



PLANWELL<sup>OM</sup>

## Wellington County Official Plan Review

# OPA 120 County Growth Forecast

Public Meeting  
January 12, 2023



LIVEWELL



GROWWELL



SUSTAINWELL

# Purpose of Public Meeting

- Hosted by County Planning Committee to provide a chance to:
  - Learn about the proposed Official Plan Amendment (OPA 120)
  - Ask questions and provide comments
- A virtual Open House hosted by Planning and Development Department was also held December 15, 2022
- Both meetings are required under Section 26 of Planning Act and the staff presentations are essentially the same

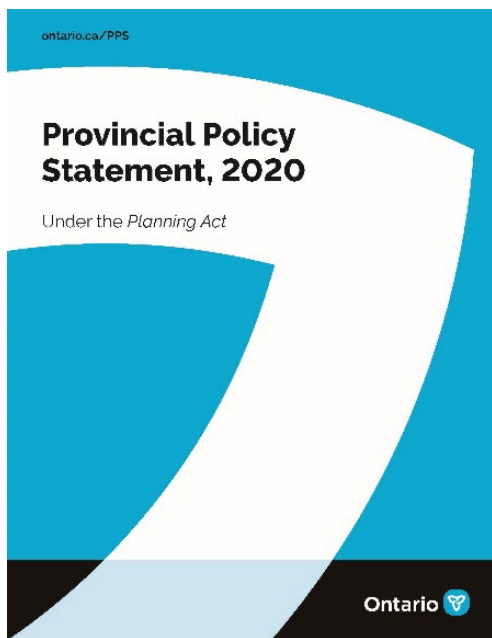
OPA 120

# Policy Context



# Provincial Planning Policy Structure

## PROVINCE-WIDE Provincial Policy Statement



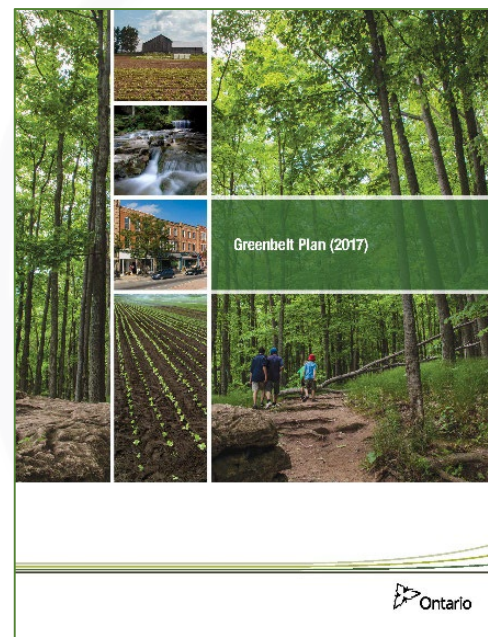
Applies  
County-wide

## 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.

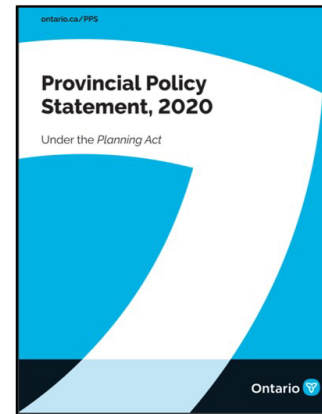
Last Updated: January 8, 2021

# Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

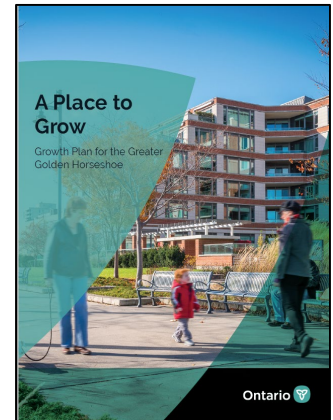
## Review of A Place to Grow and Provincial Policy Statement

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



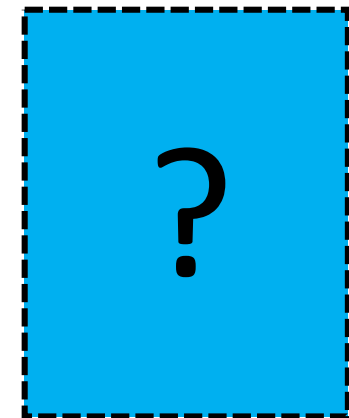
Provincial Policy  
Statement (PPS)

+



A Place to  
Grow (APTG)

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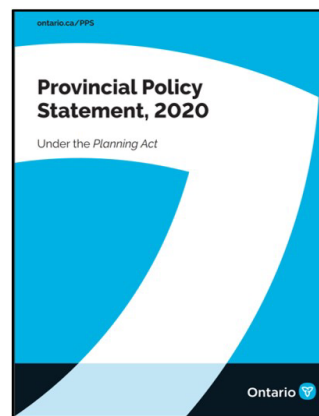


# Potential Impacts of Bill 23

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



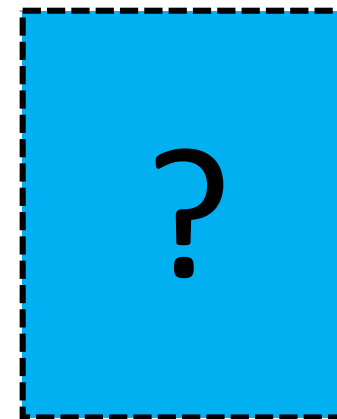
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A Place to  
Grow (APTG)

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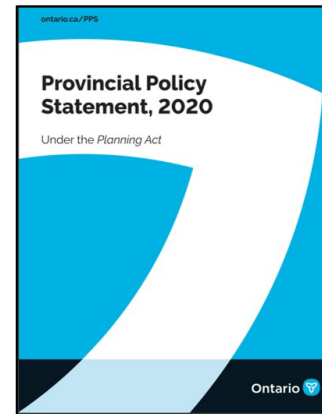


# Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

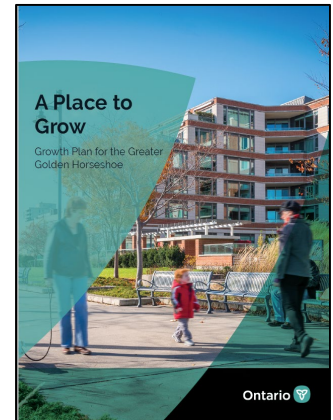
## Review of A Place to Grow and Provincial Policy Statement

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



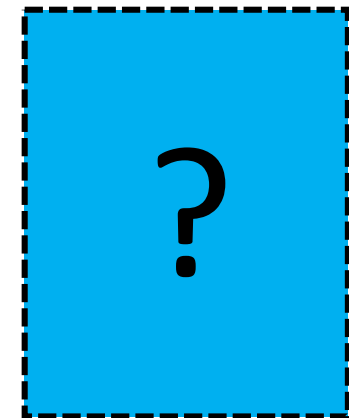
Provincial Policy  
Statement (PPS)

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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



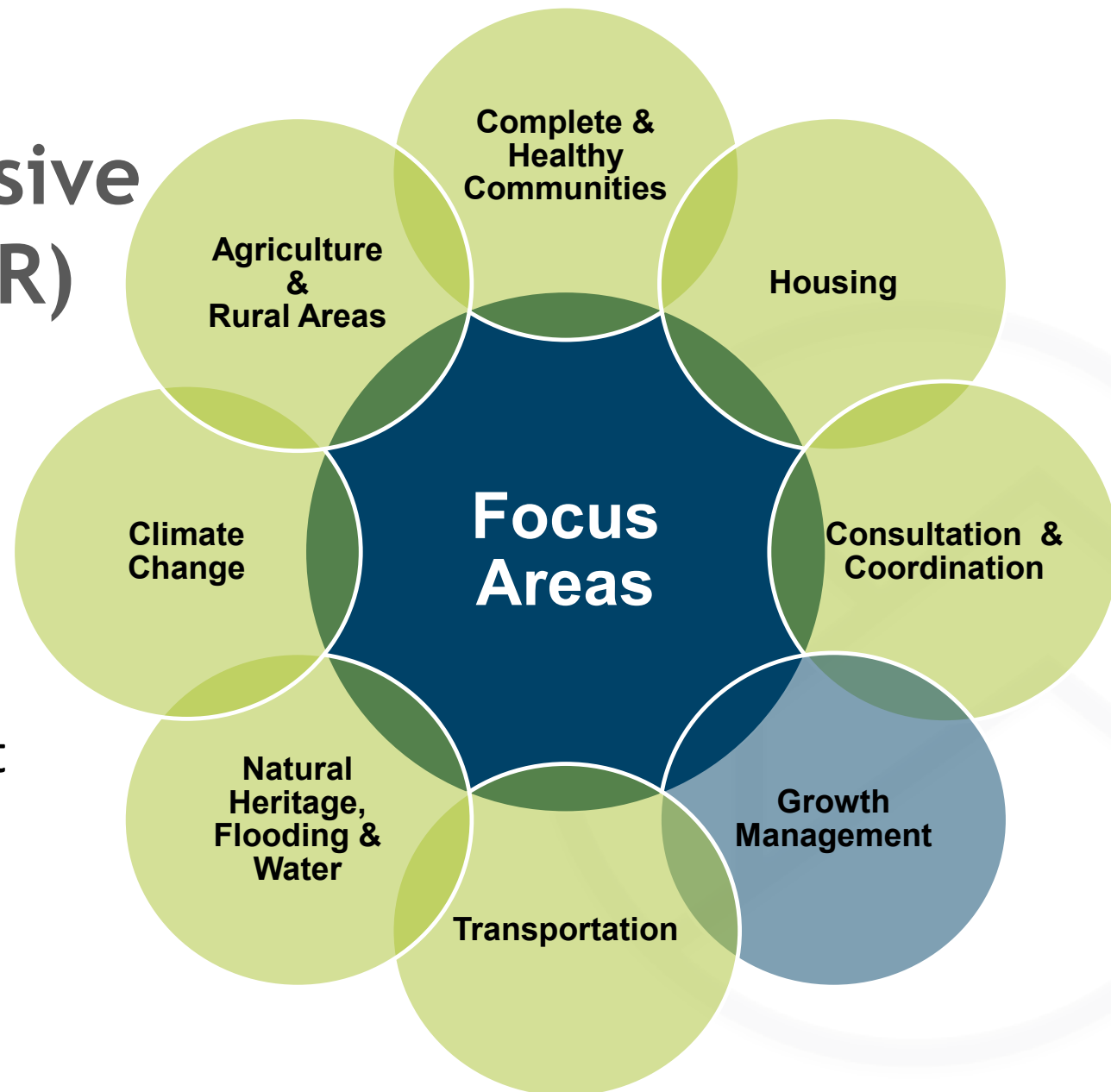
OPA 120

# Official Plan Review Context

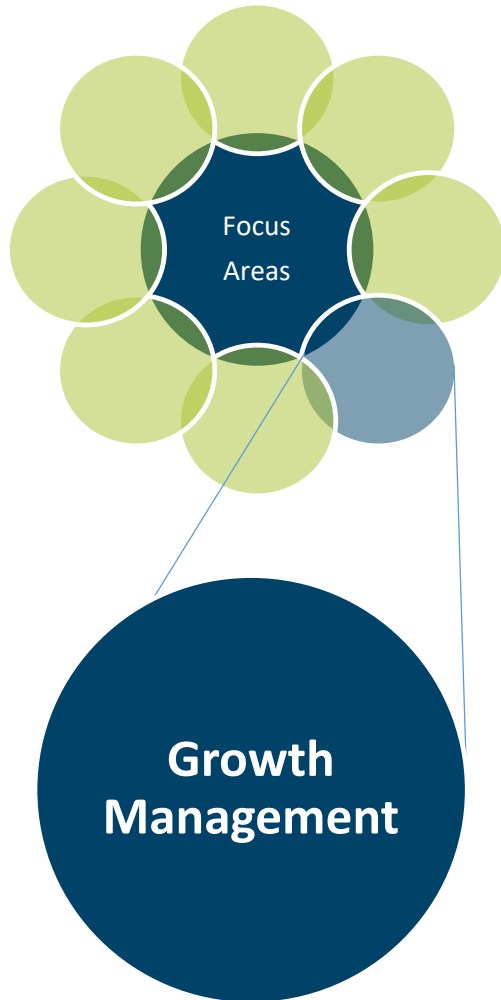


# Municipal Comprehensive Review (MCR)

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



# Work Plan



Three key phases of technical work:

## Phase 1

Urban  
Structure  
and Growth  
Analysis

**COMPLETED**

## Phase 2

Land Needs  
Assessment

**IN PROGRESS**

## Phase 3

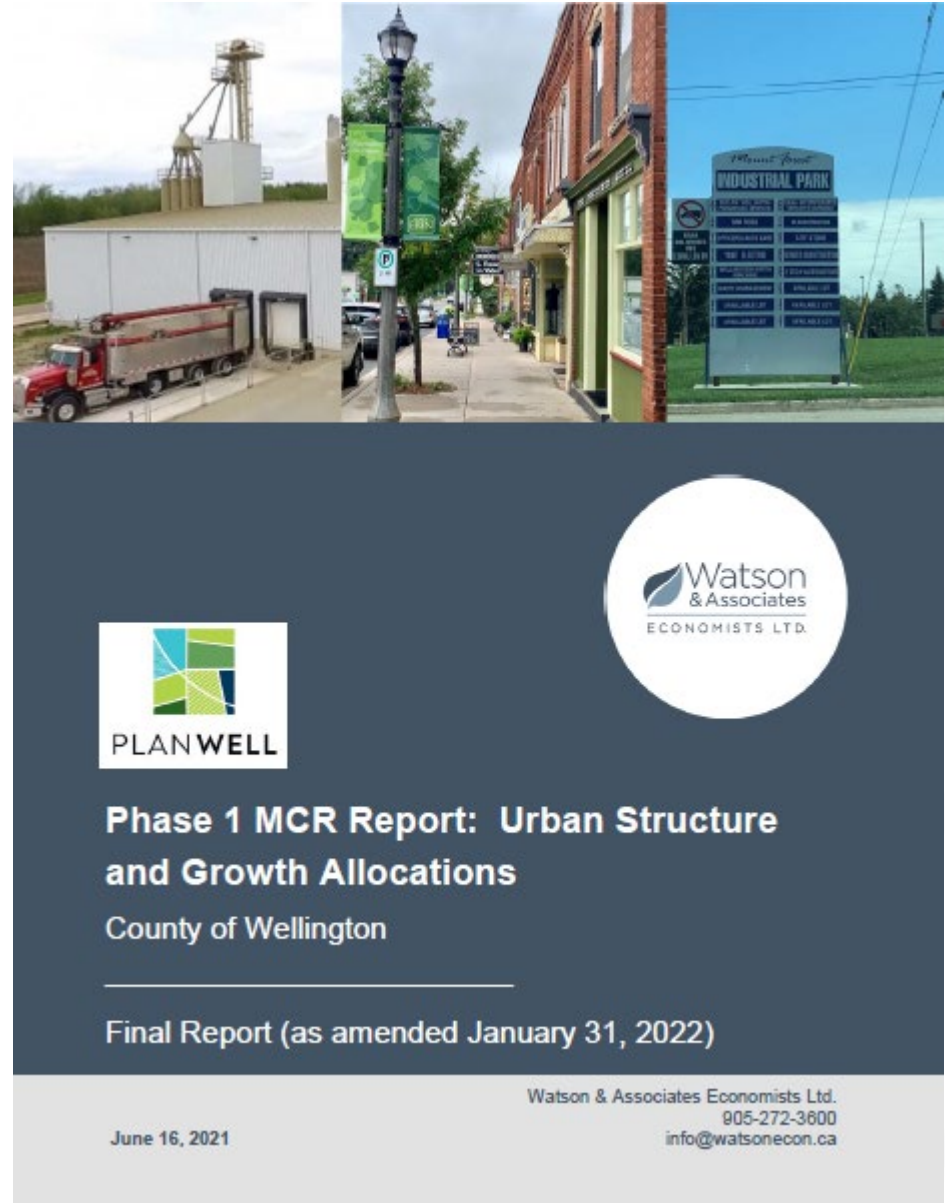
Settlement  
Area  
Boundary  
Review

**COMING SOON**

**ONGOING IMPLEMENTATION THROUGH OPAs**

# 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

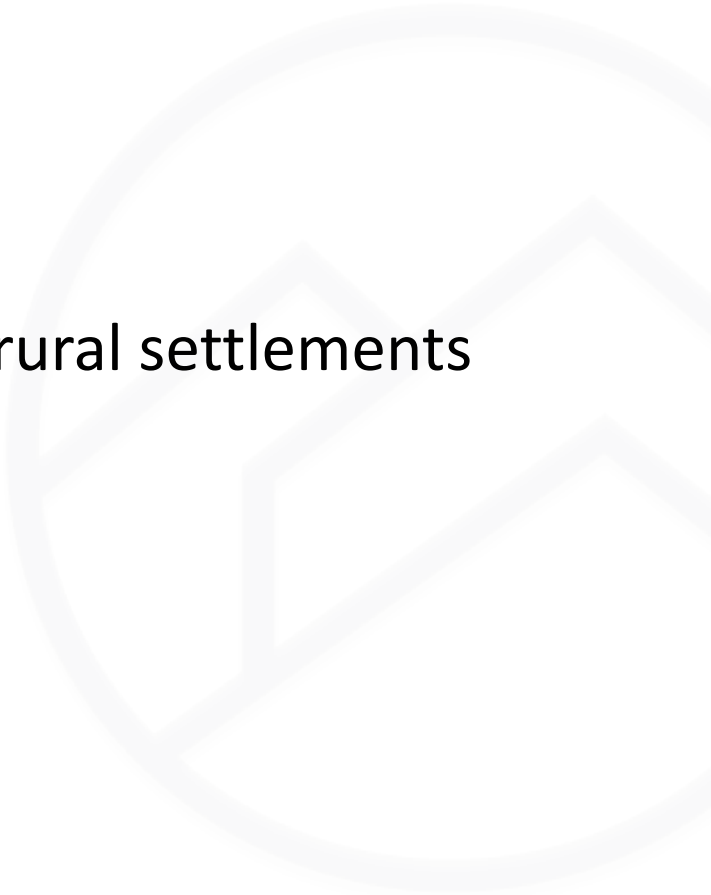


# Phase 1: Consultation

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"><li>• Municipal CAOs (or their designate)</li><li>• Municipal planning consultants</li><li>• County planning staff</li><li>• Watson &amp; Associates</li></ul>
Public Information Centre to present Draft Phase 1 Report (June 16, 2021)	<ul style="list-style-type: none"><li>• Member Municipalities</li><li>• Indigenous Communities</li><li>• Agencies</li><li>• Members of public and stakeholders (through website subscription and email list)</li></ul>
Circulation of Draft Phase 1 Report for comment (June - July, 2021)	<ul style="list-style-type: none"><li>• Member Municipalities</li><li>• Indigenous Communities</li><li>• Agencies</li><li>• Members of public and stakeholders (through website subscription and email list)</li></ul>
Local Council presentations by request	<ul style="list-style-type: none"><li>• Member Municipalities</li></ul>
Individual emails/calls/on-line meetings by request	<ul style="list-style-type: none"><li>• County and Municipal Councillors</li><li>• Member Municipality staff</li><li>• Members of public and stakeholders</li></ul>



# Phase 1: Key Themes from Comments

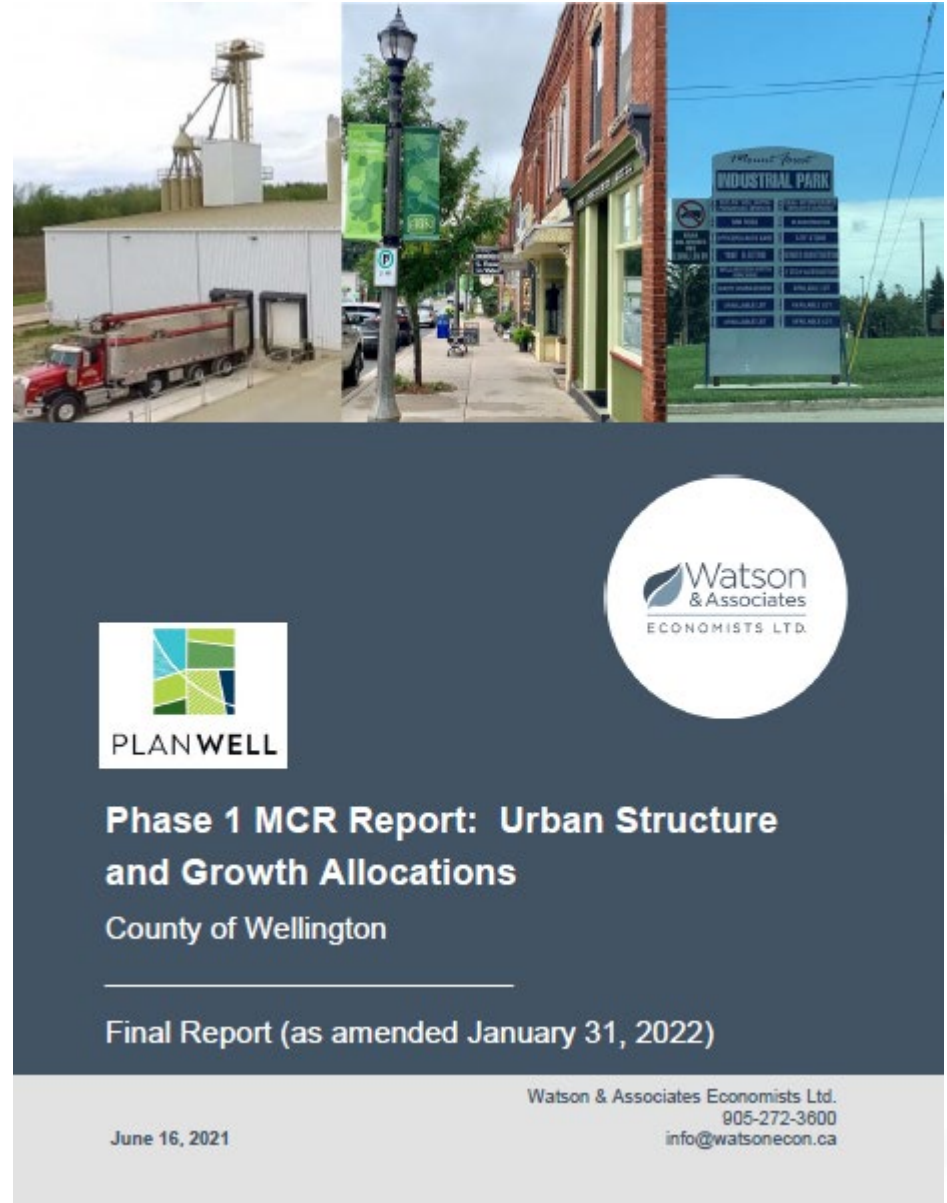
- Preserve agricultural land
  - Ensure municipal servicing availability
  - Conserve heritage
  - Consider urban centre expansions
  - Consider infilling and rounding out of rural settlements
  - Affordable housing need
- 

# 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**



# 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 Population<sup>1</sup>

100,800



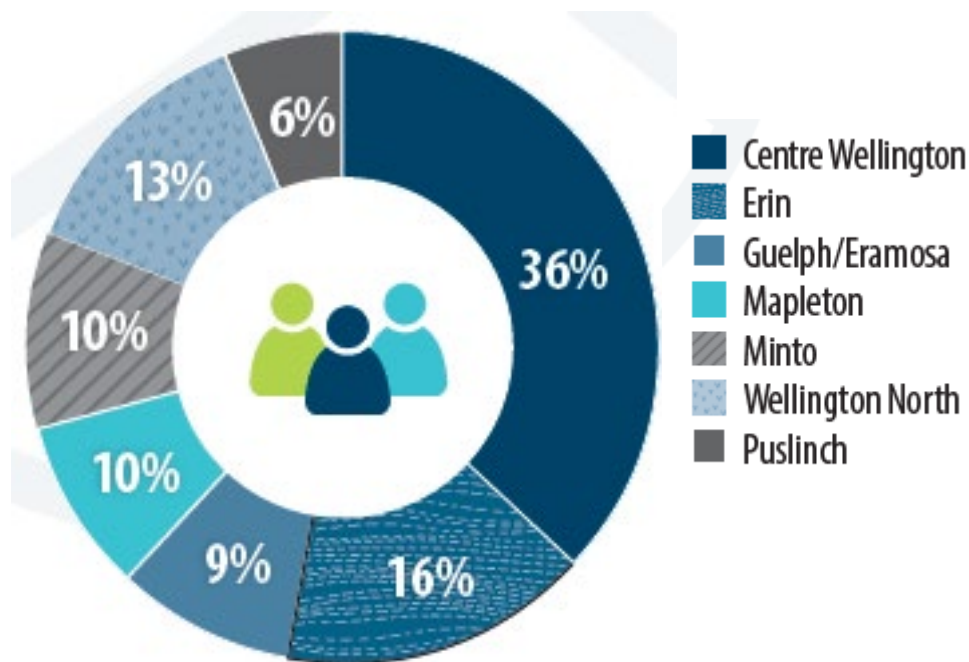
Population by 2051<sup>1,2</sup>

160,000



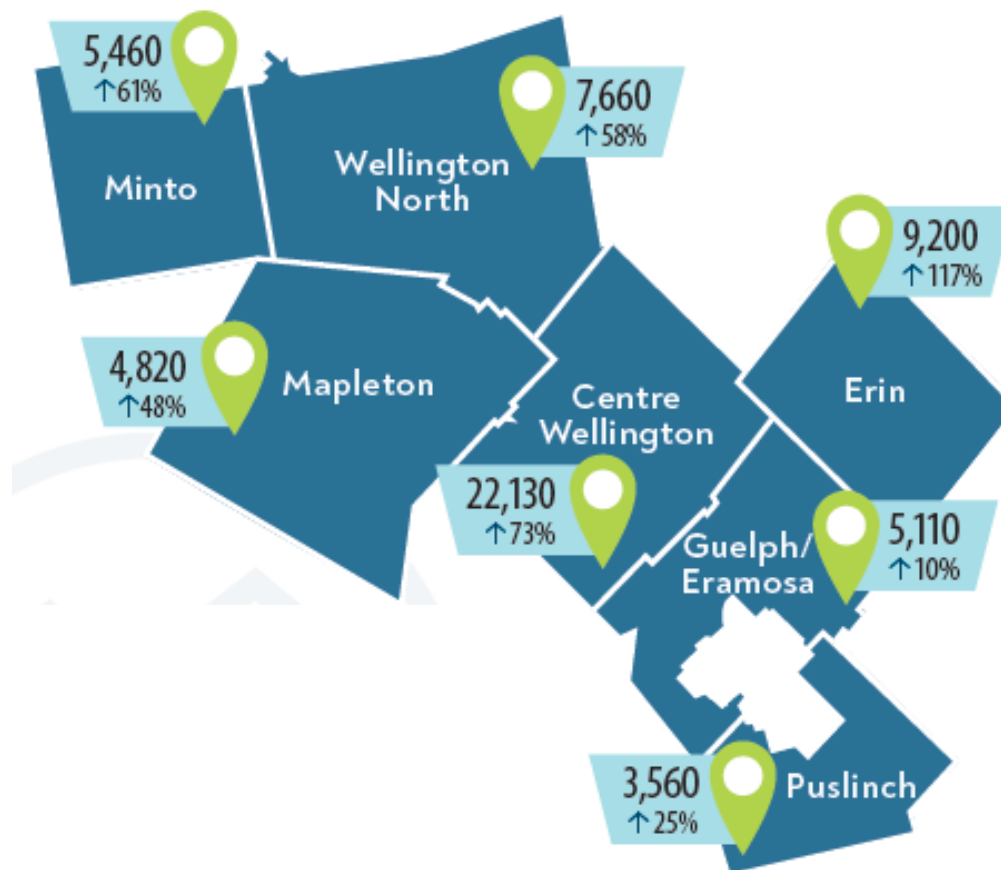
Population increase

↑ 59,200





# Housing Highlights 2021-2051






# Employment Highlights 2021-2051







## Employment Highlights County of Wellington


2021 Employment<sup>1</sup>

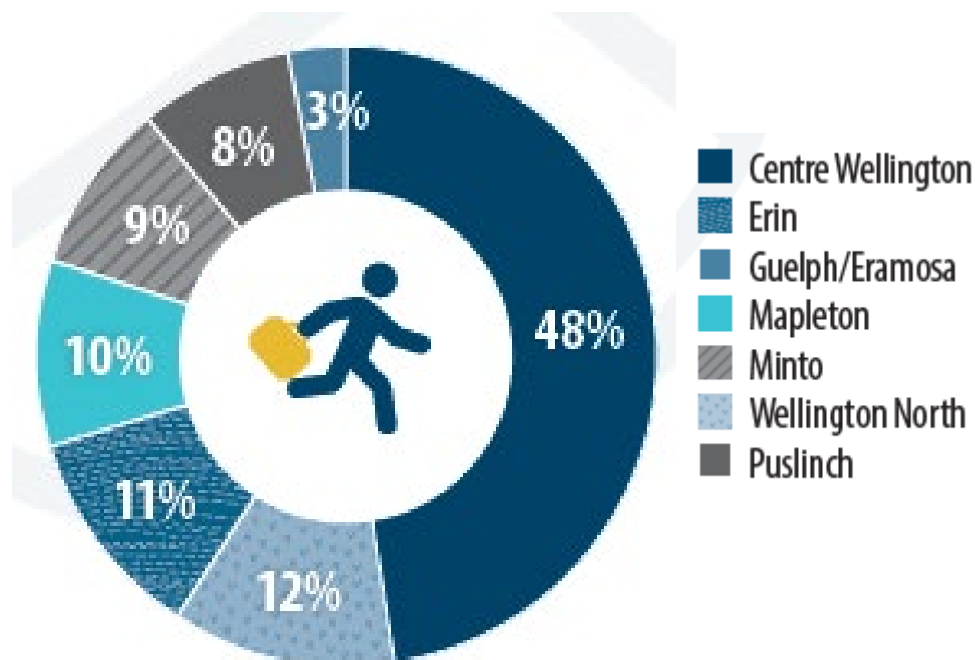
43,000     

Employment by 2051<sup>1,2</sup>

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

# Circulation Comments Received to Date

## Comments

- Township of Puslinch
- 7 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 Circulation 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 Circulation 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

# Open House Comments

42 participants joined the virtual meeting

- Recording of presentation is available on-line
- Meeting summary will be posted to project website

# Key Themes from Open House Comments

- High growth for Centre Wellington
- Challenges related to Bill 23 and growth targets
- Agricultural Mapping Review
- Impact of Greenbelt Expansion in Erin
- Ability of Erin to service its future growth
- Climate change impacts
- Housing affordability

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

OPA 120

# Next Steps



# Next Steps

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



PLANWELL<sup>™</sup>

**Thank you for joining us!**

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