

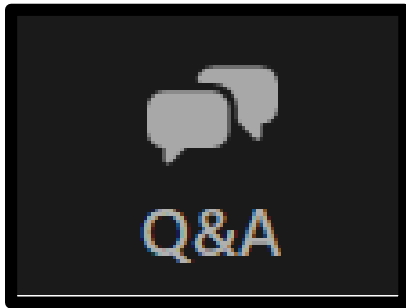
Welcome to the Open House for Official Plan Amendment (OPA) 120

The virtual meeting will begin at 6:30 pm. This meeting is being recorded. All participants are muted and have their cameras turned off.

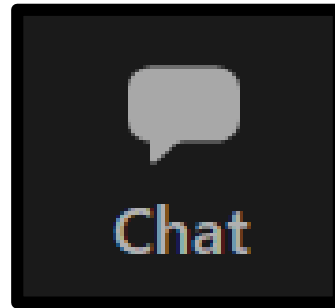
If you require technical assistance to participate in the meeting this evening please **contact Alexander Furneaux at afurneaux@lura.ca or 289-768-5561**

How to Participate

If you are joining the virtual community meeting by the desktop or mobile Zoom app, a toolbar with these **buttons** appears at the bottom of your screen.



Click or tap the **Q&A** button to open the Q&A window and submit a written question or comment.



The **Chat** button has been deactivated. Use the Raise Hand or Q&A button instead to ask a question or make a comment.



Click or tap the **Show Captions** button to start live captioning of speakers in the meeting.



PLANWELL^{OM}

Wellington County Official Plan Review

OPA 120 County Growth Forecast

Virtual Public Open House
December 15, 2022



Welcome and Introductions



On the Call this Evening

County of Wellington

Aldo Salis, Director of Planning and Development

Sarah Wilhelm, Manager of Policy Planning

Jameson Pickard, Senior Policy Planner

LURA Consulting

Susan Hall, Partner

Alexander Furneaux, Project Manager

Lovely Juson, Community Engagement Specialist

Agenda

6:30 Meeting Housekeeping

6:35 Welcome

6:40 Agenda Review and Introductions

6:45 Presentation – Sarah Wilhelm

County of Wellington

7:00 Questions & Discussion

7:55 Next Steps

8:00 Adjourn

Purpose of Meeting

- Hosted by Planning and Development Department to provide a chance to:
 - Learn about the proposed Official Plan Amendment (OPA 120)
 - Ask staff questions
 - Provide comments
- For comments to be included in summary for this meeting, provide them today or submit by January 4, 2023
- Open House required under Section 26 of Planning Act
- In addition to this Open House, a Public Meeting hosted by County Planning Committee will be held on **Thursday, January 12, 2022**
- Public comments will also be received up until this date

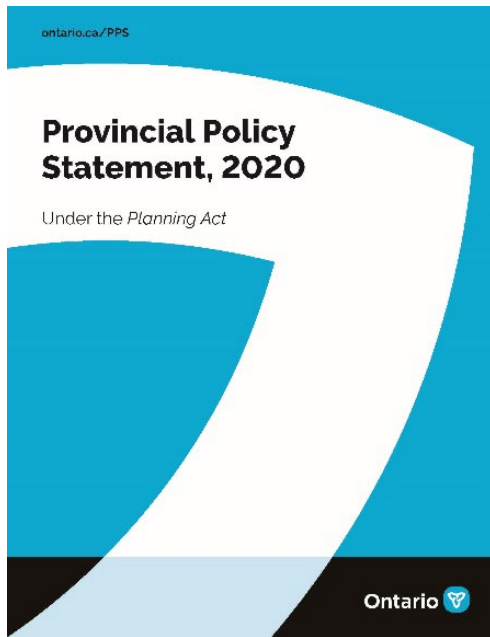
OPA 120

Policy Context



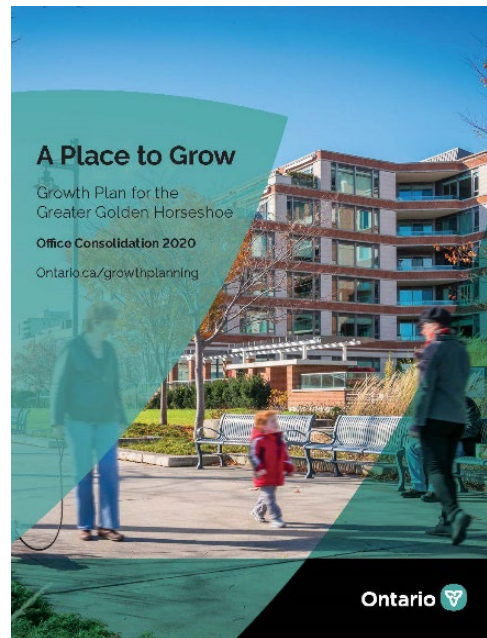
Provincial Planning Policy Structure

PROVINCE-WIDE Provincial Policy Statement



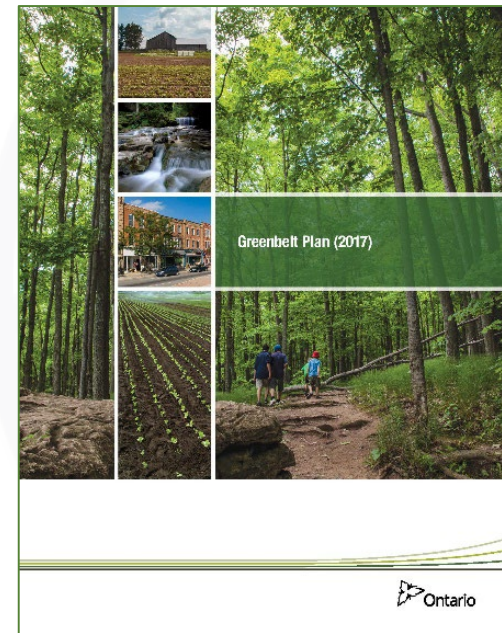
Applies
County-wide

PARTS OF PROVINCE Growth Plan



Applies
County-wide

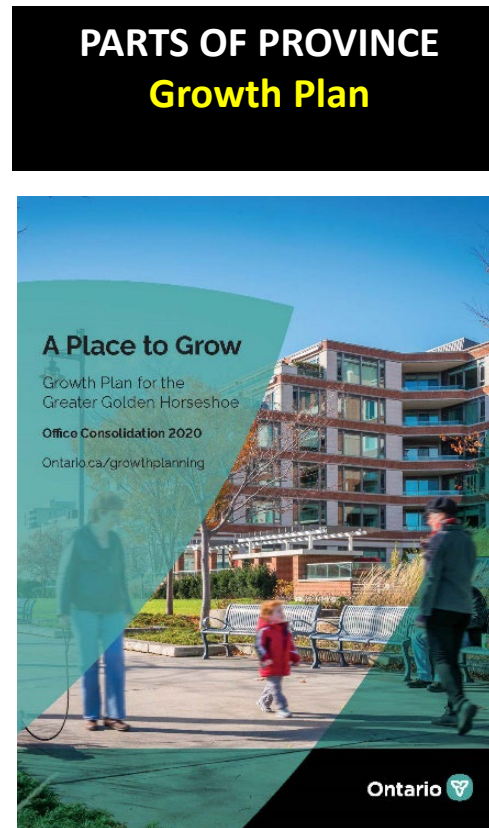
PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of
County

Provincial Planning Policy Structure

- Province Amended Growth Plan in 2020
- **Minimum** population of 160,000 people and 70,000 jobs for Wellington County by 2051



- County is required to distribute this growth across Wellington

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

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.

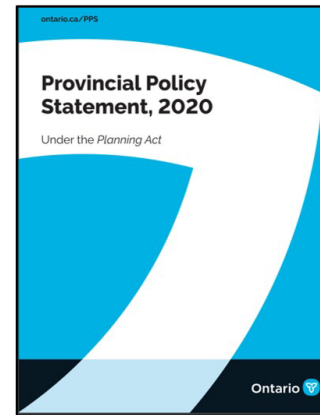
Last Updated: January 8, 2021

Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Review of A Place to Grow and Provincial Policy Statement

- Seeking input on a streamlined Province-wide land use policy framework
- Consultation on five core elements



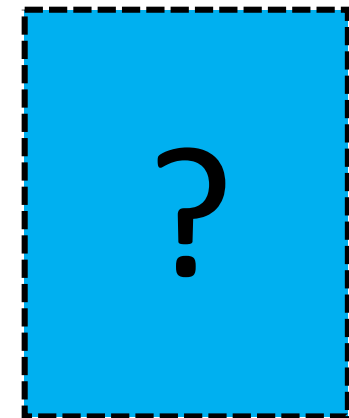
Provincial Policy Statement (PPS)

+



A Place to Grow (APTG)

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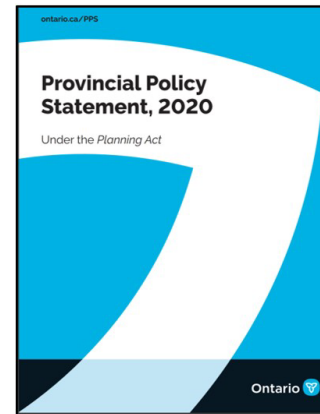


Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Review of A Place to Grow and Provincial Policy Statement

- Some potential areas that relate to growth forecasts:
 - Use the most current, reliable information in forecasting
 - Increased flexibility for rural residential development



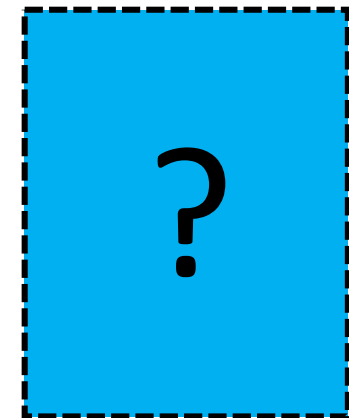
Provincial Policy Statement (PPS)

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A Place to Grow (APTG)

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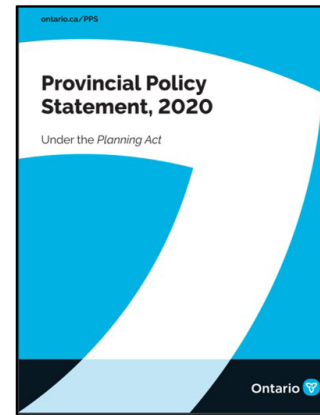


Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Review of A Place to Grow and Provincial Policy Statement

- Comments on core elements due to Province December 30, 2022 (ERO Posting 019-6177)
- Early in process
- No policy document available



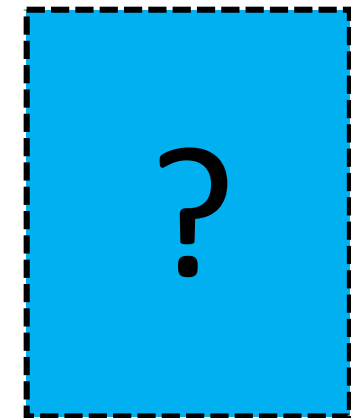
Provincial Policy Statement (PPS)

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A Place to Grow (APTG)

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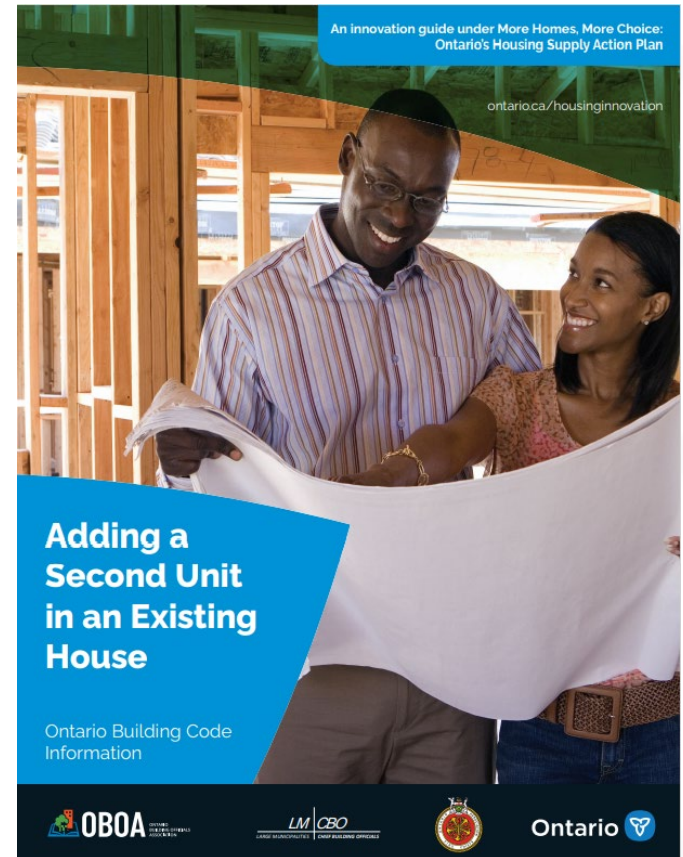


Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Additional Residential Units (ARUs)

- As-of-right zoning to permit up to three residential units per urban lot
- County Official Plan policies support ARUs
- ARUs are accounted for within Urban Land Needs Assessment



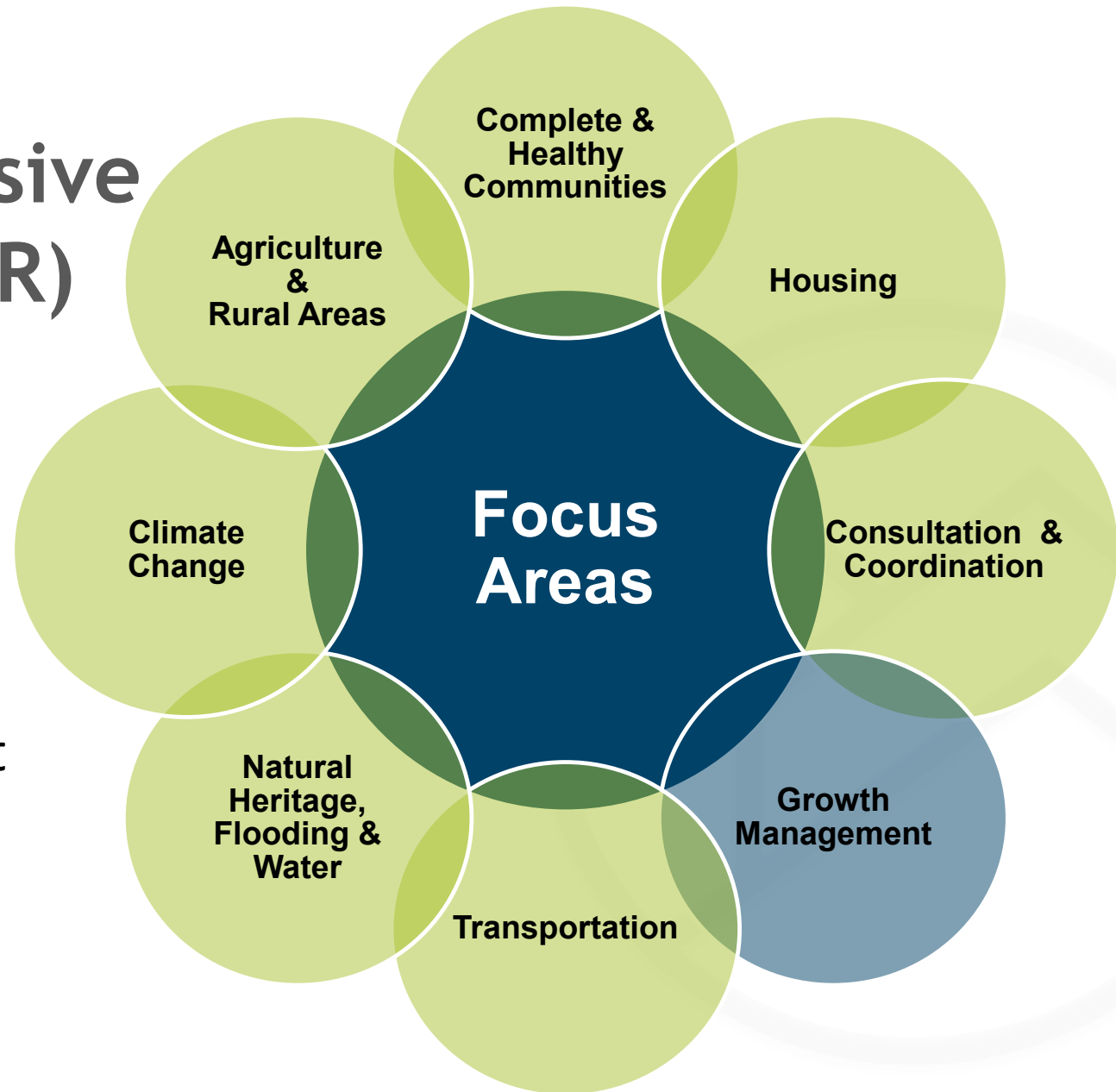
OPA 120

Official Plan

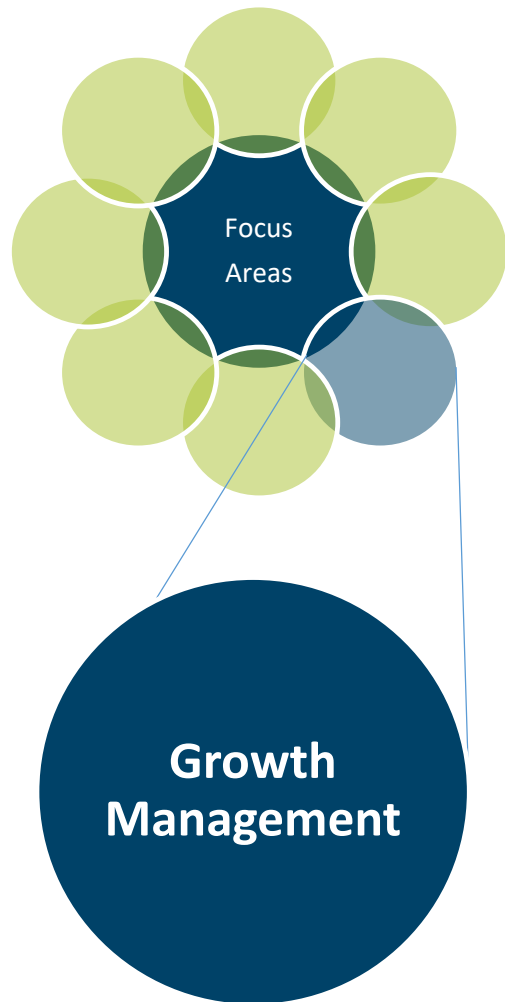
Review Context

Municipal Comprehensive Review (MCR)

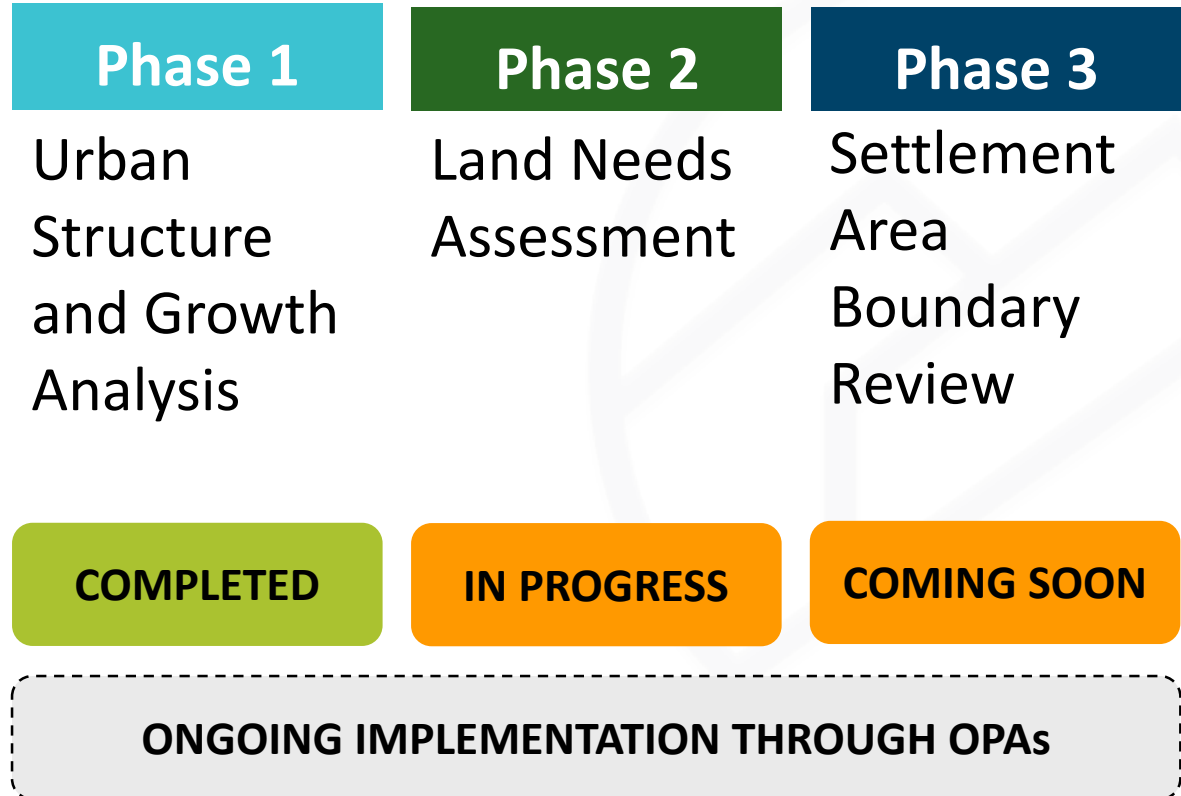
- Interrelated and overlapping focus areas
- OPA 120 implements part of growth management technical work



Work Plan



Three key phases of technical work:



Phase 1: Technical Work

- Phase 1 Report developed for the County by Watson & Associates
- Covers urban structure and growth allocations
- Phase 1 growth allocations form basis for OPA 120



Phase 1 MCR Report: Urban Structure and Growth Allocations

County of Wellington

Final Report (as amended January 31, 2022)

June 16, 2021

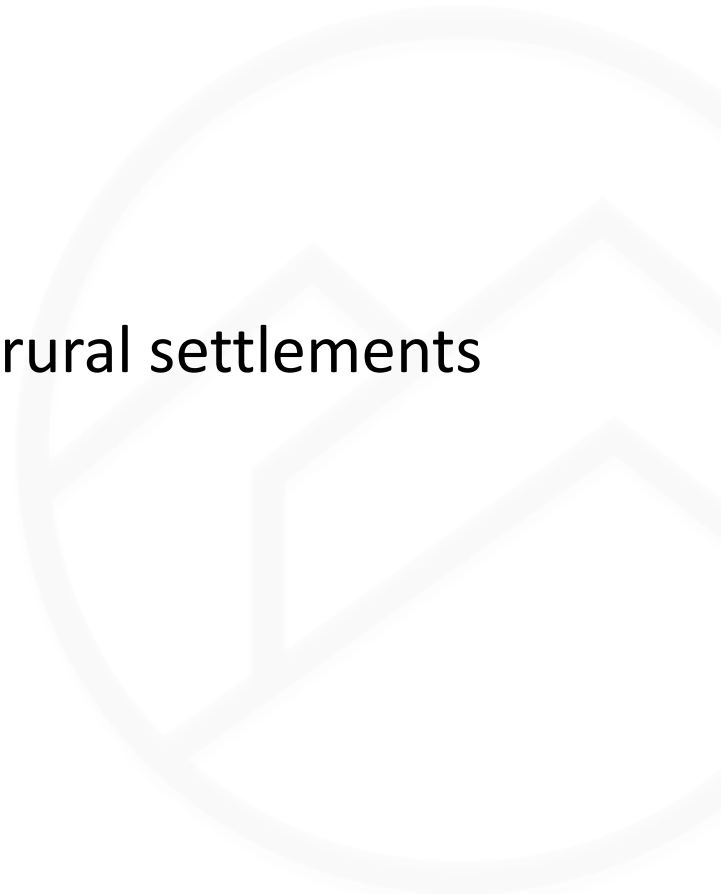
Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

Phase 1: Consultation

Type of Consultation	Audience
Review of draft growth allocations, preliminary findings and proposed revisions	Technical Resource Team (TRT) with: <ul style="list-style-type: none"> • Municipal CAOs (or their designate) • Municipal planning consultants • County planning staff • Watson & Associates
Public Information Centre to present Draft Phase 1 Report (June 16, 2021)	<ul style="list-style-type: none"> • Member Municipalities • Indigenous Communities • Agencies • Members of public and stakeholders (through website subscription and email list)
Circulation of Draft Phase 1 Report for comment (June - July, 2021)	<ul style="list-style-type: none"> • Member Municipalities • Indigenous Communities • Agencies • Members of public and stakeholders (through website subscription and email list)
Local Council presentations by request	<ul style="list-style-type: none"> • Member Municipalities
Individual emails/calls/on-line meetings by request	<ul style="list-style-type: none"> • County and Municipal Councillors • Member Municipality staff • Members of public and stakeholders

Phase 1: Key Themes from Comments

- Preserve agricultural land
- Ensure municipal servicing availability
- Conserve heritage
- Consider urban centre expansions
- Consider infilling and rounding out of rural settlements
- Affordable housing need



Phase 1: County Response

- Comments reviewed by County staff and consultants
- Reported results
 - through Planning Committee,
 - shared with member municipalities, and
 - posted on project website.
- County has limited flexibility in allocating growth
 - Provincial-led process, lower projections are not permitted
 - Provincial policies direct where growth should occur
- Comments **applicable** to growth allocations were factored into the analysis, where appropriate
- Comments **not applicable** to growth allocations are being carried forward to future phases of our work, where appropriate

Phase 1: Decision

- Phase 1 Report approved in principle by County Council in March 2022
- Adopted **OPA 119** implements the **Urban Structure**
- **OPA 120** implements the **Growth Forecast**



**Phase 1 MCR Report: Urban Structure
and Growth Allocations**
County of Wellington

Final Report (as amended January 31, 2022)

June 16, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

What do we use forecasts for?


- Forecasts are used to plan for land needs to support growth
- Forecasts are also used to plan for infrastructure and servicing to support the following:
 - Municipal financing
 - Public services
 - Economic development and tourism
 - Transportation planning

OPA 120

County Growth Forecast Amendment



Purpose of Amendment

- Update the population, household and employment forecast tables in the Official Plan
 - Revise text in accordance with new forecasts
- 

Main Changes

- Extend forecast to 2051
- Include 2021 as a base
- Higher percentage of population forecast to be in urban centres at 2051
- Higher percentage of population growth will take place in urban centres

Population Highlights 2021-2051



Population Highlights County of Wellington

2021 Population¹

100,800



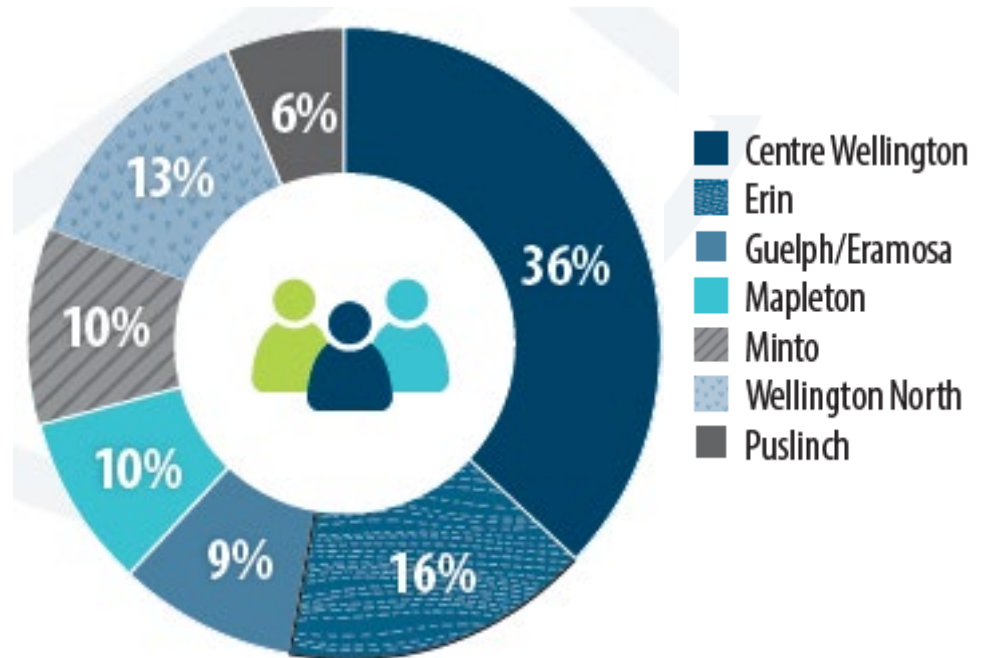
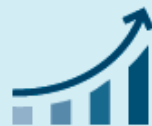
Population by 2051^{1,2}

160,000



Population increase

↑ 59,200



Housing Highlights 2021-2051



County of Wellington Housing Highlights

2021 Housing Units¹

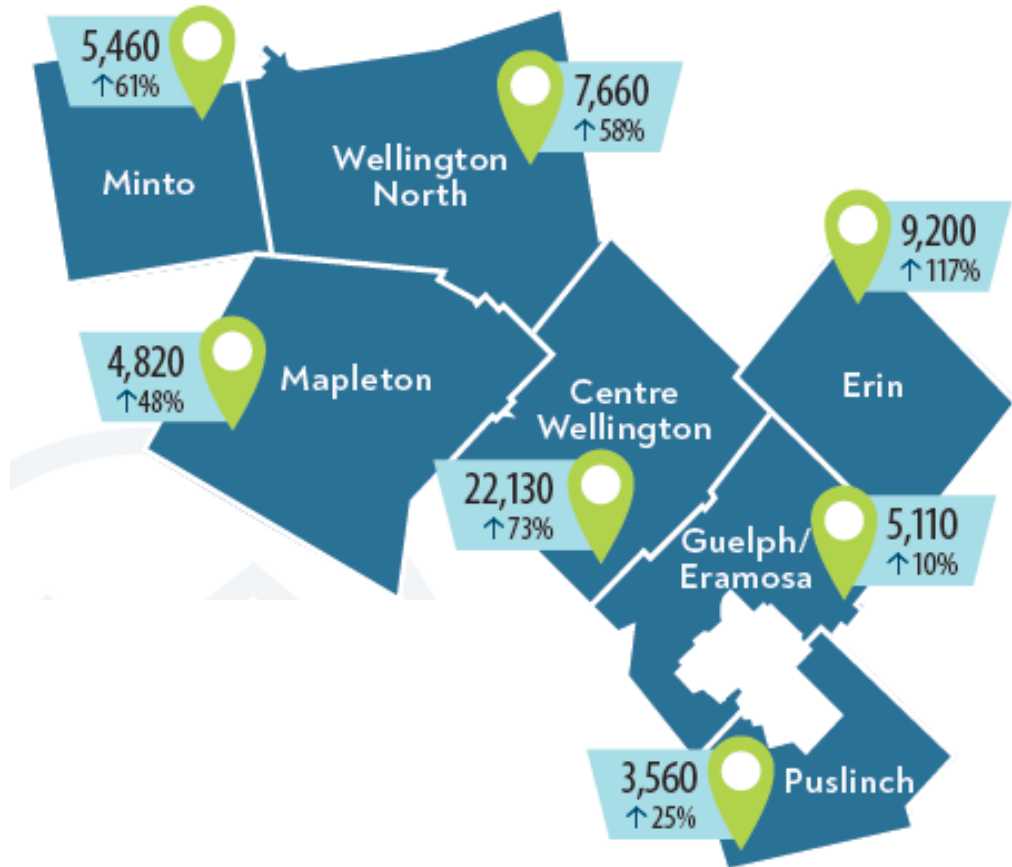
36,060

Housing Units by 2051¹

57,940

Housing Unit increase

↑ 21,880



Employment Highlights 2021-2051



Employment Highlights County of Wellington

2021 Employment¹

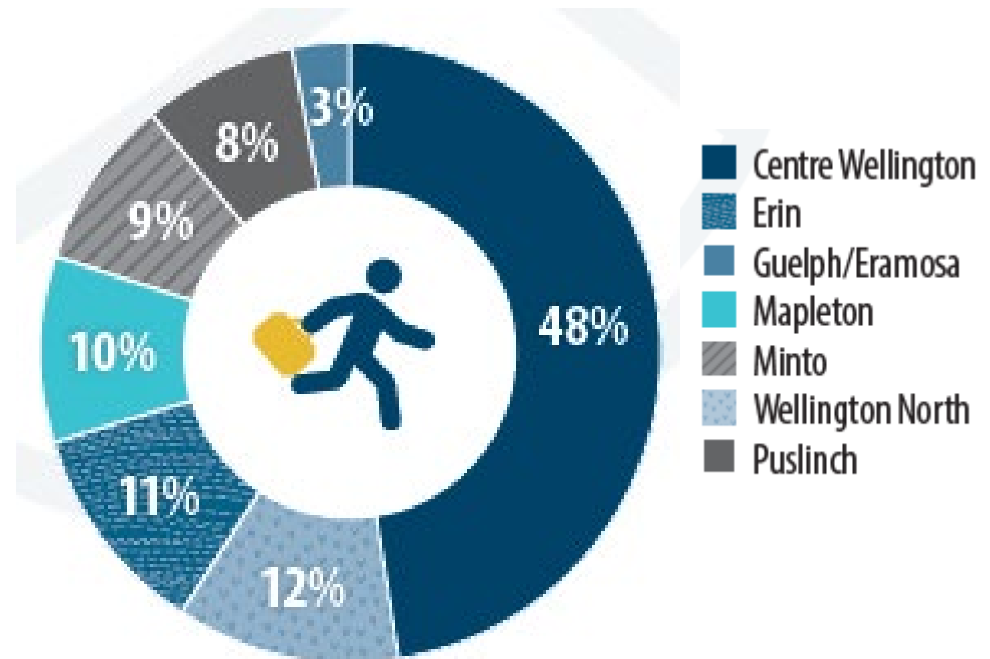
43,000

Employment by 2051^{1,2}

70,000

Employment increase

↑ 27,000



Other Changes

- Text changes to reflect the new growth, planning horizon
- Removal of Special Policy for Hillsburgh and Erin Urban Centres that no longer applies

Future Implementation Matters

- OPA 120 does not include 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 120

Consultation to Date



Circulation for Comment

Draft OPA 120 was circulated to:

- Ministry of Municipal Affairs and Housing for 90-day review
- Agencies and members of the Public with a comment deadline of November 18, 2022

Comments Received to Date

Comments

- Township of Puslinch
- 5 from Members of the Public
- Wellington Federation of Agriculture

No Comments or Concerns

- Indigenous Communities (Métis Nation, Chippewas of the Thames, Chippewas of Rama First Nation)
- Conservation Authorities (Maitland Valley Conservation Authority, Grand River Conservation Authority, Conservation Halton, Saugeen Conservation)
- Bell Canada

Key Themes from Comments

Comments which **apply to growth allocations** of OPA 120:

- Need more growth for Puslinch through rural severances and subdivisions/condominiums
- Need more rural residential growth/flexibility for Belwood
- Support for growth for Mapleton, including Drayton

We will respond to these comments through future report on OPA 120

Key Themes from Comments

Comments which do not apply to growth allocations of OPA 120:

- Protection of farmland:
 - Remove Secondary Agricultural designation County-wide
 - Increase intensification target to 20%
 - Increase greenfield density target to 80 people and jobs per hectare
 - Integrate climate change and transportation planning into process
- Site specific request to re-designate lands from Prime Agricultural to Secondary Agricultural

We will respond to these comments through future report on OPA 120, but note that they will be considered as part of Agricultural Mapping and Policy Review (under way) and Phase 3 technical work

OPA 120

Next Steps



Next Steps

- Statutory Public Meeting – In Person

Thursday, January 12, 2022 at 10:30 am

Council Chambers

County of Wellington Administration Centre

74 Woolwich Street

Guelph, ON N1H 3T9

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 a decision

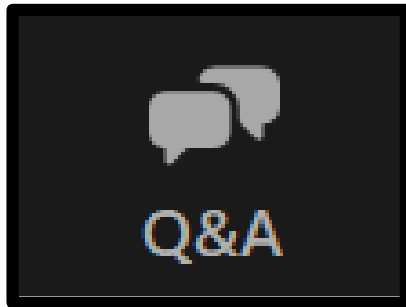
OPA 120

Questions?

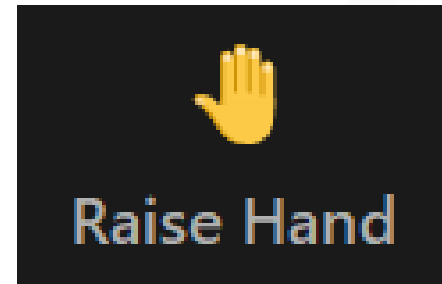


How to Participate - Online

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Click or tap the **Q&A** button to open the Q&A window and submit a written question or comment.



Click or tap the Raise Hand button to enter the queue to ask a question or make a comment out loud. The button will be shaded yellow while your hand is raised and you are in the queue

How to Participate - Phone

Call-in participants can raise their hand and unmute or mute themselves with these keys.



***9**

**Raise/Lower
Hand**

To **raise your hand**, press ***9** on your telephone's keypad. Press ***9** again to **lower your hand**.

Note: You may hear an audio prompt if the host lowers your hand on your behalf.

***6**

Unmute/Mute

When it is your turn to speak, you will hear an audio prompt asking you to **unmute** by pressing ***6** on your phone's keypad. Press ***6** again to **mute** when you are done speaking.

Note: You may hear an audio prompt if the host mutes you on your behalf.

- What questions, comments and feedback do you have on the County Growth Forecast Official Plan Amendment?



PLANWELL[™]

Thank you for joining us!

For more information

Sarah Wilhelm
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519.837.2600 x2130

Jameson Pickard
Senior Policy Planner
jamesonp@wellington.ca
519.837.2600 x2300

Project website: www.wellington.ca/planwell

Project email: planwell@wellington.ca