



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5808-23


A by-law to adopt Amendment No. 120 (County Growth Forecast)
to the Official Plan of the County of Wellington.

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 enacts as follows:

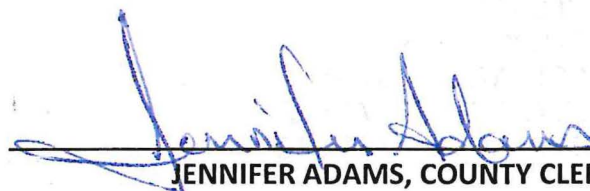
1. That Amendment No. 120 (County Growth Forecast) to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. That this by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED FEBRUARY 23, 2023.





ANDY LENNOX, WARDEN



JENNIFER ADAMS, COUNTY CLERK

**NICOLE CARDOW
DEPUTY CLERK
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO**

*I Nicole Cardow, Deputy Clerk of the Corporation
of the County of Wellington do hereby, under my
Hand and Seal of the Corporation, certify that
This is a True Copy of*

By-LAW 5808-23

Dated this 27th day of February, 2023

Cardow

Deputy Clerk

AMENDMENT NUMBER 120
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Council Adopted
February 23, 2023

COUNTY OF WELLINGTON
GENERAL AMENDMENT
(County Growth Forecast)

**AMENDMENT NUMBER 120
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

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 120.

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 revise the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2051 and revise related text as a phase of the County's municipal comprehensive review.

LOCATION

The Amendment applies to the entire County of Wellington.

BACKGROUND

The current County Official Plan forecasts came into effect in 2017 to conform with and allocate the forecasts which extended to 2036 and 2041 in the Growth Plan for the Greater Golden Horseshoe (Growth Plan). Since that time, the Province approved an amendment to Schedule 3 of the Growth Plan that shows population and employment forecasts to 2051.

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a municipal comprehensive review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan. This is the second Amendment of the County's phased MCR.

BASIS

The Growth Forecasts in this Amendment are based on the Phase 1 MCR Report: Urban Structure and Growth Allocations prepared by Watson & Associates (June 2021, as amended January 31, 2022). The new 2021 baseline in OPA 120 is based on the Phase 1 MCR Report (2016 Census plus building permit data) and not the 2021 Census.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 120) has been informed by consultation on the draft Phase 1 MCR Report: Urban Structure and Growth Allocations which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Documentation of PIC and circulation in Planning Committee report PD2021-21
- Documentation of Municipal feedback in Planning Committee report PD2021-30
- Documentation of growth forecasts and allocations and feedback in Planning Committee Report PD 2022-07

The direct consultation for Draft OPA 120 included:

- September 2022 circulation to Ministry of Municipal Affairs and Housing
- October 2022 circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- December 15, 2022 statutory open house
- January 12, 2023 statutory public meeting

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. We received and reviewed 19 written submissions.

SUMMARY OF KEY CHANGES PROPOSED

The main changes to the overall County growth forecasts, relative to the current Official Plan are:

- The forecast extends to 2051 (current time horizon is 2041);
- Time intervals before 2041 are no longer shown, except to include 2021 as a base (this is being done because the Growth Plan no longer shows time intervals before 2051, and to provide flexibility for short and medium term work); and
- A higher percentage of population growth in Wellington will take place in urban centres (89% in 2051 versus and 82% in 2041).

The new 2021 baseline in OPA 120 is from the Phase 1 MCR Report (2016 Census plus building permit data) and not the 2021 Census. Household data by settlement area in the OPA differs from the Phase 1 Report as it includes “other units” such as movable dwellings (trailer, houseboat units, mobile unit) and other single detached (residence in a church, single unit above or attached to a store, etc.).

The Amendment also removes Special Policy 3.5.1 for Hillsburgh and Erin Urban Centres that is no longer necessary, as the Town has completed the Class Environmental Assessments for municipal servicing needed to determine the future growth for Hillsburgh and Erin to 2051.

Since the circulation of the first draft of OPA 120, the final draft was revised to reflect editorial changes to add the word “Primary” to Urban Centre references in Table 1 and 7 and put Puslinch and Wellington North tables in alphabetical order.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. 120 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

TABLE OF CONTENTS

1. THAT Tables 1 through 8 are deleted and replaced with the following:

Table 1 WELLINGTON COUNTY
Projected Growth in Wellington County to 2051

	2021	2051
Total Population ¹	100,800	160,000
% of Population in Primary Urban Centres	53	66
Households	36,060	57,940
Total Employment ²	43,000	70,000

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 2 TOWNSHIP OF CENTRE WELLINGTON
Projected Growth in Wellington County to 2051

	2021	2051
Centre Wellington		
Total Population ¹	34,100	58,200
Households	12,810	22,130
Total Employment ²	12,200	25,100

	2021	2051
Elora-Salem		
Total Population ¹	7,800	14,100
Households	2,960	5,280
Fergus		
Total Population ¹	19,100	36,300
Households	7,320	14,080
Outside Primary Urban Centres		
Total Population ¹	7,200	7,800
Households	2,530	2,770

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 3 TOWN OF ERIN
Projected Growth in Wellington County to 2051

	2021	2051
Erin		
Total Population ¹	12,000	26,300
Households	4,230	9,200
Total Employment ²	3,100	6,200

	2021	2051
Erin Village		
Total Population ¹	3,100	10,800
Households	1,140	3,840
Hillsburgh		
Total Population ¹	1,400	6,100
Households	550	2,190
Outside Primary Urban Centres		
Total Population ¹	7,500	9,400
Households	2,540	3,170

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 4 GUELPH/ERAMOSA TOWNSHIP
Projected Growth in Wellington County to 2051

	2021	2051
Guelph/Eramosa		
Total Population ¹	13,600	14,700
Households	4,650	5,110
Total Employment ²	6,000	6,800

	2021	2051
Rockwood		
Total Population ¹	5,200	5,800
Households	1,880	2,180
Outside Primary Urban Centre		
Total Population ¹	8,400	8,900
Households	2,770	2,930

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 5 TOWNSHIP OF MAPLETON
Projected Growth in Wellington County to 2051

	2021	2051
Mapleton		
Total Population ¹	11,200	15,100
Households	3,260	4,820
Total Employment ²	4,400	7,000

	2021	2051
Drayton		
Total Population ¹	2,400	4,300
Households	850	1,580
Moorefield		
Total Population ¹	600	2,500
Households	180	880
Outside Primary Urban Centres		
Total Population ¹	8,200	8,300
Households	2,230	2,360

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 6 TOWN OF MINTO
Projected Growth in Wellington County to 2051

	2021	2051
Minto		
Total Population ¹	9,300	15,200
Households	3,400	5,460
Total Employment ²	4,200	6,500

	2021	2051
Clifford		
Total Population ¹	900	1,400
Households	390	580
Harriston		
Total Population ¹	2,200	3,500
Households	830	1,280
Palmerston		
Total Population ¹	3,000	6,800
Households	1,160	2,460
Outside Primary Urban Centres		
Total Population ¹	3,200	3,500
Households	1,020	1,140

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 7 TOWNSHIP OF PUSLINCH
Projected Growth in Wellington County to 2051

	2021	2051
Total Population ¹	7,900	10,000
Households	2,850	3,560
Total Employment ²	5,800	7,900

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

Table 8 TOWNSHIP OF WELLINGTON NORTH
Projected Growth in Wellington County to 2051

	2021	2051
Wellington North		
Total Population ¹	12,700	20,500
Households	4,860	7,660
Total Employment ²	7,300	10,500

	2021	2051
Arthur		
Total Population ¹	2,700	4,800
Households	1,055	1,845
Mount Forest		
Total Population ¹	5,500	10,600
Households	2,330	4,110
Outside Primary Urban Centres		
Total Population ¹	4,500	5,100
Households	1,475	1,705

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment

2. **Section 2.2 Our Commitment to the Future** is amended by:
 - a) Deleting subsection 2.2.1 which states “Accommodate a total County population of 122,000 by the year 2031;” and replacing it with the following:

“Accommodate a total County population of 160,000 by the year 2051;”
3. **Section 3.1 General Strategy** is amended by:
 - a) Deleting the phrase “Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 people in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents” and replacing it with:

“Wellington County will growth from approximately 100,800 people in 2021 to approximately 160,000 people in 2051. Wellington will plan for new housing, commerce, employment and services for about 59,000 new residents.”
4. **Section 3.2 Projected Growth** is amended by:
 - a) In the first sentence of the first paragraph, deleting the phrase “25 years” and replacing it with “30 years”.
 - b) In the second sentence of the first paragraph, deleting the phrase “C.N. Watson and Associates” and replacing it with “Watson & Associates Economists Ltd.”
 - c) In the first sentence of the second paragraph, deleting the number “82%” and replacing it with “89%”.
5. **Section 3.5 Allocating Growth** is amended by:
 - a) Deleting Section 3.5.1 Special Policy: Hillsburgh and Erin Urban Centres