to determine what areas may be appropriate for conversion.

County planning staff will require input from Councils, members of the public, stakeholders, development planning staff and local municipal staff at key decision points.

## How can I stay involved?

Effective communication and engagement is a key ingredient to the success of the Official Plan review. This overview document is a tool to help build familiarity with the growth management process the County will be following. It also fulfills one of the objectives of the Communications and Engagement Guide for the Wellington County Official Plan Review, which is to:

“Provide multiple, targeted ways for the public and stakeholders to learn about land use planning in Wellington and provide feedback during key milestones of the review”



If you wish to provide comments or ask questions about this document or the official plan review, please contact us:

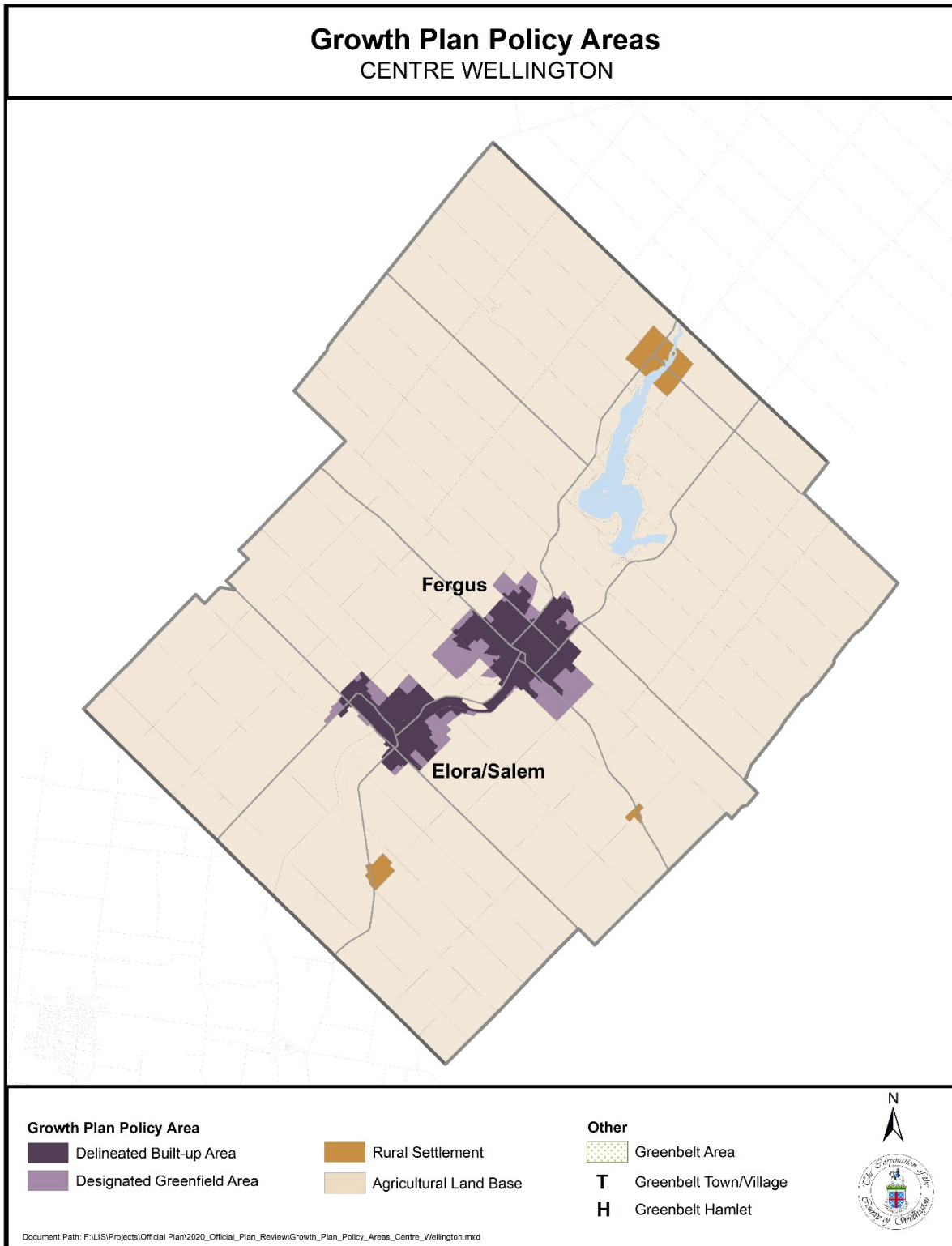
- Send an email to [planwell@wellington.ca](mailto:planwell@wellington.ca) or
- Call us at (519) 837-2600 x 2300 Jameson Pickard, Senior Planner (Policy)  
x 2130 Sarah Wilhelm, Manager of Policy Planning

If you would like to stay engaged and follow the project:

- Join our digital mailing list by sending us a request to [planwell@wellington.ca](mailto:planwell@wellington.ca)
- Stay tuned to the project webpage at [www.wellington.ca/planwell](http://www.wellington.ca/planwell) for updates

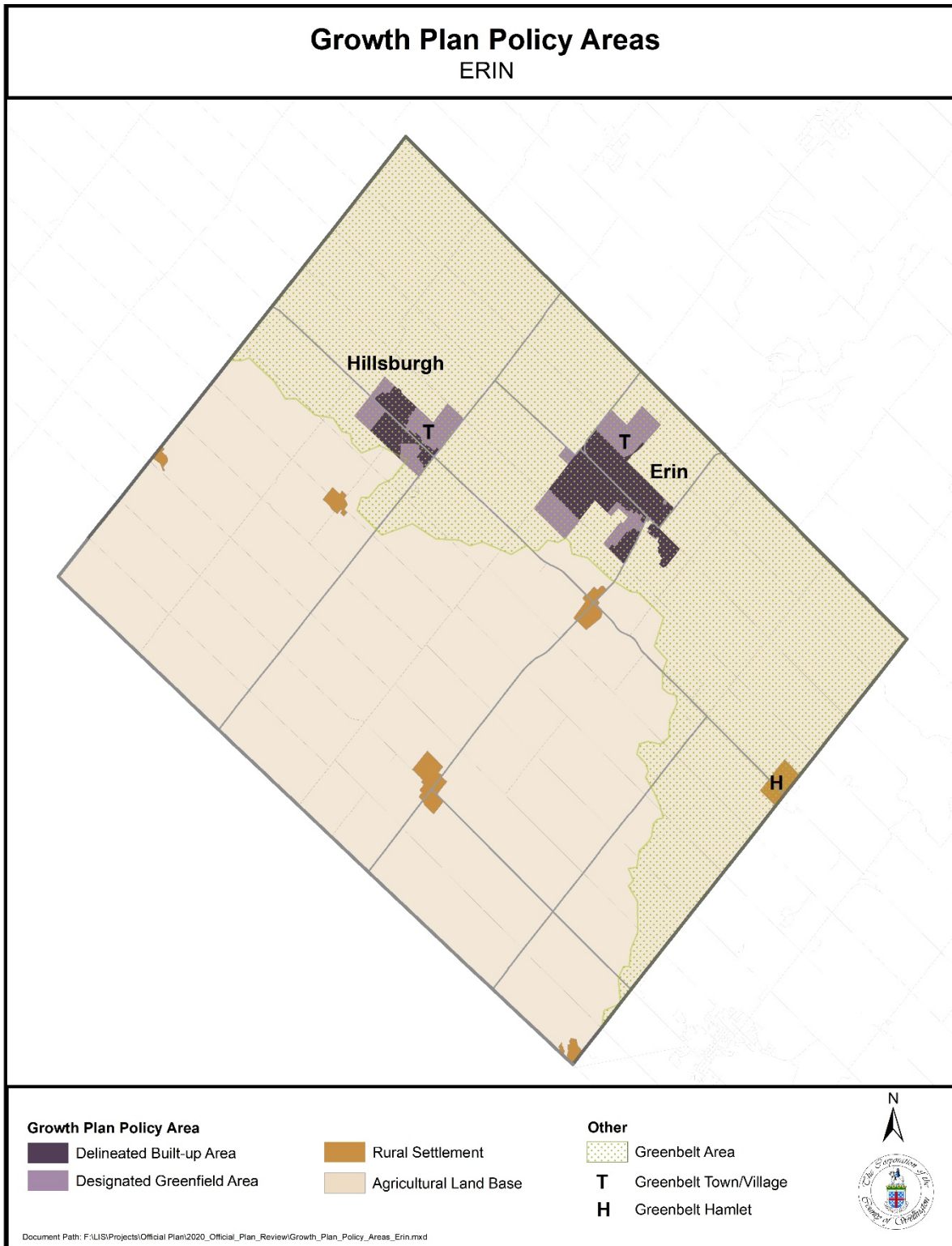
We look forward to hearing from you!

## Appendix A1



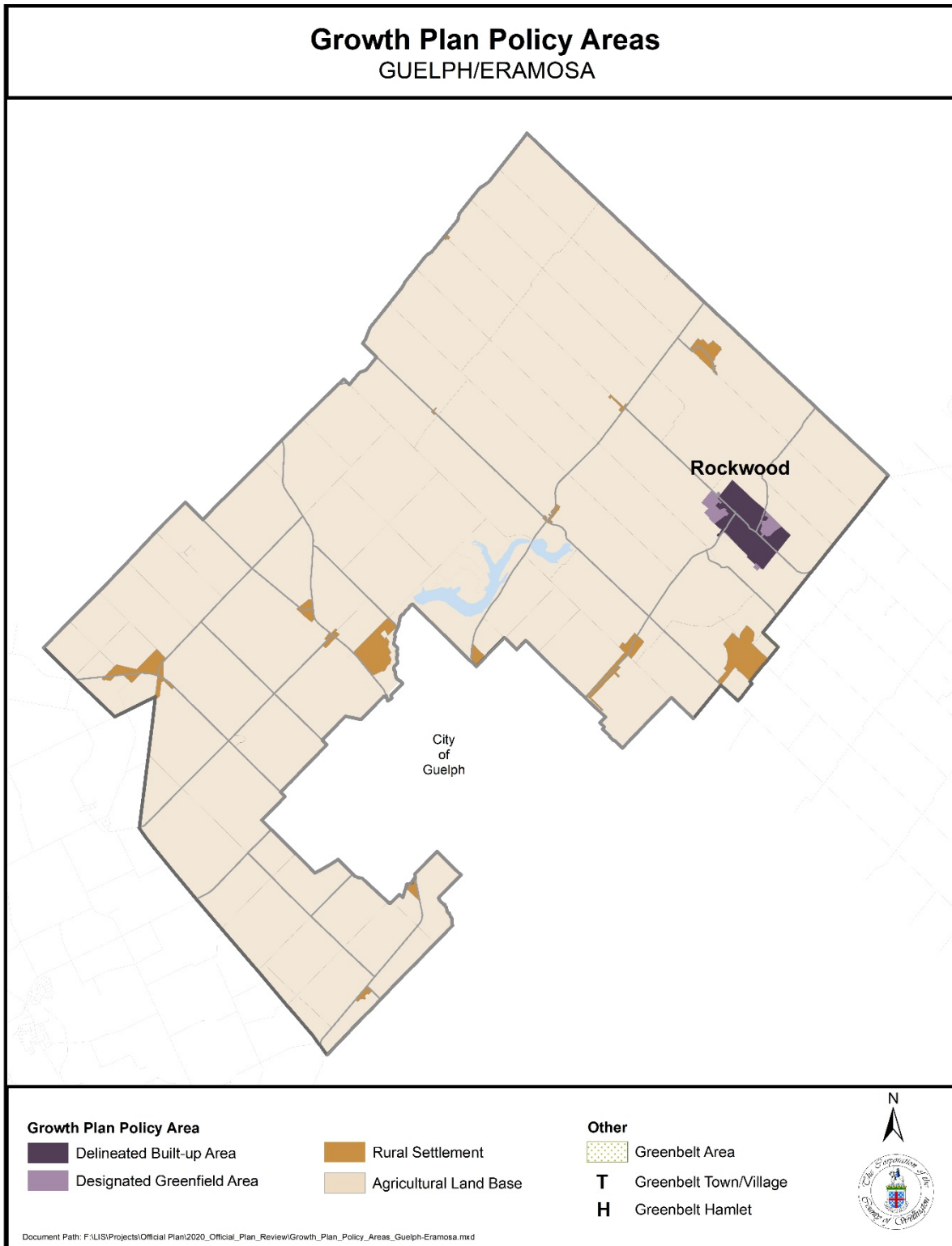
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure will be reviewed during MCR.

## Appendix A2



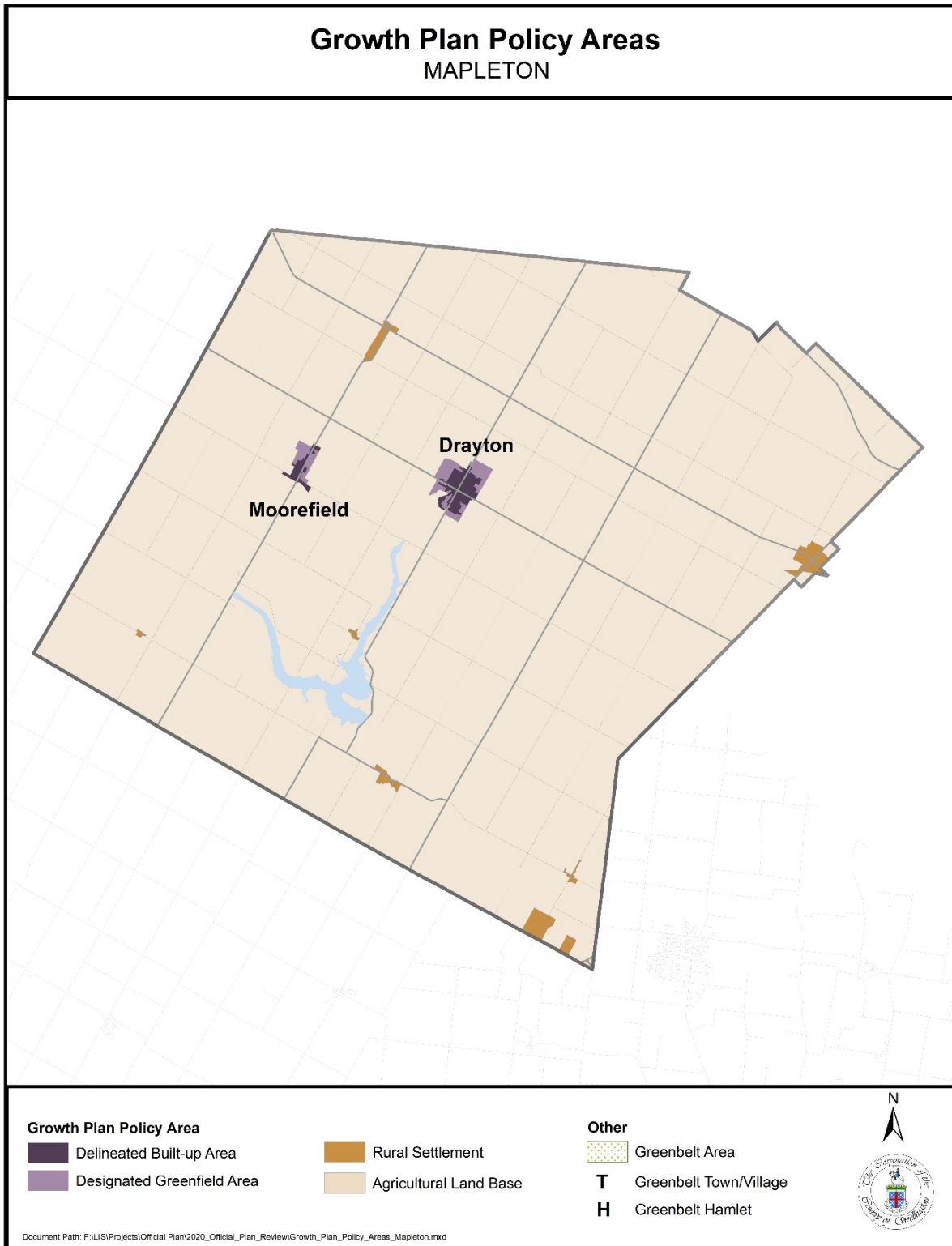
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## Appendix A3



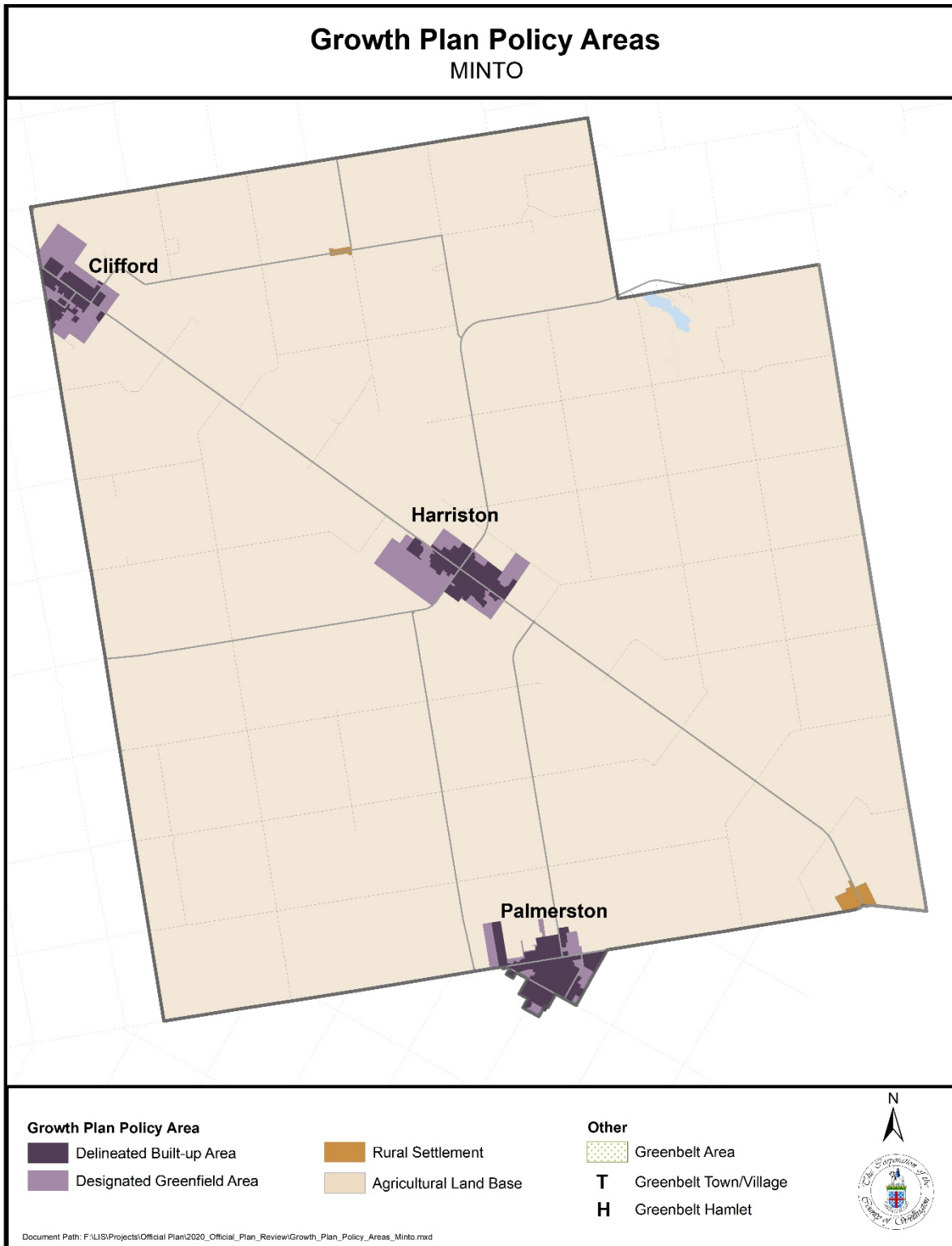
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## Appendix A4



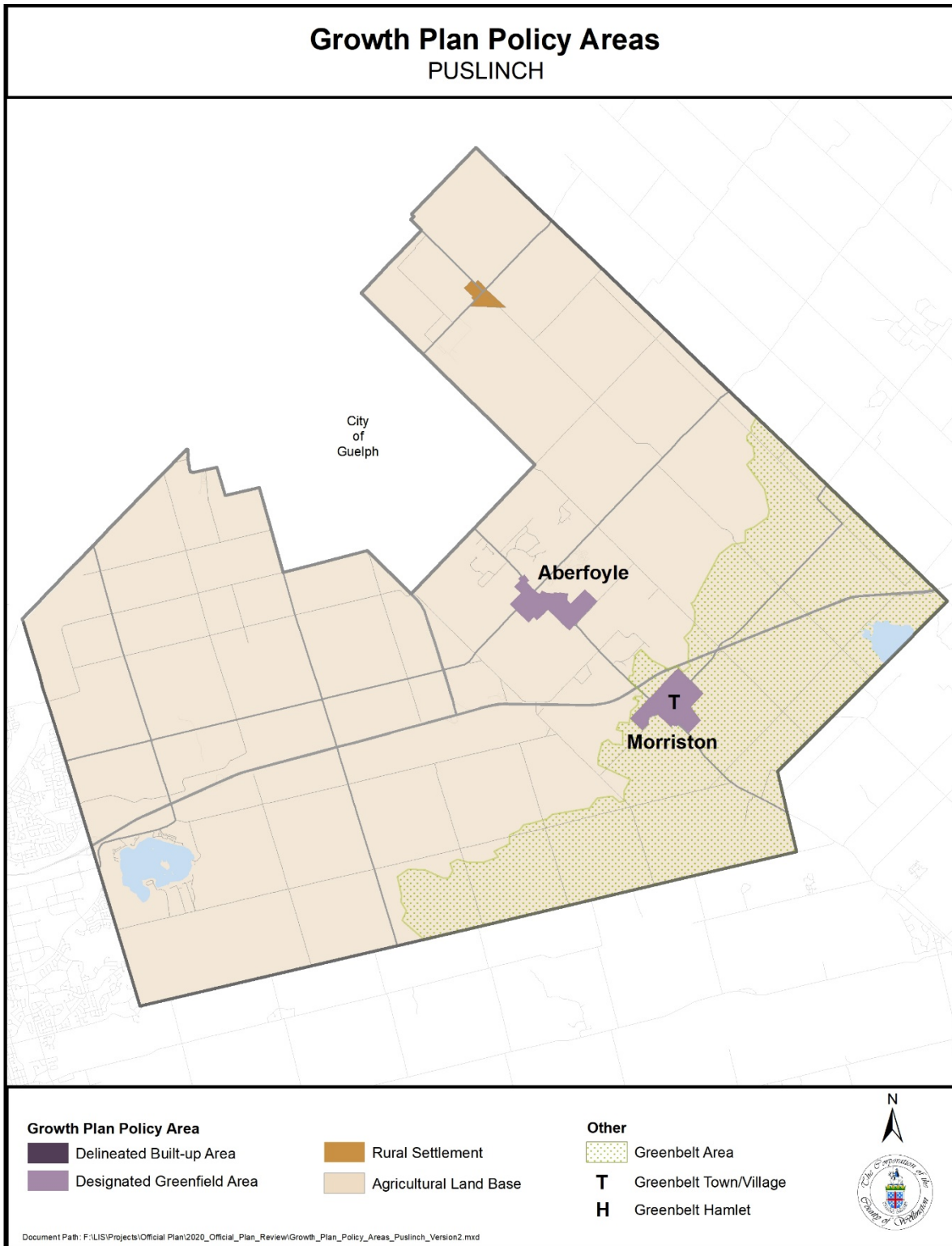
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## Appendix A5



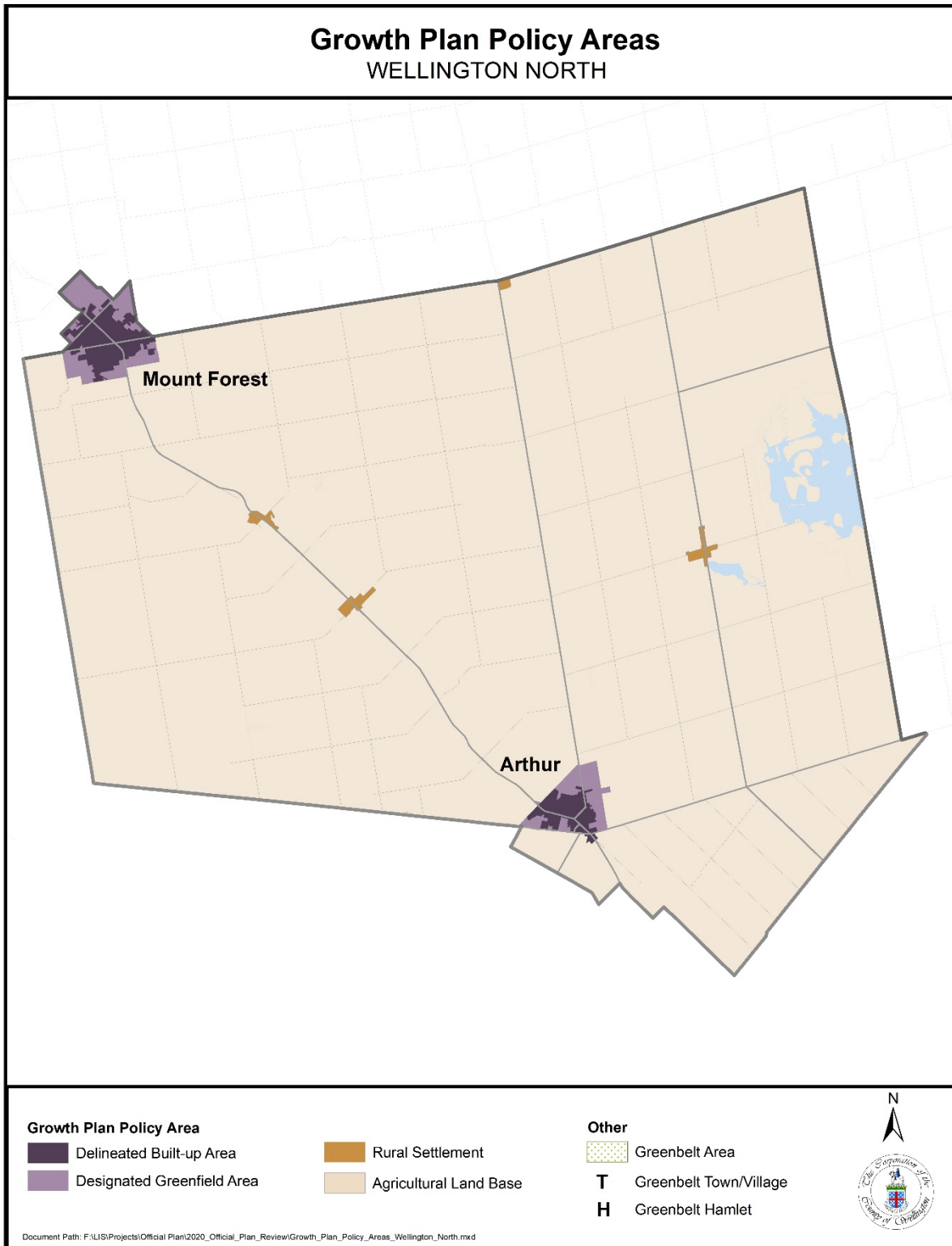
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure will be reviewed during MCR.

## Appendix A6



NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure will be reviewed during MCR.

## Appendix A7



NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure will be reviewed during MCR.



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For more information please visit:  
[www.wellington.ca/planwell](http://www.wellington.ca/planwell)

Alternate formats available upon request.



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