



PLANWELL^{OM}

Wellington County Official Plan Review

OPA 119 County Growth Structure

Virtual Public Meeting
February 10, 2022 Planning Committee

Purpose of Meeting

- Public Meeting hosted by County Planning Committee on behalf of County Council to provide a chance to
 - Learn about the proposed Official Plan Amendment (OPA 119)
 - Ask questions
 - Provide comments
- Public Meeting required under Section 26 of Planning Act
- Open House on OPA 119 was also hosted by Planning and Development Department on Monday, January 31, 2022 at 6:30 pm

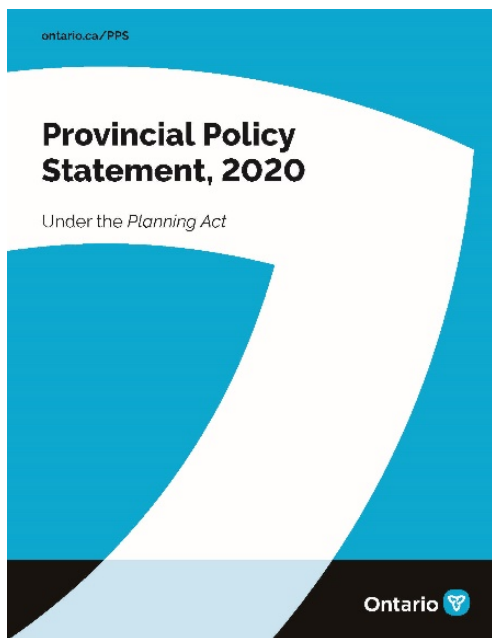
OPA 119

Policy Context



Provincial Planning Policy Structure

PROVINCE-WIDE Provincial Policy Statement



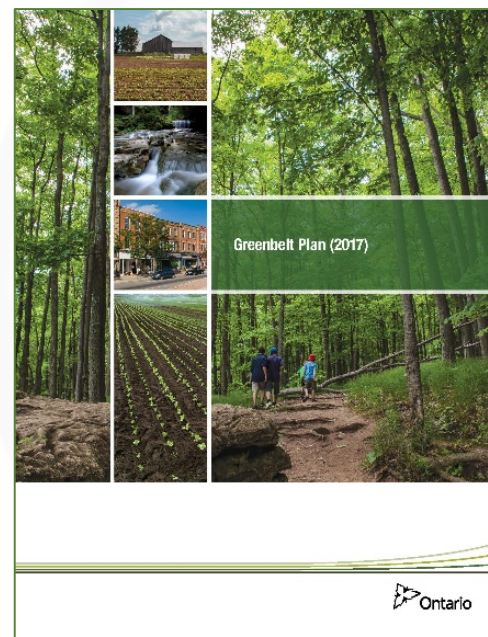
Applies
County-wide

PARTS OF PROVINCE Growth Plan



Applies
County-wide

PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of
County

Provincial Planning Policy Structure

PROVINCIAL POLICY

Provincial
Interests and
Policies

**Provincial Policy Statement
/ Provincial Plans**

IMPLEMENTATION OF PROVINCIAL POLICY

Land Use
Designations
and Policies

Official Plans

IMPLEMENTATION OF PROVINCIAL, COUNTY & LOCAL POLICY

Land Use
Zoning and
Regulations

Zoning By-laws



County and Local Planning Policy

- The County Official Plan:
 - Applies to all seven Member Municipalities in Wellington
 - There are also local policy sections for each Member Municipality
- Centre Wellington and Erin also have local Official Plans
- Local Zoning By-laws are also important implementation tools

COUNTY-WIDE County of Wellington Official Plan

COUNTY OF WELLINGTON Official Plan



OFFICE CONSOLIDATION

This is an office consolidation of the Wellington County Official Plan which was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999.

Last Updated: January 8, 2021

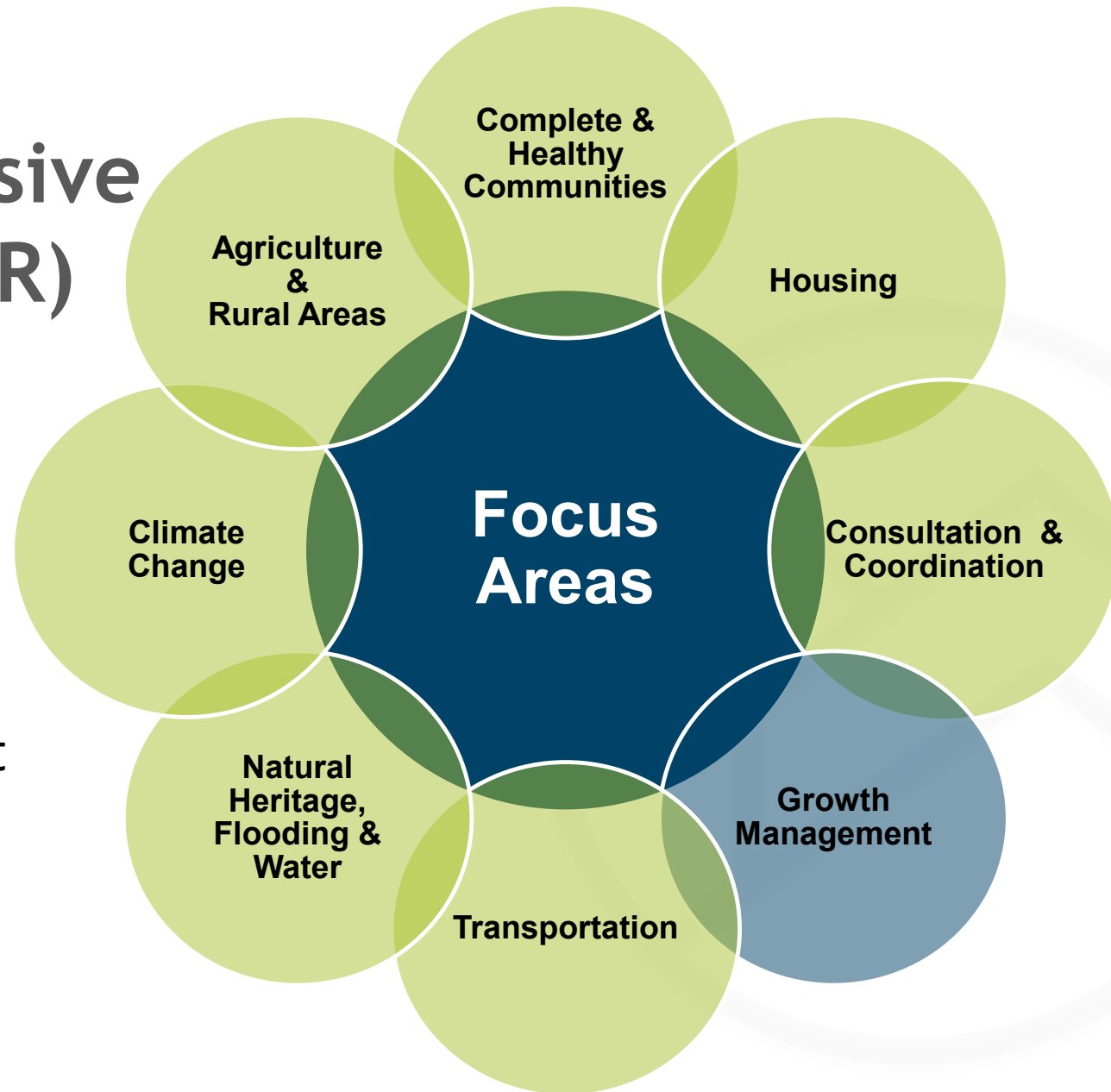
OPA 119

Context



Municipal Comprehensive Review (MCR)

- Interrelated and overlapping focus areas
- OPA 119 implements part of growth management technical work



Work Plan



Three key phases of technical work:

Phase 1

Urban
Structure
and Growth
Analysis

Phase 2

Land Needs
Assessment

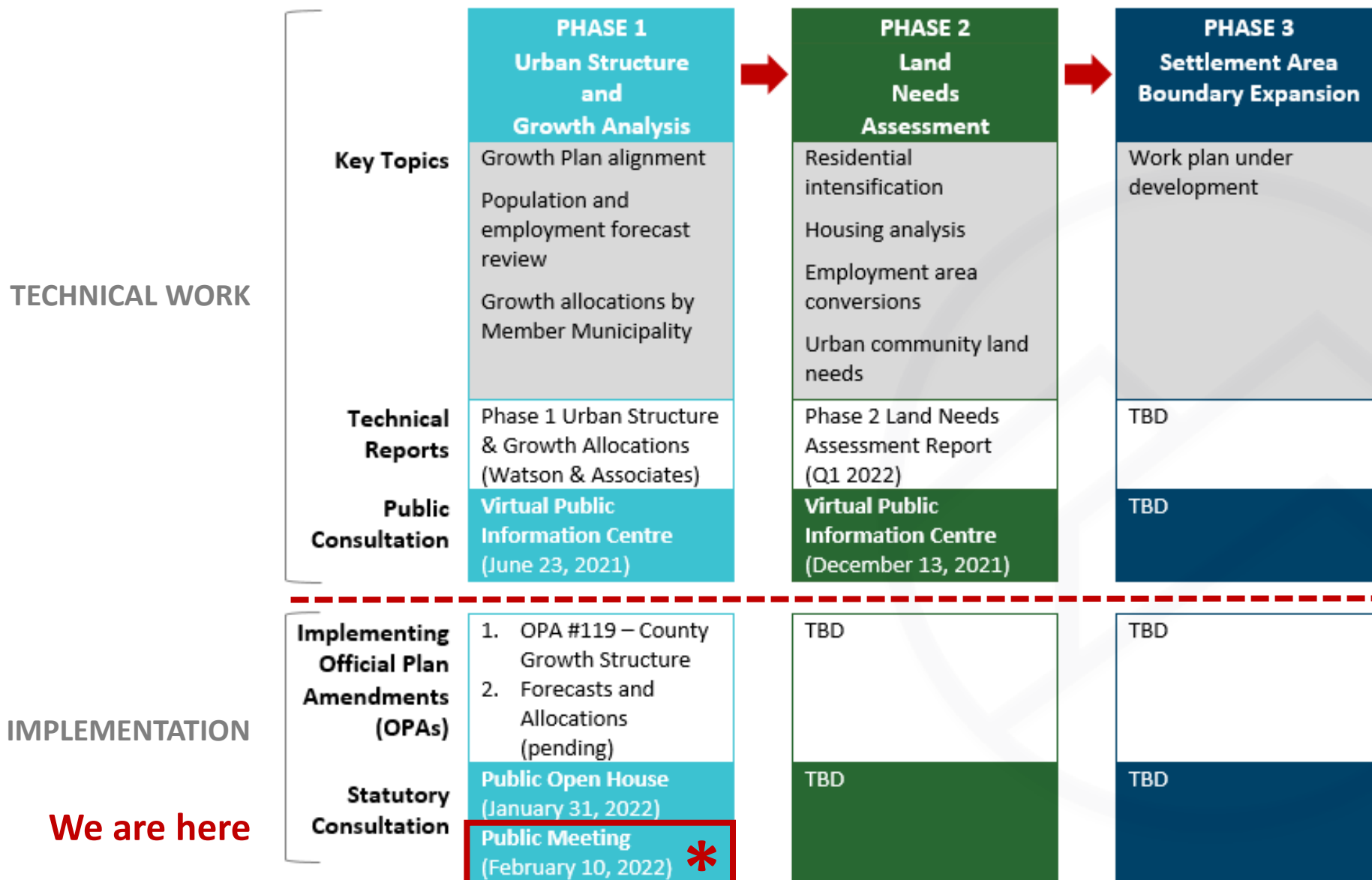
Phase 3

Settlement
Area
Boundary
Review

**Growth
Management**

OPA 119 Implements part of the
Phase 1 work

Work Plan



We are here

County Growth Structure OPA 119



Purpose of Amendment

- Add new policies for complete communities
- Revise and map the County growth structure based on servicing
- Add new policies for a Regionally Significant Economic Development Study Area in Puslinch
- Re-designate the existing historic rural settlement of Puslinch as a Hamlet
- Other technical and formatting changes

Complete Communities

- One of the guiding principles of the Growth Plan
- Amendment introduces complete communities as a key planning concept and objective of the Official Plan
- Complete communities are designed to support healthy and active living to meet people's needs for daily living for an entire lifetime

County Structure

- Includes three Systems identified on the Land Use Schedules of Official Plan:
 - Greenlands System
 - Rural System
 - Urban System
- OPA 119 introduces a revised settlement area hierarchy in the Rural System and Urban System

County Structure

	Greenlands System	Rural System	Urban System
CURRENT OFFICIAL PLAN	<ul style="list-style-type: none">• Core Greenlands• Greenlands• Areas of Natural Scientific Interest (ANSI)	<ul style="list-style-type: none">• Prime Agricultural• Secondary Agricultural• Other Rural Lands	<ul style="list-style-type: none">• Urban Centre• Hamlet
OPA 119	<ul style="list-style-type: none">• No changes	<ul style="list-style-type: none">• Retain existing, but add Secondary Urban Centre and Hamlets	<ul style="list-style-type: none">• Primary Urban Centres

Revised Settlement Hierarchy

Primary Urban Centres

12 Urban Centres re-classified as Primary Urban Centres

- Distinguishes from unserviced Urban Centres in Puslinch
- Recognizes majority of forecast growth to be allocated to areas with water and wastewater servicing
- Continue to be part of Urban System

Secondary Urban Centres

2 Urban Centres re-classified as Secondary Urban Centres (Aberfoyle and Morriston)

- Distinguishes from serviced Urban Centres
- Recognizes that growth to be limited in areas without water and wastewater servicing
- Moved to Rural System, but recognize importance as community hubs

Revised Settlement Hierarchy

Rural Settlement Areas

37 existing Hamlets and Hamlet of Puslinch to be recognized as newly defined Rural Settlement Areas

- Move Hamlets from Urban System to Rural System
- In Greenbelt Area, the Secondary Urban Centre of Morriston is not considered a Rural Settlement Area

Policy 6.4.7 Removal

- Proposed removal of policy which allows for limited residential infilling in unmapped rural settlements in Prime Agricultural and Secondary Agricultural Areas

County Growth Structure

Current Land Use Schedule

- Maps the Built Boundary for all Urban Centres in County and policies (but not mapping) specifies Built-up Areas and Greenfield Areas
- Maps Urban Centres and Hamlets
- Maps Urban Employment (Industrial) Areas in Urban Centres, except Centre Wellington and Erin, and maps all Rural Employment Areas

New Growth Structure Schedule

- For greater clarity, maps the **Built-up Areas** and **Greenfield Areas** based on established Built Boundary
- For greater clarity, maps the **Primary and Secondary Urban Centres** and **Hamlets**
- Maps all **Employment Areas** to meet Growth Plan requirement

County Growth Structure

Urban System

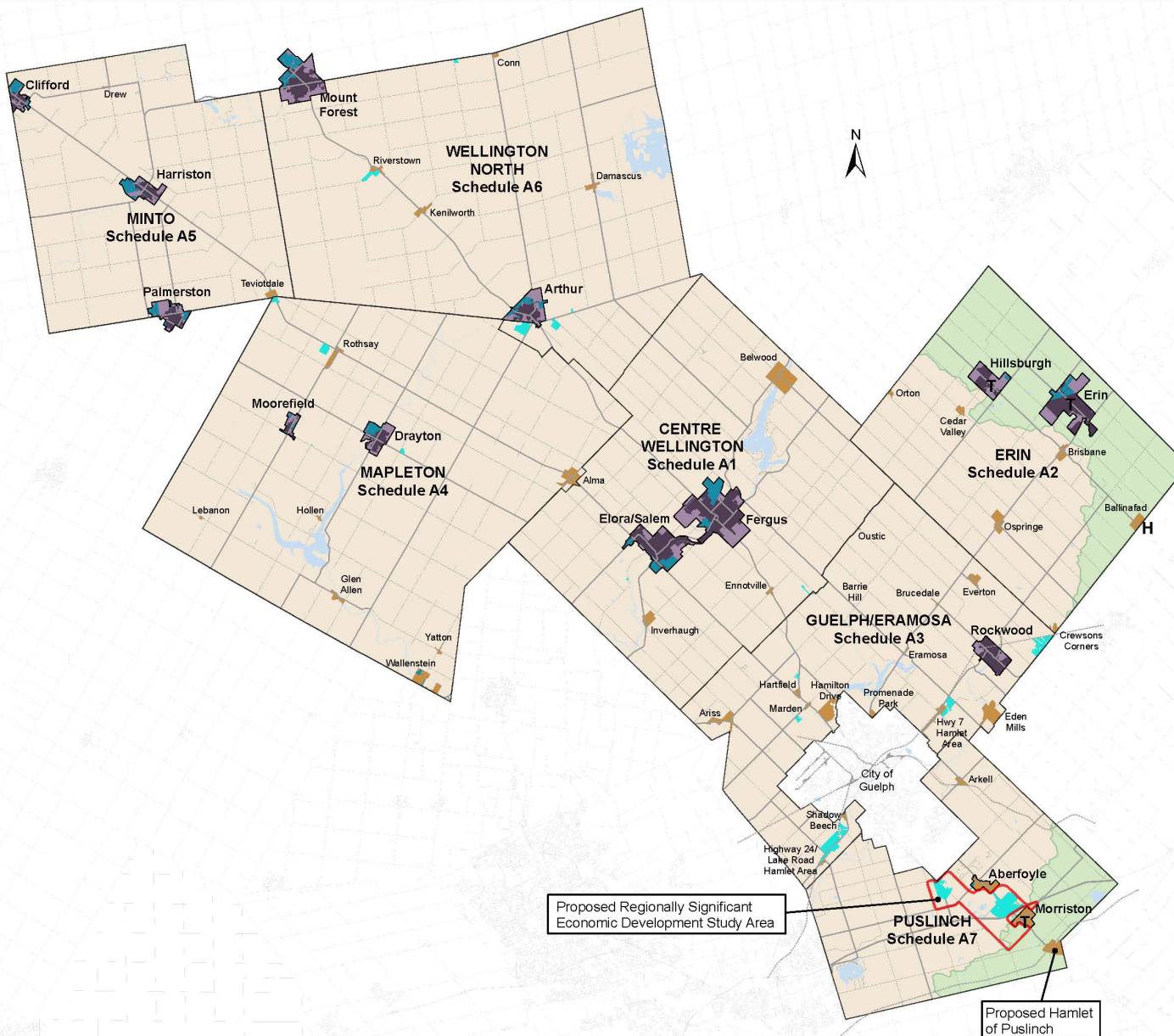
-  Primary Urban Centre
-  Delineated Built-up Area
-  Designated Greenfield Area
-  Employment Area

Rural System

-  Secondary Urban Centre
-  Hamlet
-  Employment Area
-  Rural Employment Area
-  Regionally Significant Economic Development Study Area to be added

Other

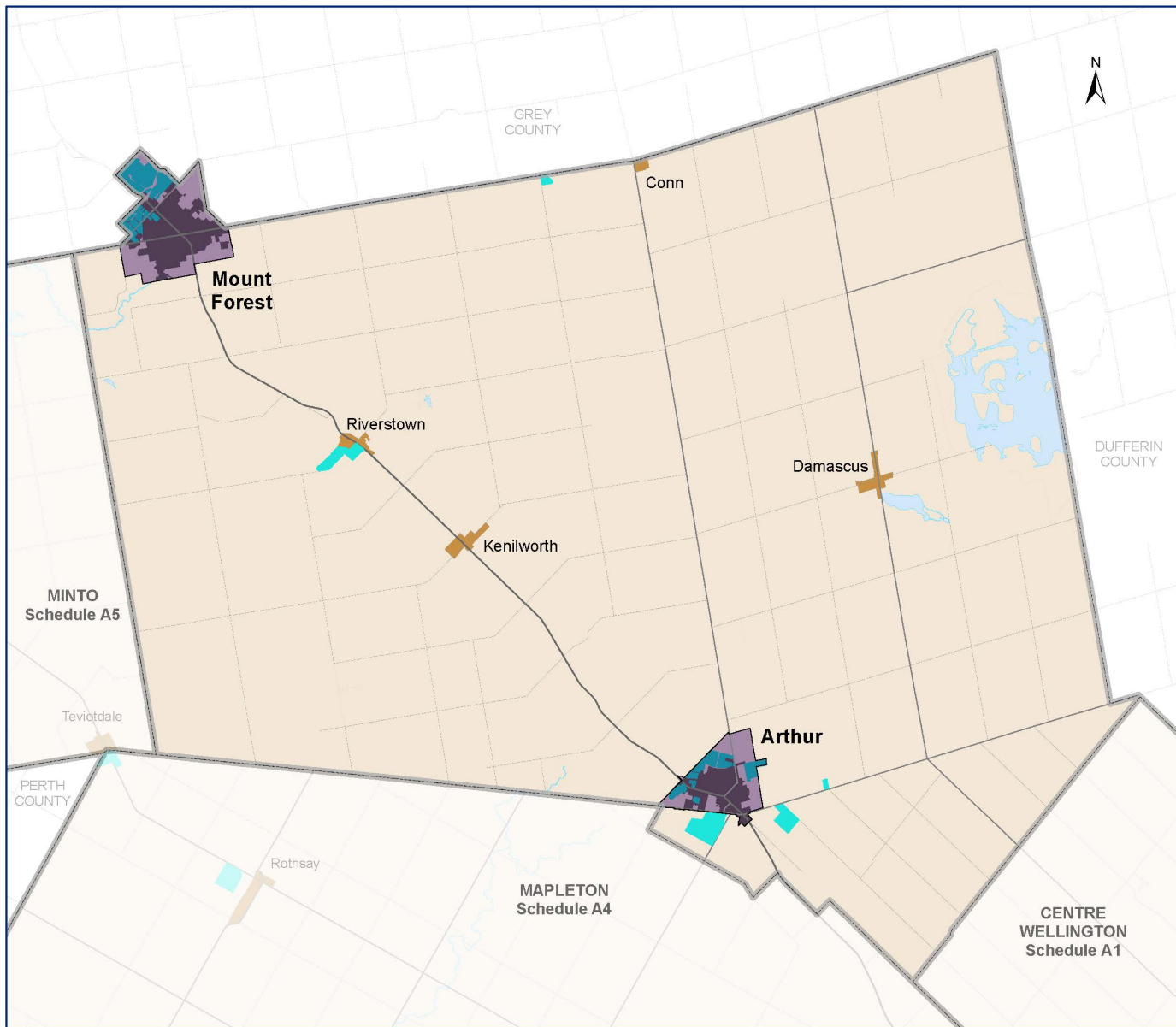
-  Greenbelt Area
-  Greenbelt Town/Village
-  Greenbelt Hamlet
-  Waterbody/Watercourse



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Sources: County of Wellington
Planning and Development Department 2019.
Ministry of Natural Resources 2008.

Consolidation Date: October 2021
Date printed: October 2021





County Growth Structure WELLINGTON NORTH

Urban System

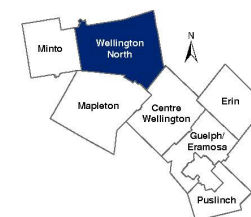
- Primary Urban Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Employment Area

Rural System

- Hamlet
- Rural Employment Area

Other

- Waterbody/Watercourse



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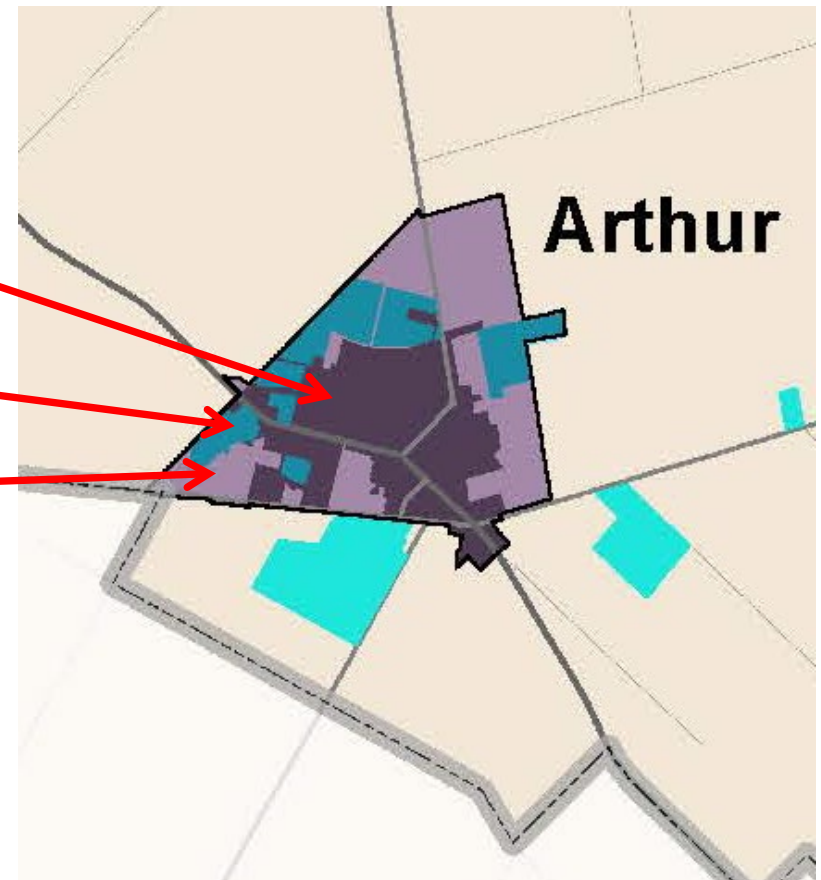
County Growth Structure

Primary Urban Centre Detail

 Delineated Built-up Area

 Employment Area

 Designated Greenfield Area

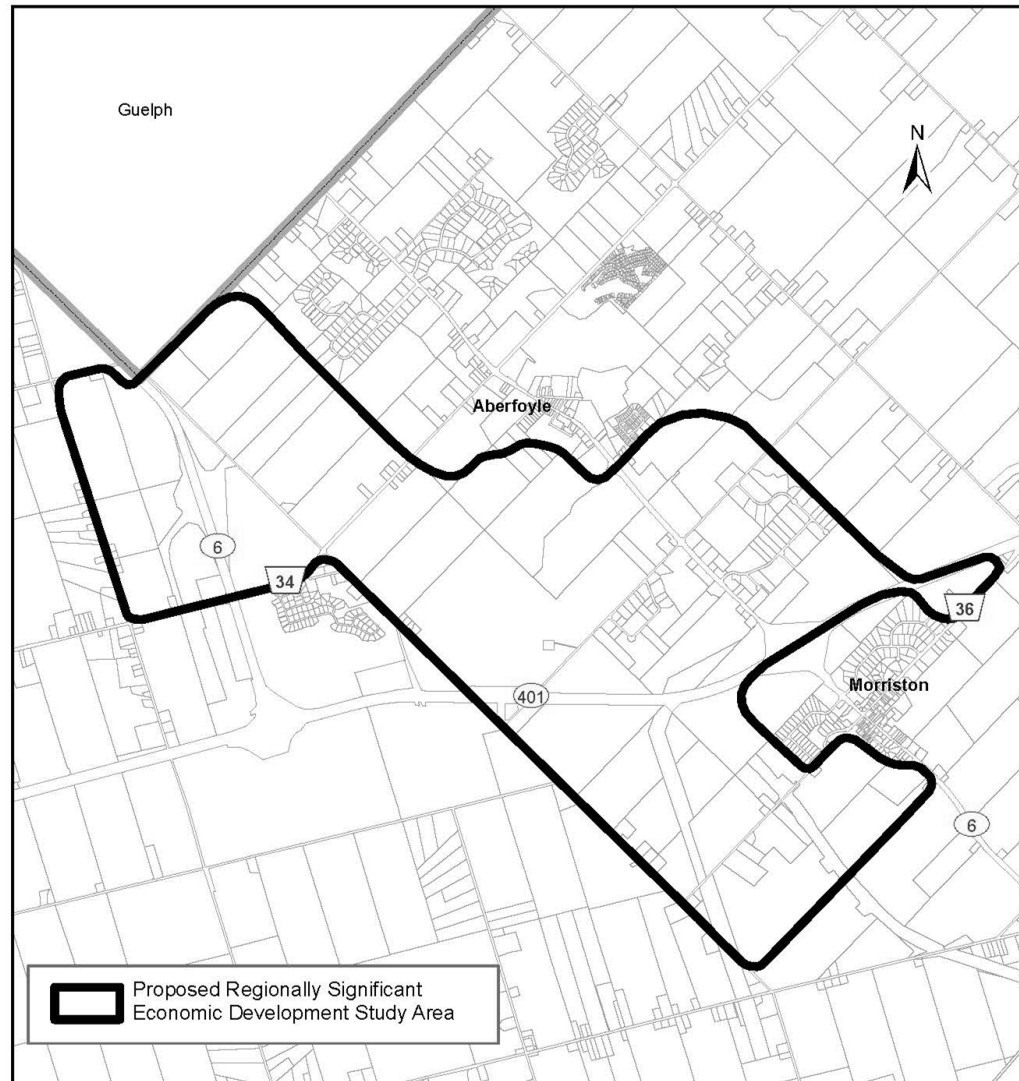


Regionally Significant Economic Development Area (RSEDA)

- Examining new options for South Wellington through MCR
- Provincial policies place restrictions on growth in Puslinch
- Highway 6 and 401 Morriston By-pass expansion project presents unique constraints and opportunities
- Need support of Province to proceed with establishing study area

RSEDA Study Area and Policy

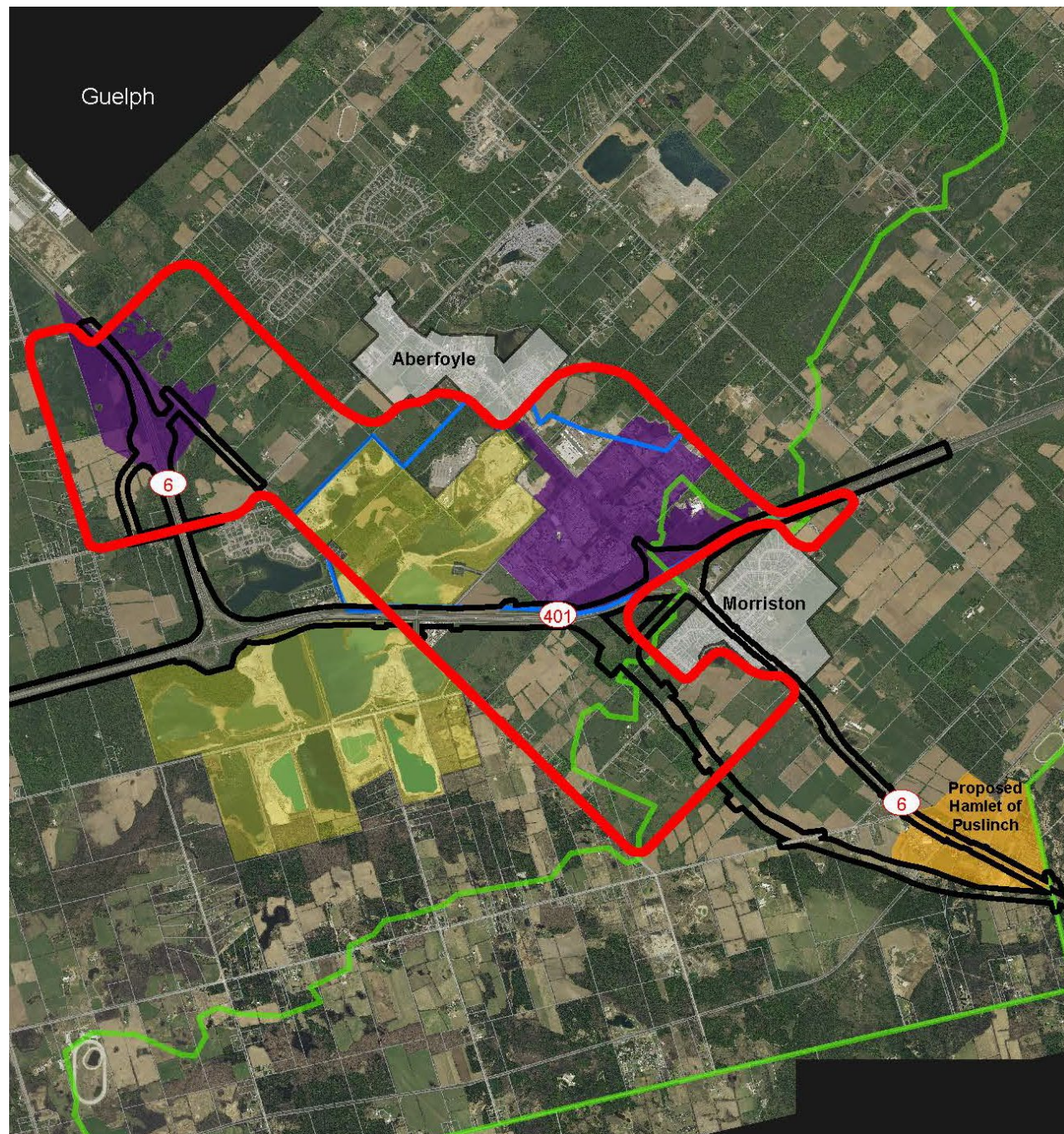
- Study to be initiated by the Township in consultation with the County
- Township and County to prepare detailed terms of reference
- The Study is to incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review



RSEDA Study Area Context

Legend

-  Proposed Regionally Significant Economic Development Study Area
-  Proposed Hamlet of Puslinch
-  Hwy 6 & 401 Right-of-Way Extension with 45m Offset
-  Greenbelt Area
-  Existing Rural Employment Areas
-  Existing Puslinch Economic Development Area (PA7-1)
-  Nearby Licenced Aggregate Operations

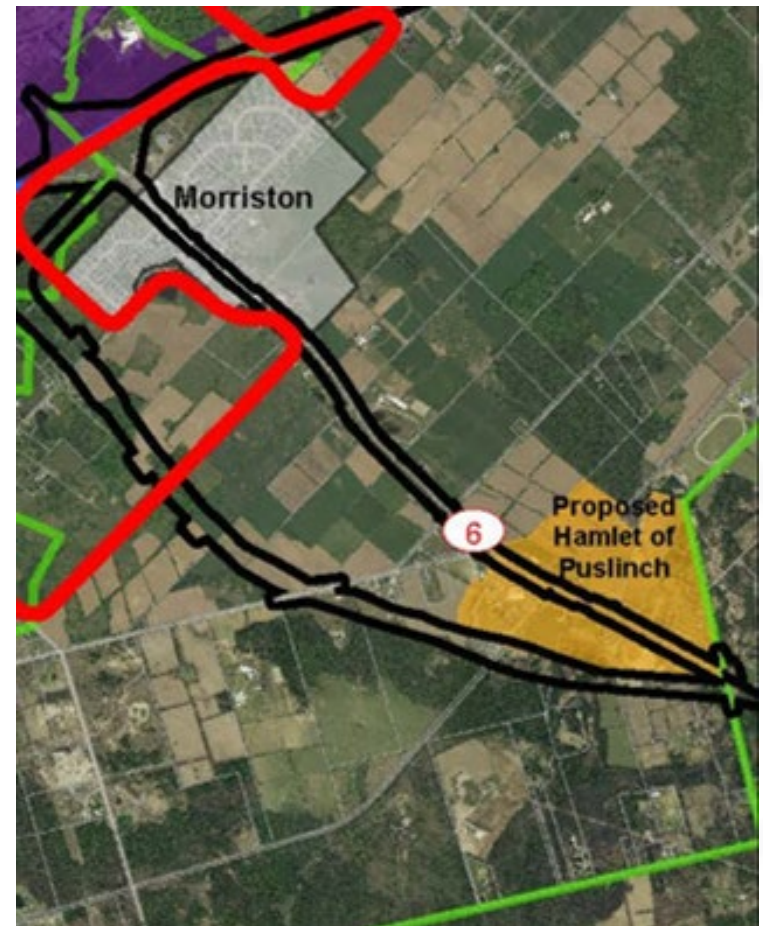


RSEDA Implementation

- Implementation details will be addressed as part of the future Study
- Further Official Plan Amendment(s) necessary to introduce new land use designation(s)
- Zoning By-law Amendment(s) to introduce new permitted uses and regulations

Re-designating Historic Hamlet of Puslinch

- Historic Hamlet of Puslinch is a long standing small, mixed use community in southern Puslinch
- Hamlet was recognized with a special policy in 1988 Puslinch Official Plan
- Re-designation is logical at this time due to status of Highway 6 realignment



Lands within Re-designated Hamlet of Puslinch

Current Designations

- Limited or prohibited residential lot creation
- Focus on agricultural and agriculture-related uses
- Potential for small scale commercial, industrial and institutional uses in Secondary Agricultural Area subject to criteria

New Hamlet Designation

- Residential lot creation potential, subject to appropriate zoning
- Potential for Local commercial, small scale industrial, institutional and parks and open space where compatible and adequate servicing can be provided

Proposed new uses are subject to necessary planning approvals. Current Ministry of Transportation access restrictions apply to Highway 6 South.

Other Changes

- Adds, removes, revises and italicizes definitions
- Terminology updates
- Map and text formatting
- Changes of a housekeeping nature

Future Implementation Matters

- OPA 119 does **not** include implementation of 2051 growth forecasts or other phases of the technical work
- Changes to land use designations or policies related to Phase 2 Land Needs Assessment or Phase 3 Settlement Area Boundary Review are subject to review and evaluation through the ongoing MCR process

OPA 119

Consultation to Date



Circulation for Comment

- Draft OPA 119 was circulated as follows:
 - Ministry of Municipal Affairs and Housing for 90-day review
 - Agencies and members of the Public with a comment deadline of December 10, 2021

Comments Received

- 22 from Members of the Public
- Town of Minto
- Saugeen Ojibway Nation
- Conservation Halton, Saugeen Conservation, Hamilton Conservation Authority
- Upper Grand District School Board
- City of Guelph
- Wellington Federation of Agriculture
- Wellington Source Water Protection

Key Themes from Comments

- RSEDA Study Area
- Protection of Farmland
- Cultural Heritage vs Residential Intensification
- Establishment of Natural Heritage System
- Protection of Natural Heritage Features
- Interest in keeping rural settlement area policy 6.4.7 and flexible settlement area boundaries
- Requests:
 - to expand Rural Employment Areas, Urban Centres and Hamlets
 - other site-specific re-designation, and
 - for clarification about Employment Conversion requests

OPA 119

Next Steps



Next Steps

- Review of all comments and submissions through circulation of OPA, Open House and Public Meeting
- Preparation of final draft OPA
- Recommendation report to County Council for adoption
- Submission to Province for approval



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Thank you for joining us!

For more information

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