



PLANWELL^{OM}

Wellington County Official Plan Review

OPA 123 Future Development Lands

Public Meeting
June 13th, 2024

Purpose of Public Meeting

- Hosted by County Planning Committee to provide a chance to:
 - Learn about the proposed Official Plan Amendment (OPA 123)
 - Ask questions and provide comments
- A virtual Open House hosted by Planning and Development Department was also held May 23, 2024
- Both meetings are required under Section 26 of Planning Act and the staff presentations are essentially the same

OPA 123

Policy Context



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

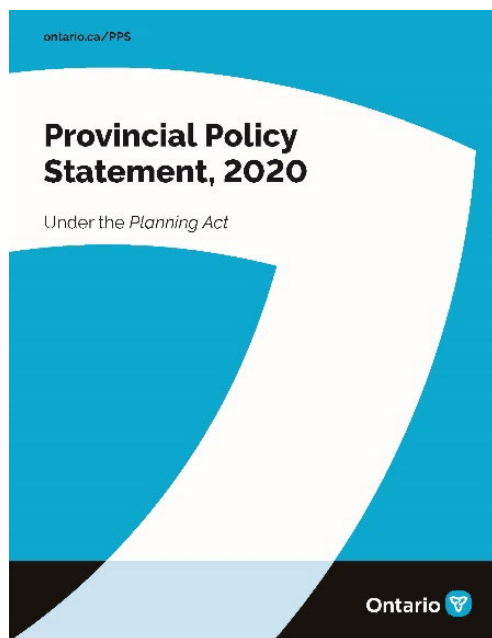
Land Use
Zoning and
Regulations

Zoning By-laws



Current Provincial Policies

PROVINCE-WIDE Provincial Policy Statement



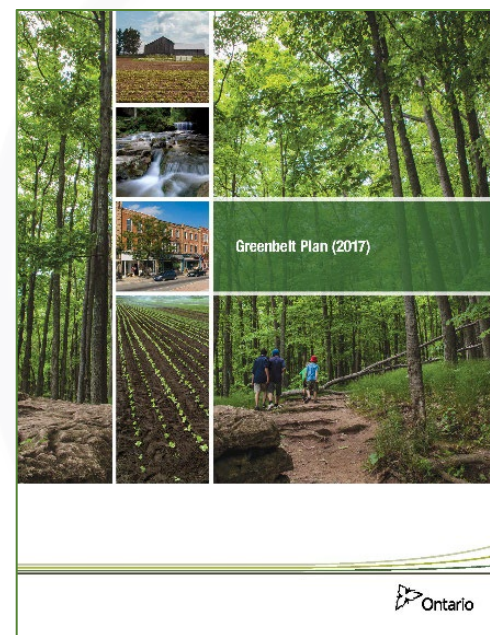
Applies
County-wide

PARTS OF PROVINCE Growth Plan



Applies
County-wide

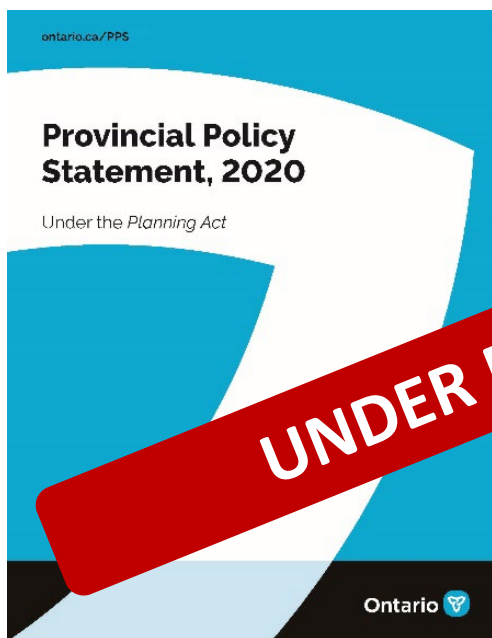
PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of
County

Proposed Provincial Policies

PROVINCE-WIDE Provincial Policy Statement



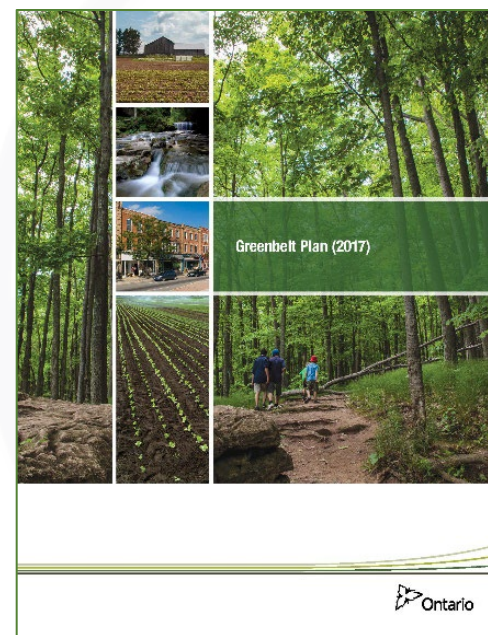
Applies
County-wide

PARTS OF PROVINCE Growth Plan



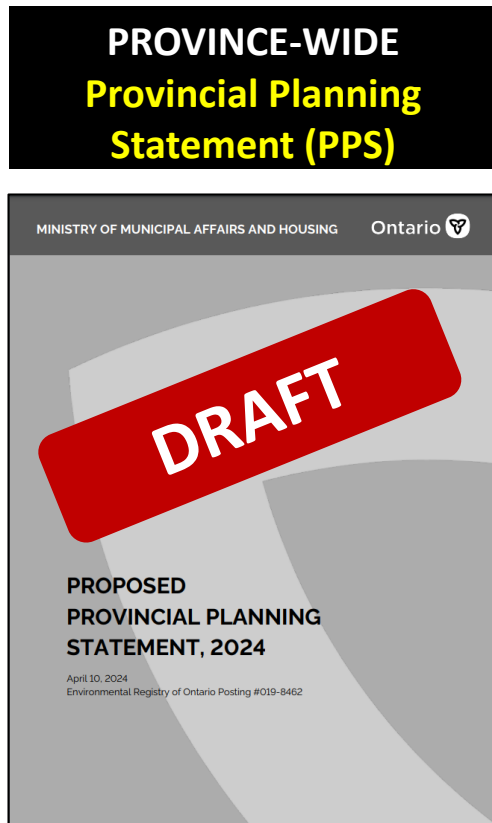
Applies
County-wide

PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of
County

Proposed Provincial Policies



Would apply
County-wide

- Currently in Draft
- Proposes changes to growth management approaches in our area
- Province will provide a transition period for final version to apply
- See Environmental Registry of Ontario Posting 019-8462 for more information

What does Proposed PPS mean for the County?

- Significant changes to the land use planning framework
- Impact on County Official Plan Review work plan
- Continue to work closely with Member Municipalities



2024 PPS policies continue to represent **minimum standards** and allow planning authorities to go beyond them, unless doing so would conflict with the PPS policies.

County and Local Policies

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: February 2024

- The County Official Plan:
 - Proposes changes to growth management approaches in our area
 - There are also local policy sections for each Member Municipality
- Centre Wellington and Erin also have local Official Plans

OPA 123

Official Plan Review Context



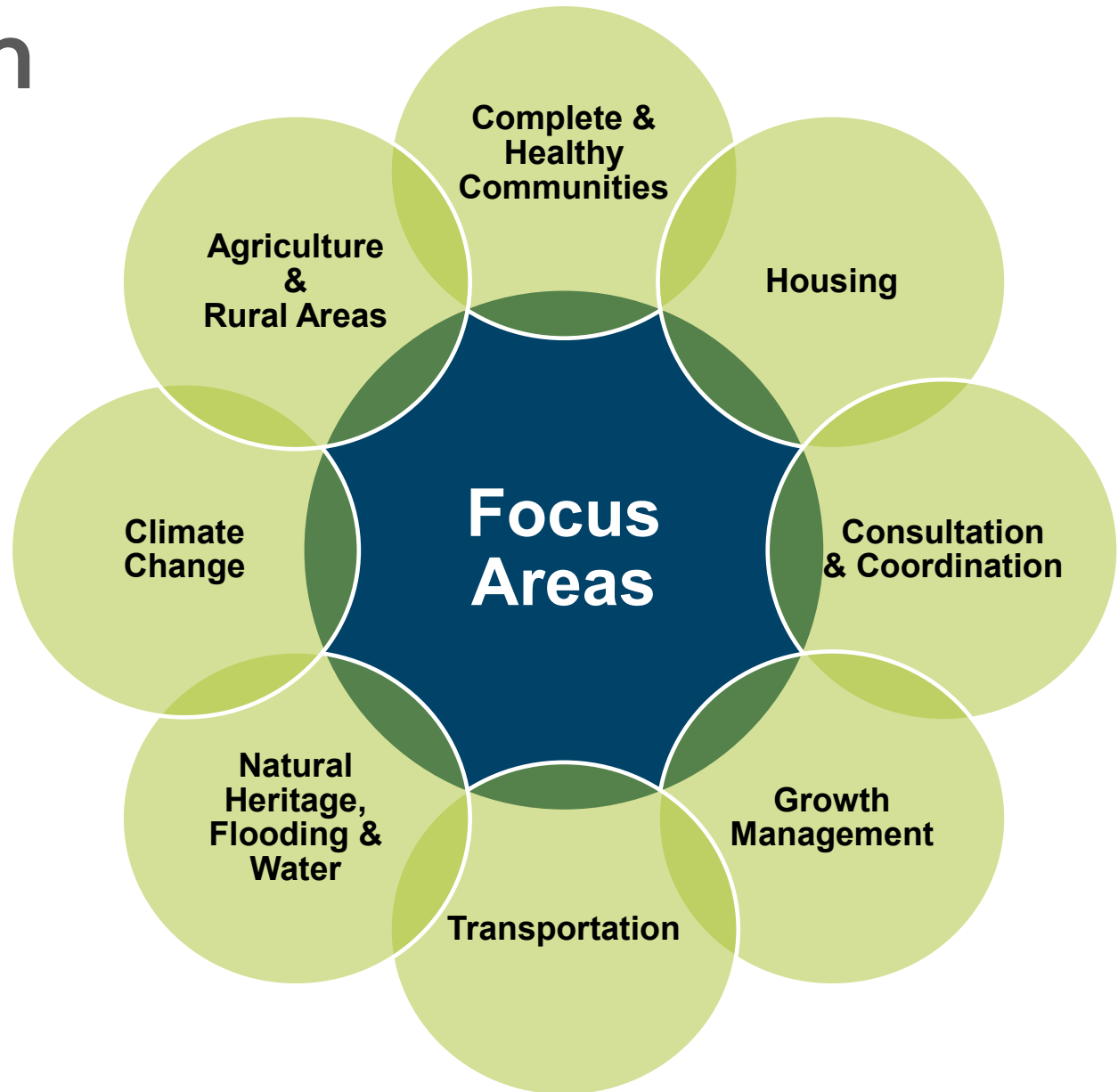
Official Plan Review



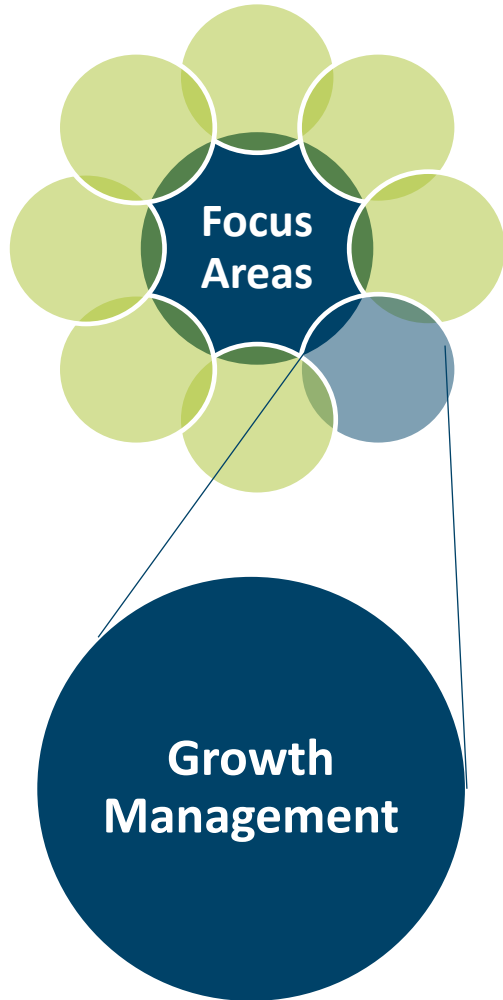
PLANWELL^{OH}

- Municipal Comprehensive Review (MCR)
- 5-year Review

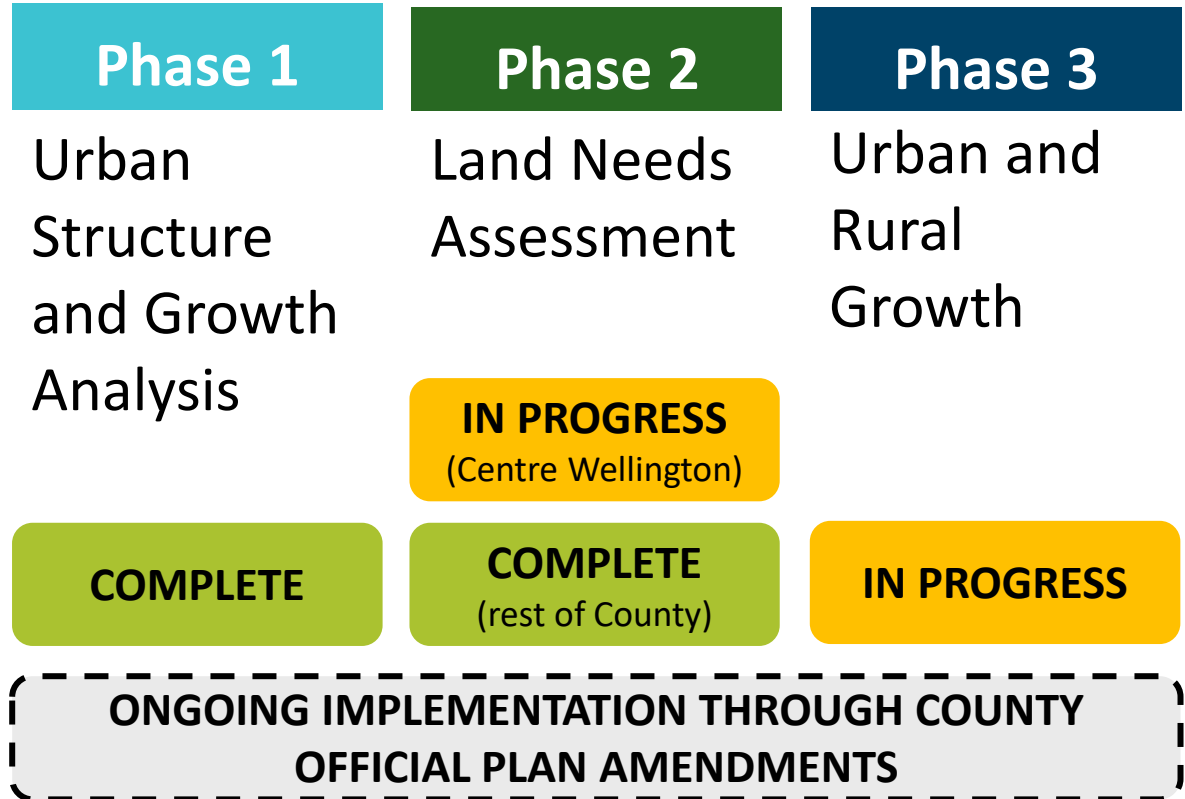
[Link to Project Webpage](#)



County Work Plan



Three key phases of technical work:



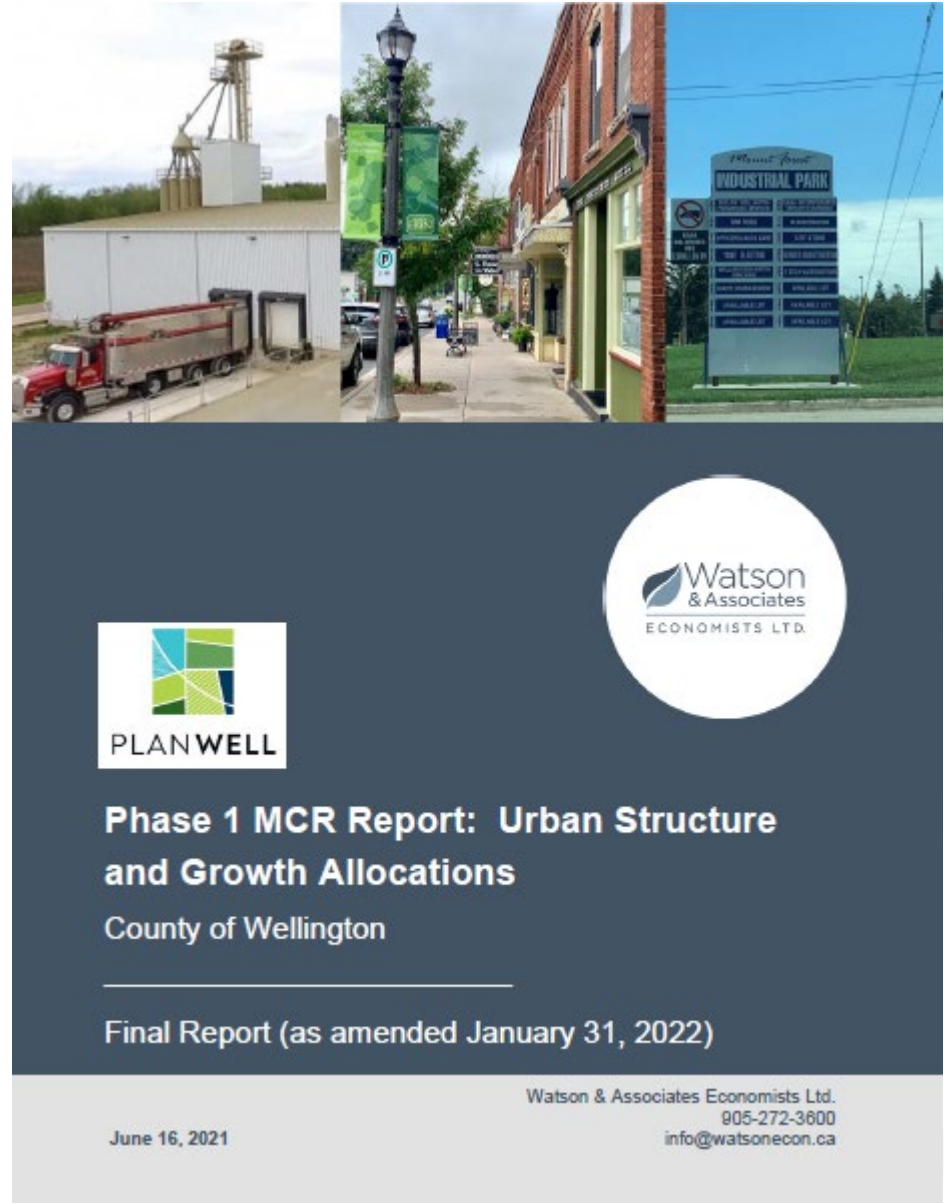
Phase 1: Technical Work

Phase 1 Report
approved by County
Council in March
2022

2022

2051

Provides growth
forecasts for the
County and Member
Municipalities to
2051.



Phase 1:

Official Plan Amendments

Official Plan Review technical work is being implemented through a series of Official Plan Amendments:

**OPA
119**

Implements the
County Growth
Structure

Approved

**OPA
120**

Implements the
County Growth
Forecast

Approval Pending

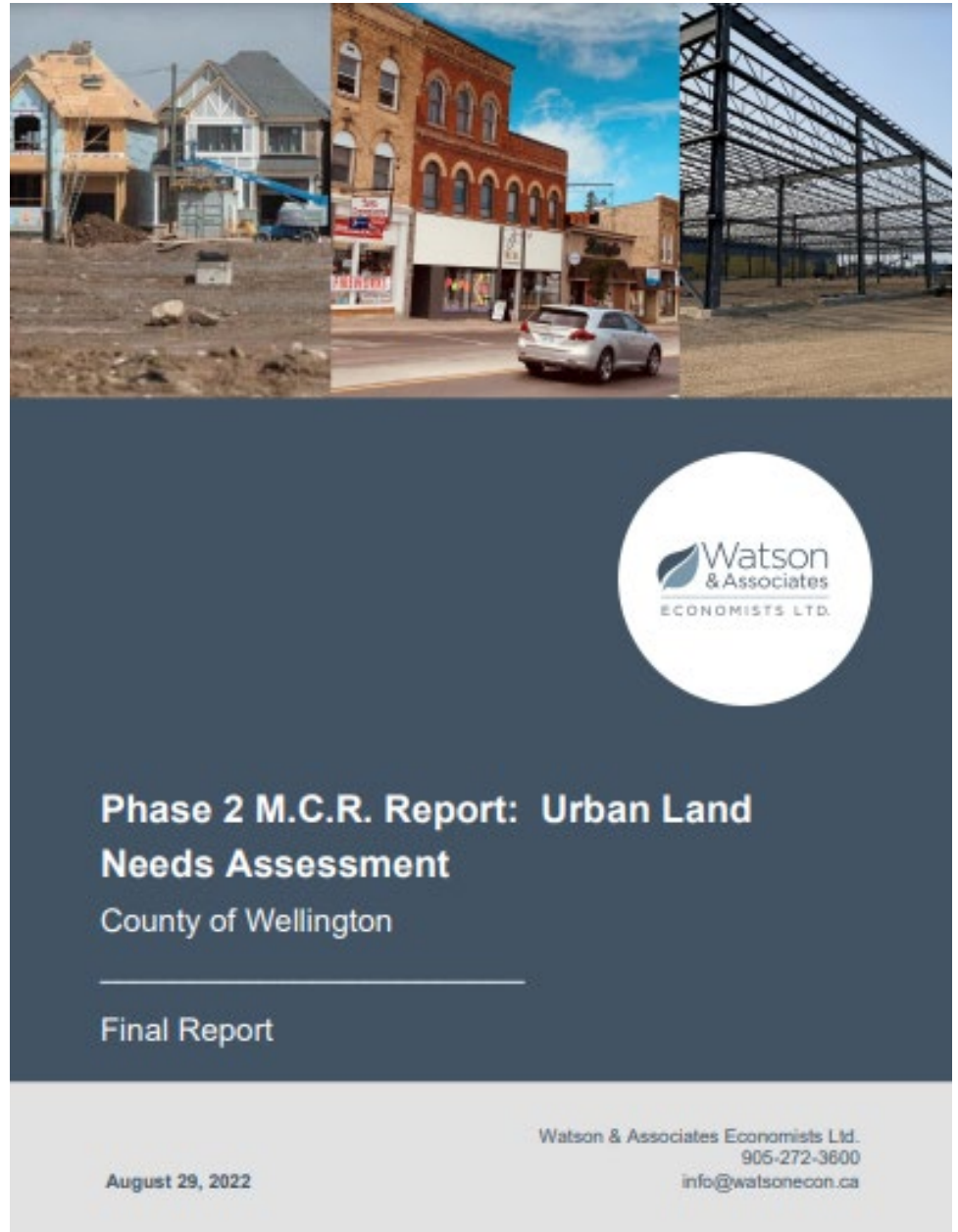
Phase 2: Technical Work



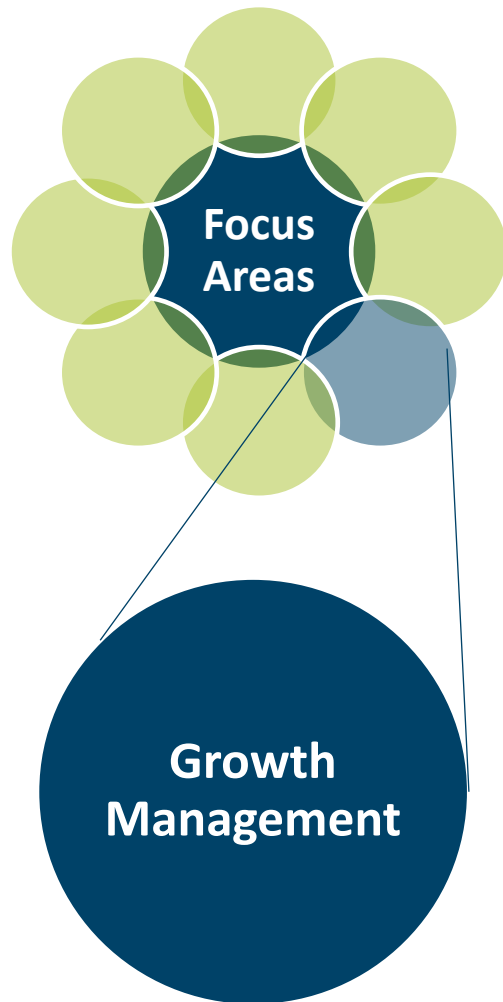
Uses forecasts to calculate land needed for urban growth in Wellington County



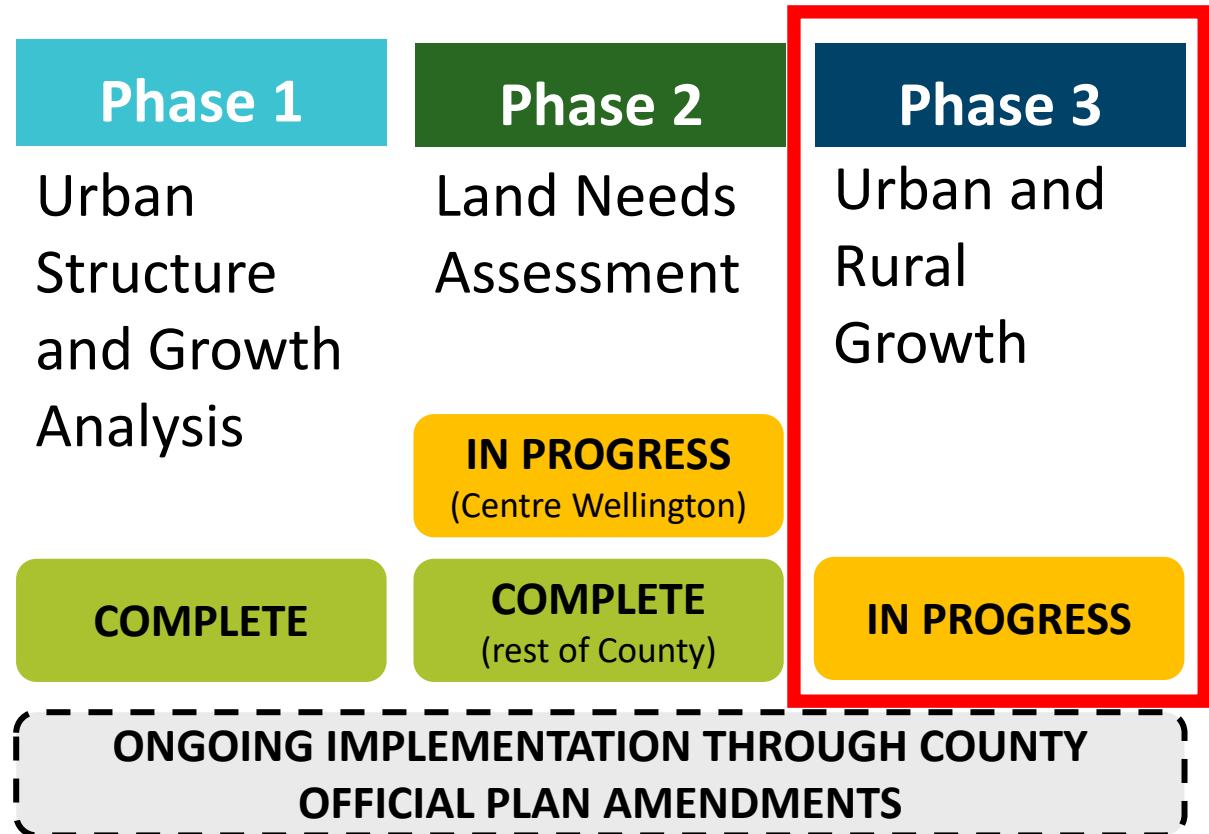
Looks at locations for Future Development Land to be redesignated in urban areas



County Work Plan: Phase 3



Three key phases of technical work:



Phase 3

Urban and
Rural
Growth

IN PROGRESS

Phase 3A: Urban

We are here!

OPA 123

SETTLEMENT AREA LAND REVIEW

Focus on lands **within**
Urban Centres:

Future Development
Lands, Mixed-use
Commercial/
Residential
designation, etc.

IN PROGRESS

Technical Work

SETTLEMENT AREA BOUNDARY EXPANSION REVIEW

Purpose is to
accommodate
community and
employment area
growth to 2051

Future OPA

IN PROGRESS

Phase 3

Urban and
Rural
Growth

IN PROGRESS

Phase 3B: Rural

Employment

PUSLINCH BY DESIGN – EMPLOYMENT LAND STUDY

Consultants retained
and background work
started

IN PROGRESS

Residential

RURAL RESIDENTIAL

The County has
paused rural
residential growth
review to allow for
consideration of 2024
Provincial Planning
Statement, once final

START IN FALL 2024

What about timing?

- **Fall 2024** – Initiate rural residential growth review
- **Fall 2024** – Aiming for Centre Wellington urban expansion evaluations to be completed
- **Pause** – On agricultural policy/mapping review and other areas of focus until after PPS in effect
- **Monitoring** – For other potential impacts on Official Plan Review



OPA 123

Future Development Lands Amendment



Purpose of Amendment

- Main purpose is to Implement recommendations from the County's Land Need Assessment related to Future Development Lands and supported employment area conversion requests.
- Other proposed changes include:
 - Implementation of local Growth Management Strategy recommendations in Arthur.
 - Housing focused updates to support mixed-use and multi unit developments.
 - Updates to address recent legislative changes to the Planning Act.
 - Updates to address modifications by the province through OPA 119.

Beyond the Scope of OPA 123

- OPA 123 does not propose urban boundary expansions in Centre Wellington.
- OPA 123 has no impacts on addressing long term land need in Centre Wellington.
- OPA 123 does not address rural growth such as
 - Secondary Agricultural severances;
 - Expansions to hamlets/secondary urban centres; and
 - Rural employment areas.

History of OPA 123

- OPA 123 was originally circulated October 6, 2023, to Commenting Agencies and members of the Public for comment.
- OPA 123 was subsequently paused on December 4, 2023, by the County due to:
 - The Provincial governments backtracking on County OPA 119 approval; and
 - Evolving Provincial policy.

Revised OPA 123

- OPA 123 has been revised to reflect recent Provincial direction on OPA 119 and the Provincial Planning Statement, 2024.
- Bill 162 – Get it Done Act received Royal Assent on May 16th, 2024. This legislation impacts 2 proposals in revised OPA 123 which will require further revision.

Future Development Land Re-designations



Future Development (FD) Lands

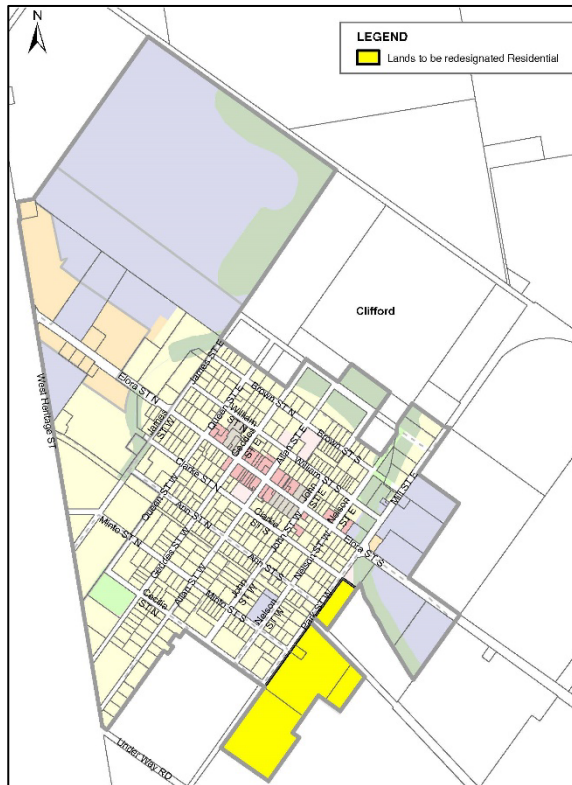
- FD Lands are areas within current urban centres that have been placed into a holding category to limit development until a need is demonstrated.
- The County's Land Need Assessment identified 195 ha of FD land to be re-designated to address long term growth needs.
- FD land re-designations are proposed in Clifford, Harriston, Palmerston, Mount Forest, Arthur, Drayton and Aberfoyle.

Future Development (FD) Lands continued...

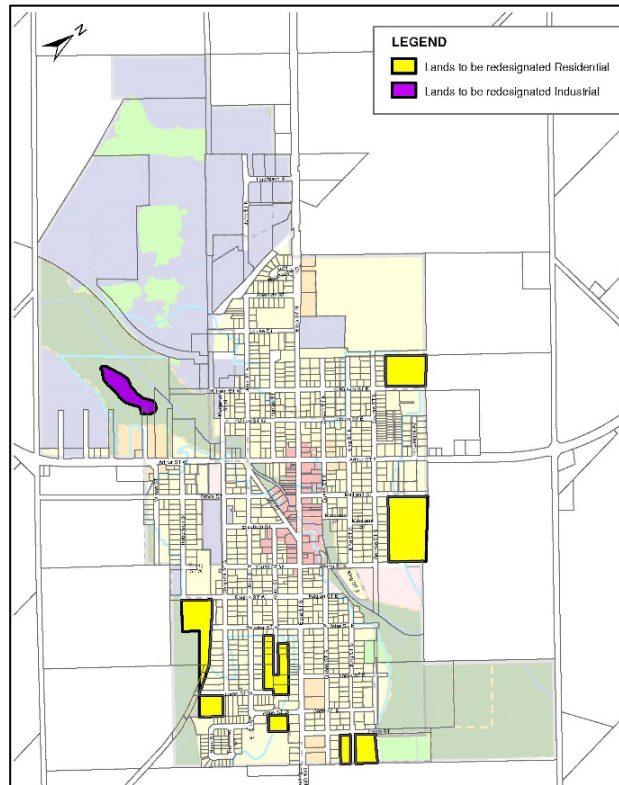
- Other FD lands to be re-designated in Mount Forest, Drayton and parts of Arthur are housekeeping in nature and do not service long-term growth needs.
- We note that additional FD land re-designations will be necessary to fully address growth needs identified in Mount Forest and Town of Erin.

Town of Minto

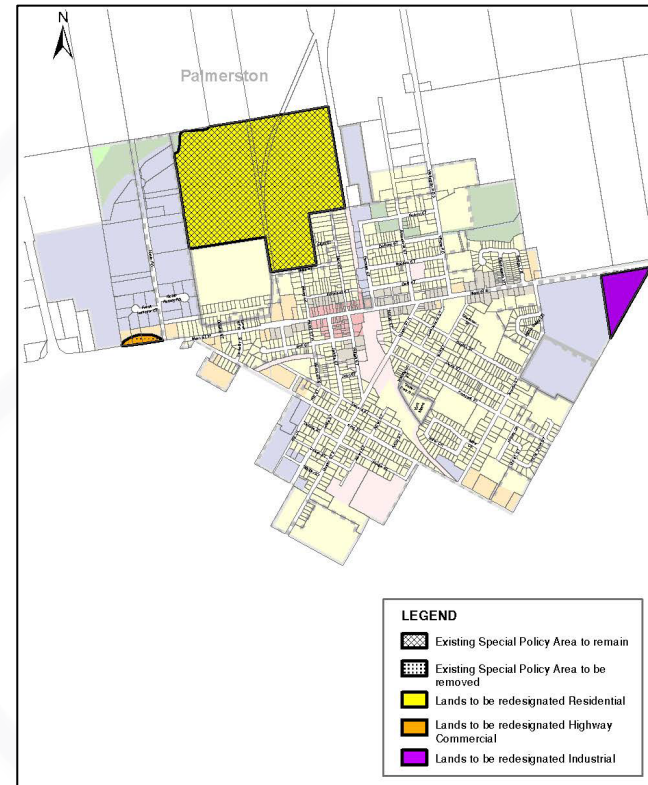
Clifford



Harriston

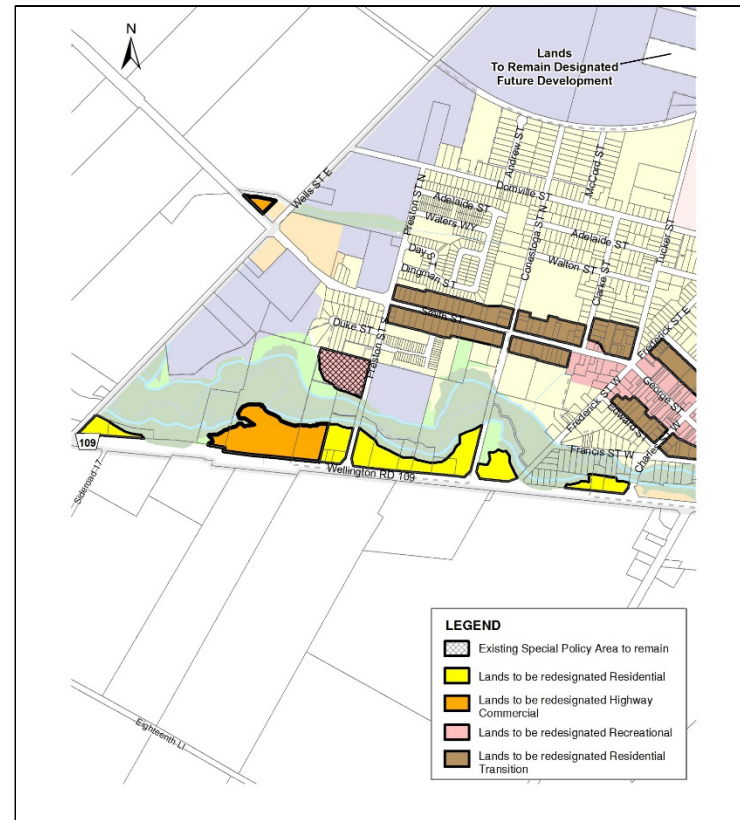
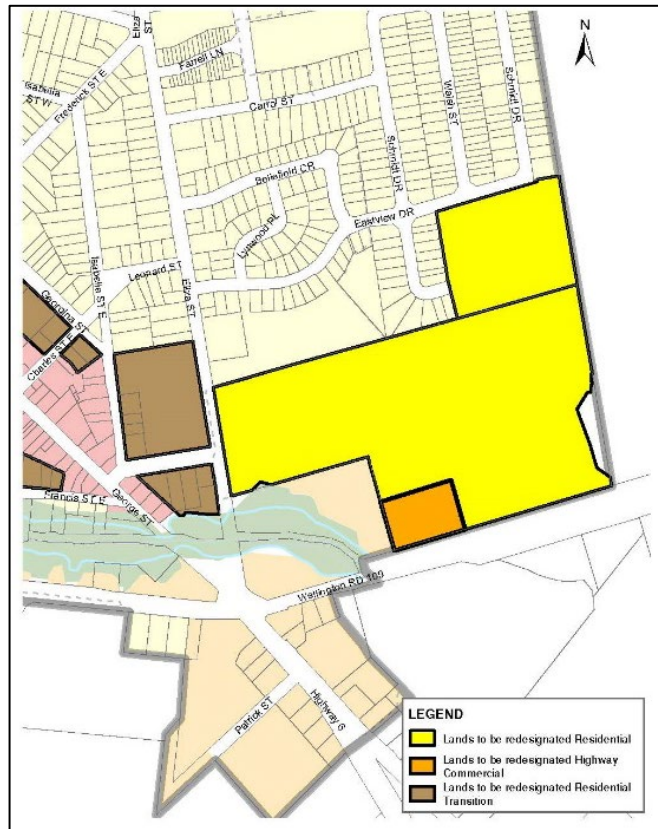


Palmerston



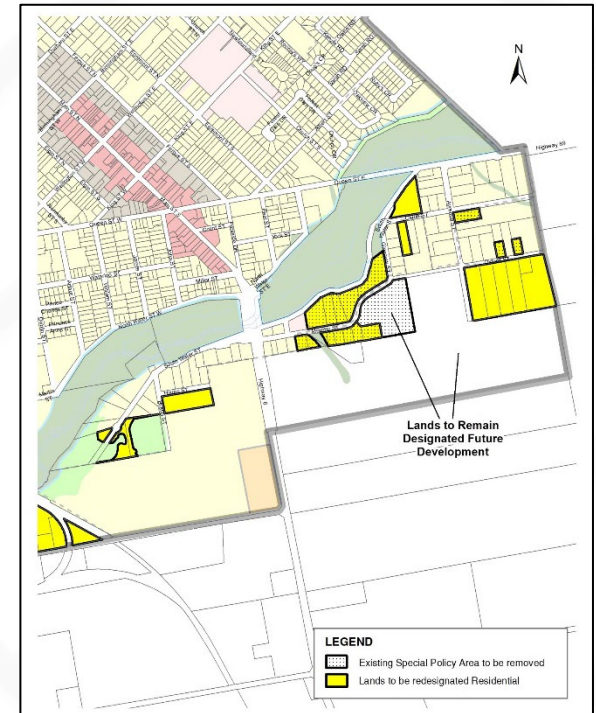
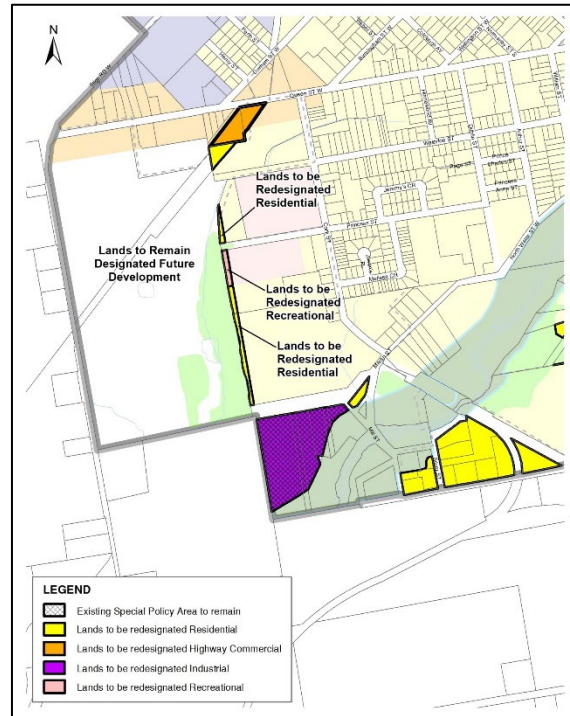
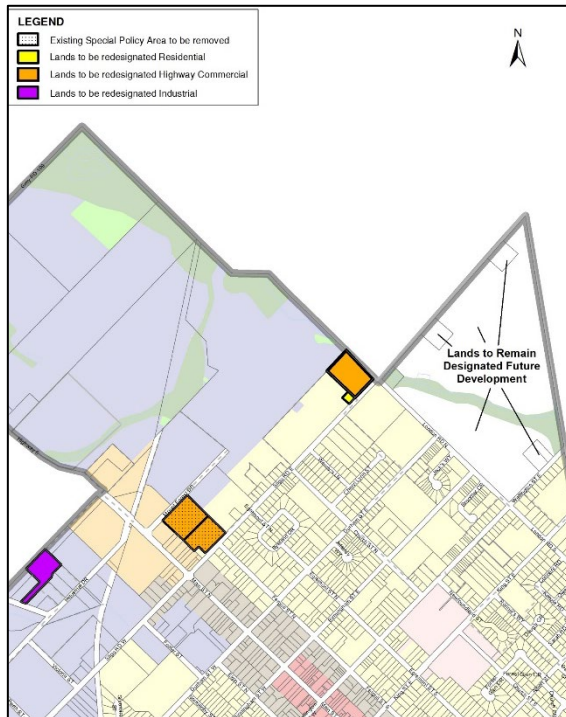
Township of Wellington North

Arthur



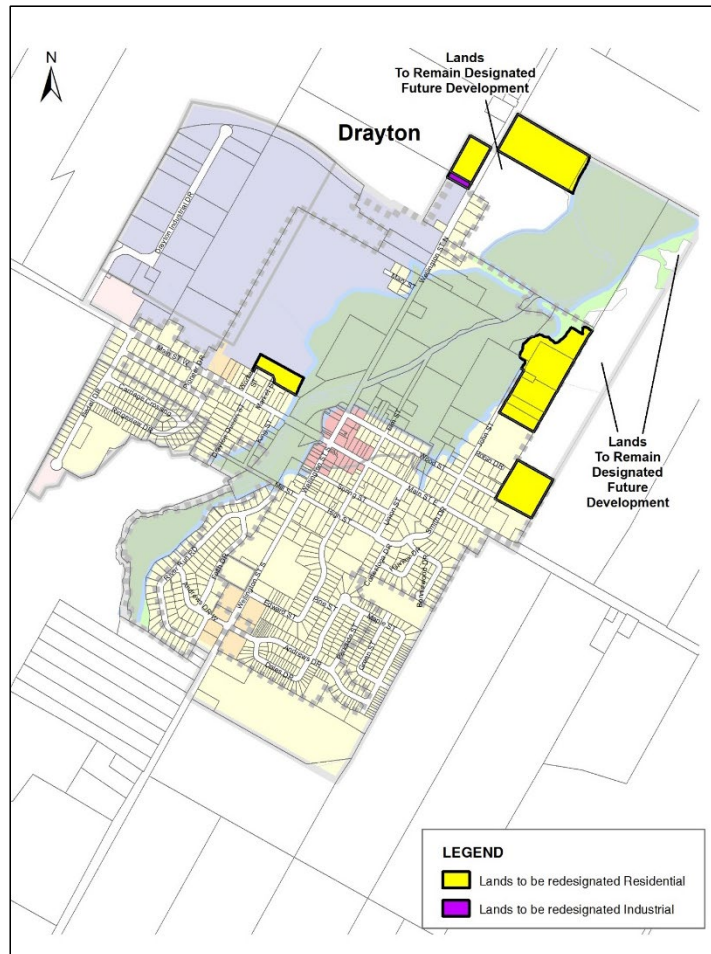
Township of Wellington North

Mount Forest



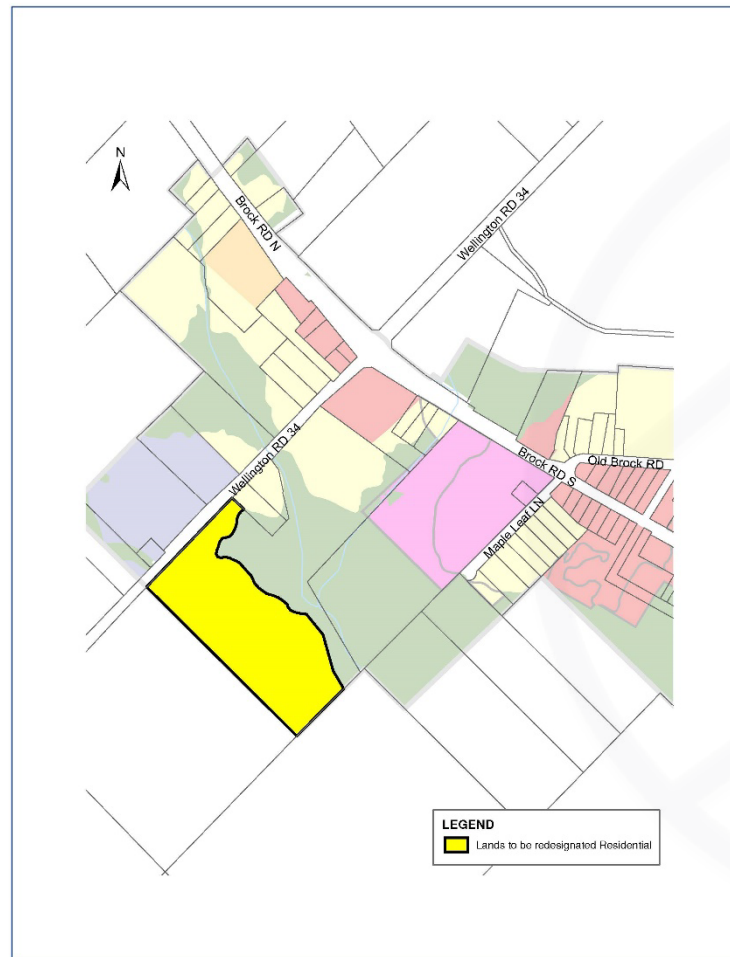
Township of Mapleton

Drayton



Township of Puslinch

Aberfoyle



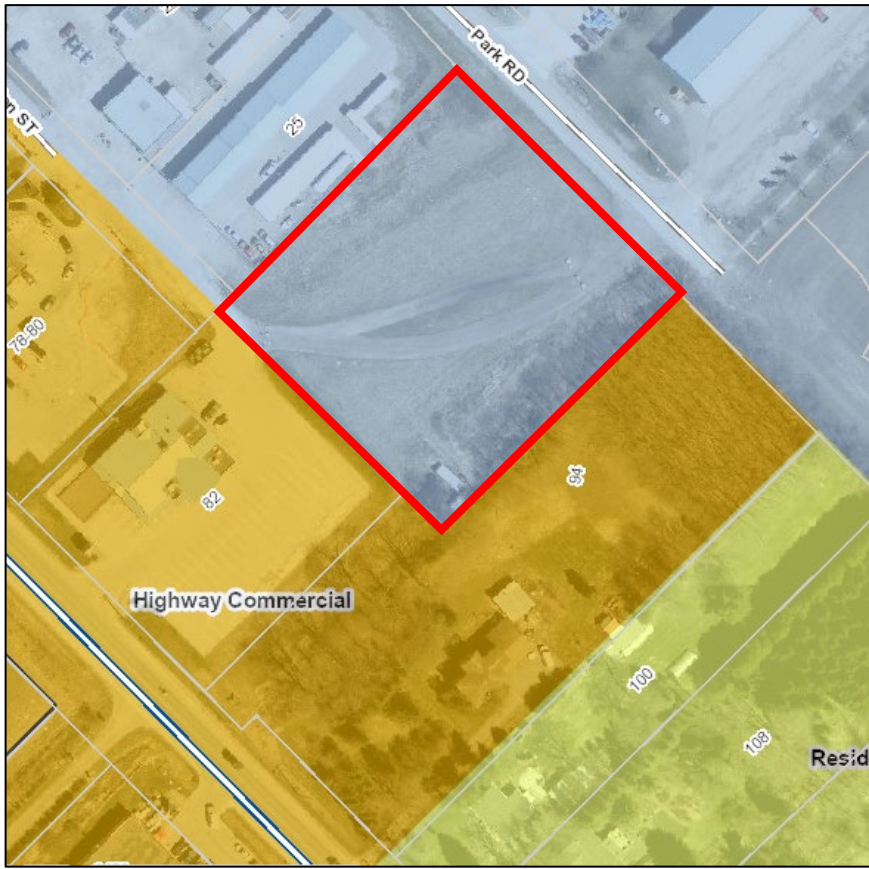
Employment Area Conversion Requests



Employment Area Conversions

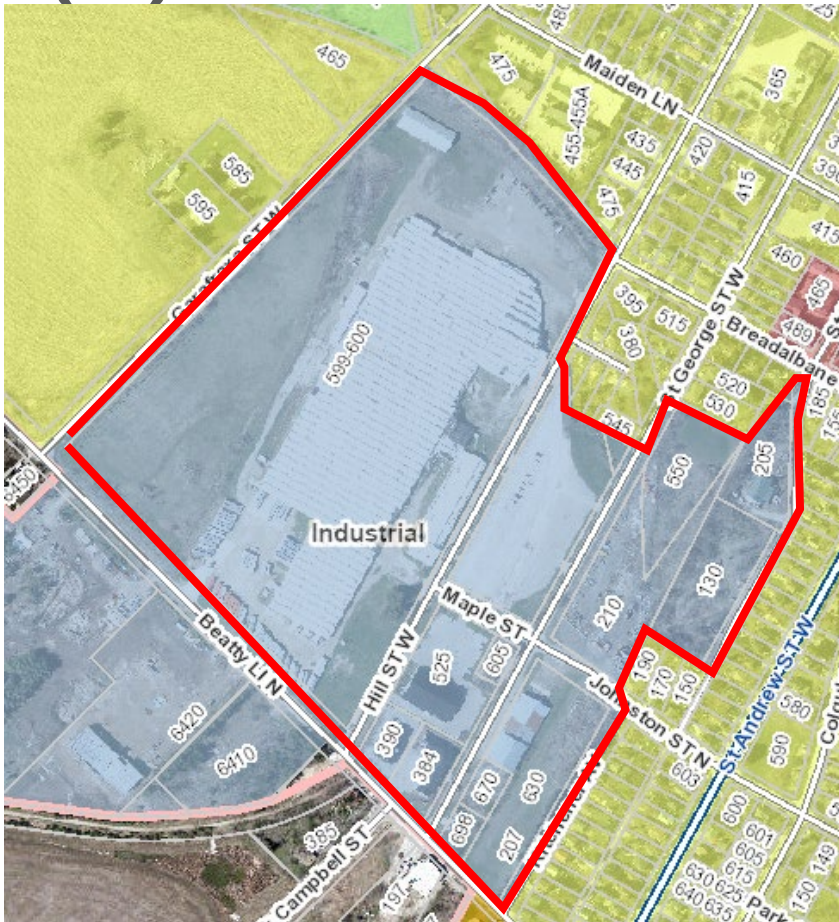
- Current Provincial Policy allows planning authorities to consider employment area conversions through a Municipal Comprehensive Review process:
 - The County received 6 requests through their call employment conversions in May 2021.
 - 3 employment area conversion requests were recommended for approval through the County's technical work.
 - All supported Employment Area Conversion Request were factored into final land need results for impacted municipalities.

Elora - Park Road Request



- Conversion Area is 0.71 ha
- Lands are currently designated Industrial in Township Official Plan.
- OPA 123 will remove lands from Employment Area category in County Official Plan.
- Local OPAs necessary to implement new non-employment land use designations in Township Official Plan.
- Bill 162 - Approved this Conversion

Fergus - Beatty Line N Request (1)



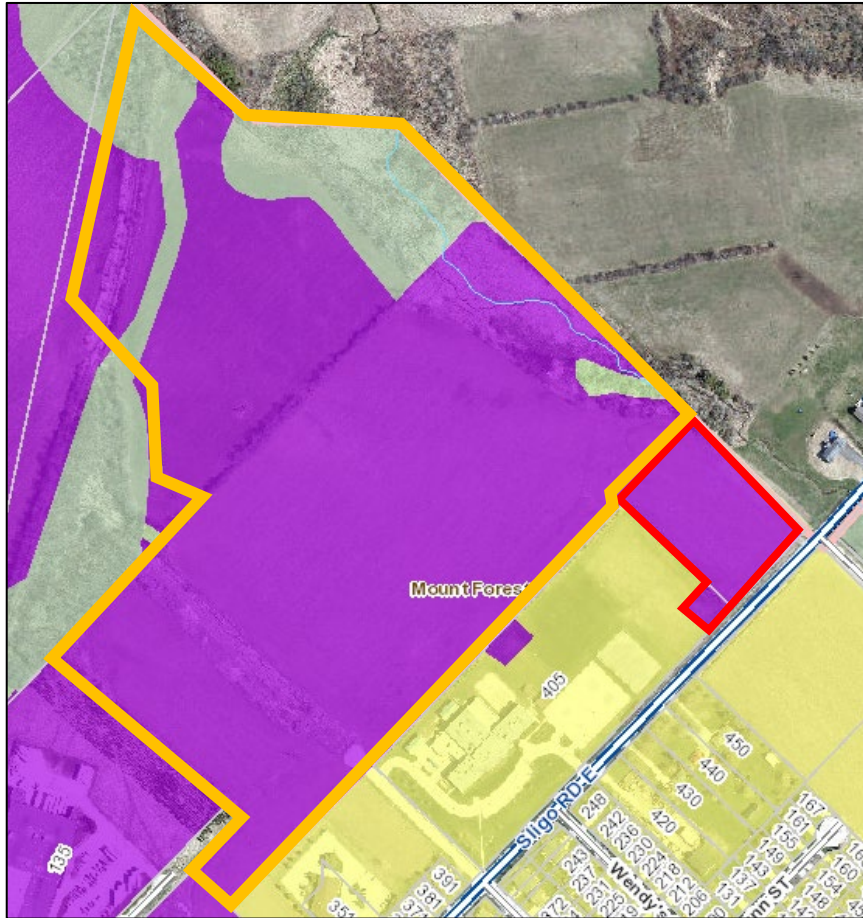
- Conversion Area is 24 ha (18 parcels)
- Lands are currently designated Industrial in Township Official Plan.
- OPA 123 will remove lands from Employment Area category in County Official Plan.
- Local OPAs necessary to implement new non-employment land use designations in Township Official Plan.

Elora - Beatty Line N Request (2)



- Conversion Area is 9 ha (4 parcels)
- Lands are currently designated Industrial in Township Official Plan.
- OPA 123 will remove lands from Employment Area category in County Official Plan.
- Local OPAs necessary to implement new non-employment land use designations in Township Official Plan.

Mount Forest - Sligo Road E Request



- Conversion Area is 2 ha.
- County review of request recommended partial conversion on site (red).
- Lands are currently designated Industrial in County Official Plan.
- OPA 123 will remove lands from Employment Area category in County Official Plan and re-designate portions of the lands to Highway Commercial and Residential

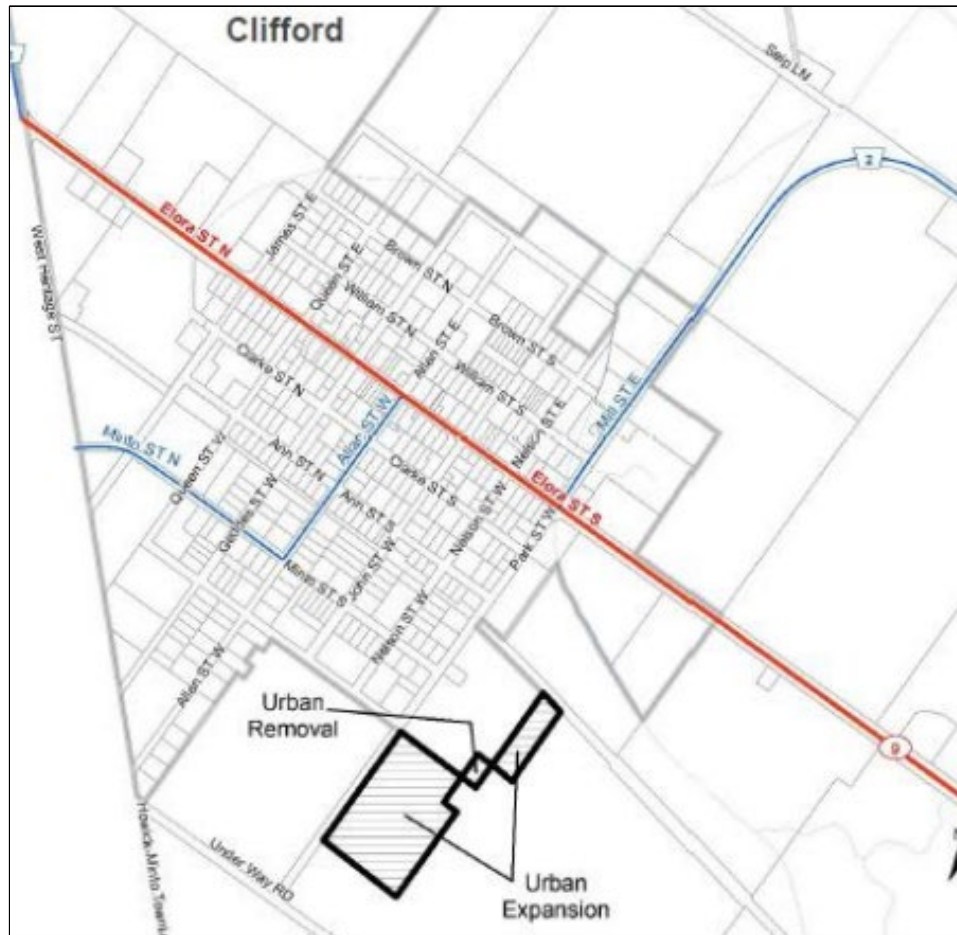
OPA 119 Modifications



OPA 119 Modifications

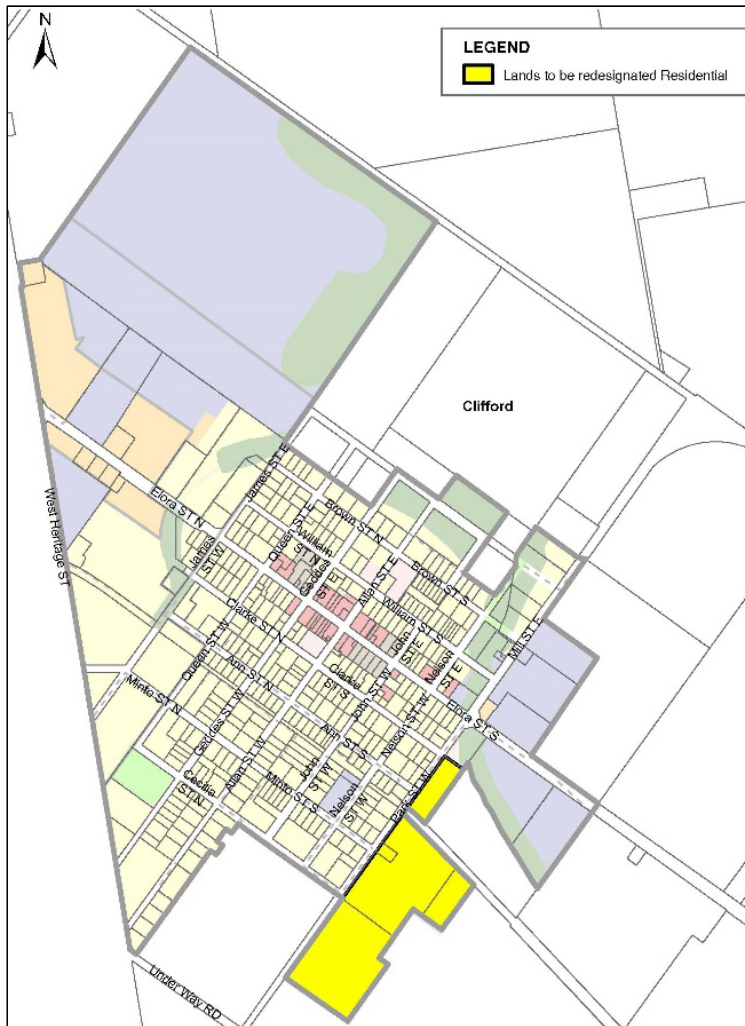
- OPA 119 was originally approved by the Province on April 11, 2023, with 33 modifications which included several urban boundary expansions
- Bill 150, Planning Statute Law Amendment Act, 2024 reversed most of the 33 original modifications including boundary expansions across the County
- Further modifications to OPA 119 requested by Member municipalities were approved through Bill 162, Get it Done Act, 2024.

OPA 119 Modifications



- Town of Minto Council made a request to the Province to expand the settlement area boundary of Clifford through OPA 119.
- Bill 162- Approved the Expansion of the Clifford urban centre

OPA 119 Modifications



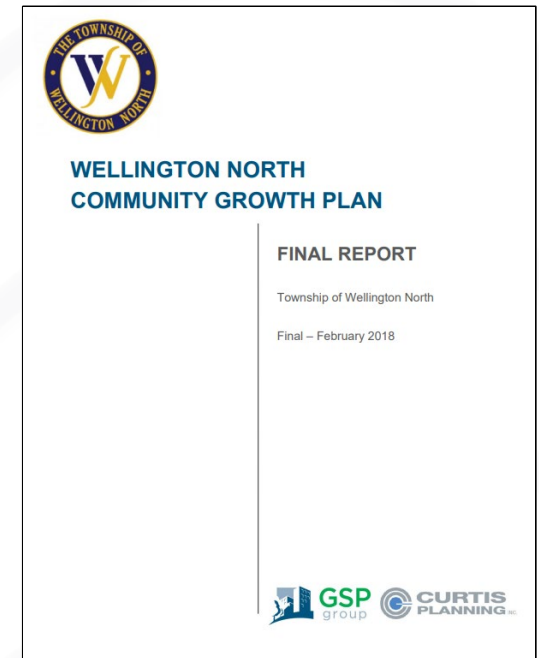
- OPA 123 propose to update the necessary land use schedules in the County Official Plan to reflect Town Council's supported boundary expansion in Clifford.

Local Growth Management Recommendations

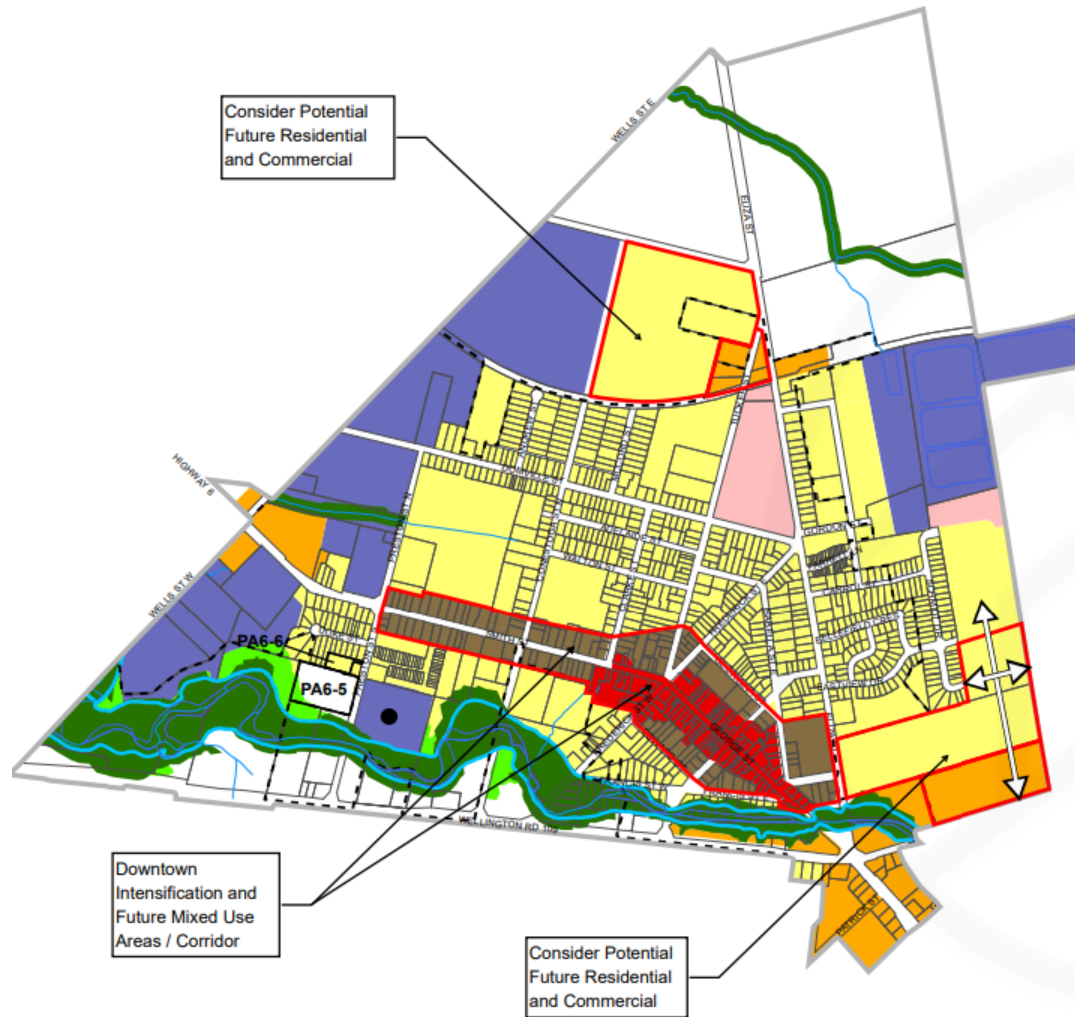


Local Growth Management Strategy Recommendations

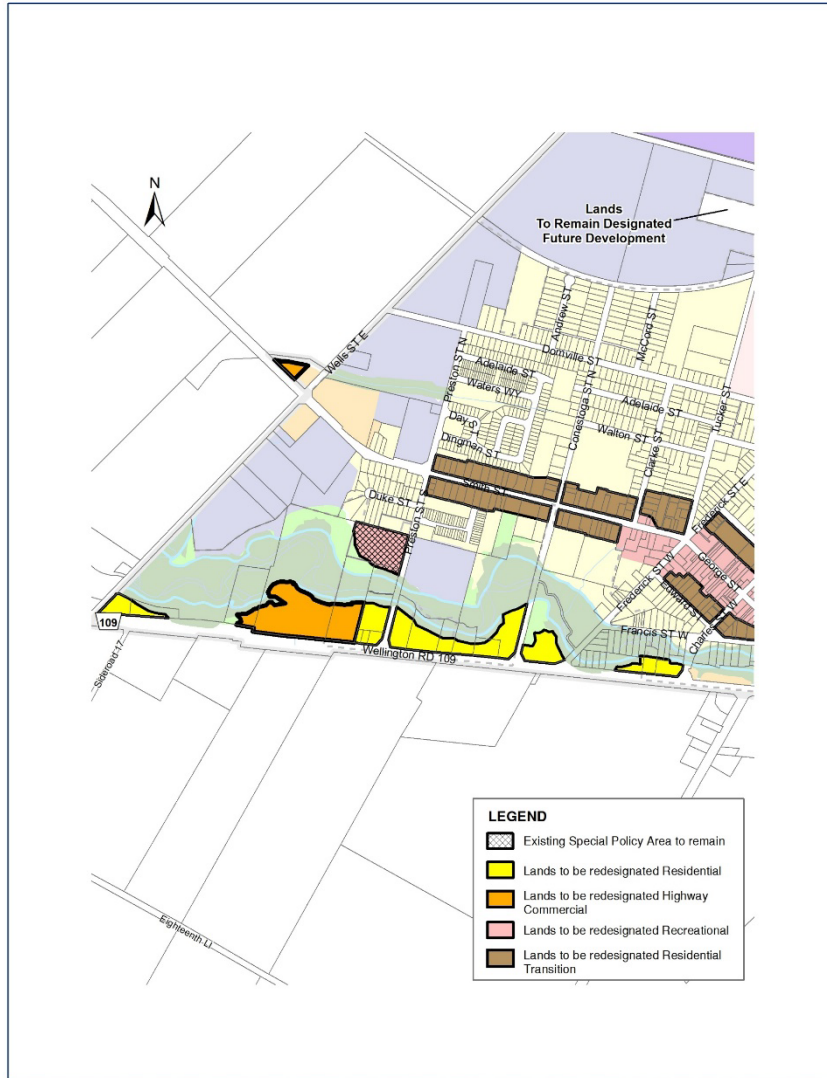
- The Township of Wellington North has prepared a Community Growth Plan to guide future development in their community.
- OPA 123 propose to re-designate certain lands in Arthur in accordance with Community Growth Plan recommendations.



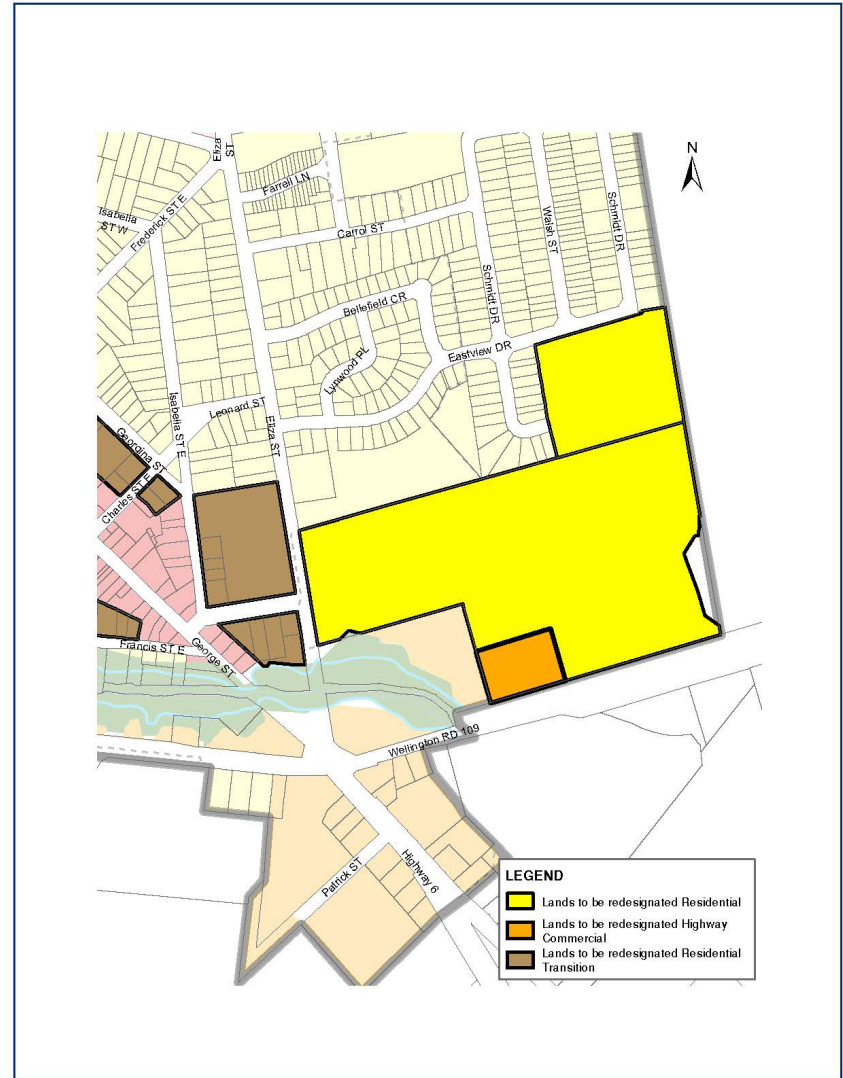
Community Growth Plan Recommendations



OPA 123 Proposals



Document Path: F:\US\Projects\Official Plan\Official Plan Amendments Mapping and Data\FutureGrowthMapping\Wellington North\Arthur_Schedule_A-3_Future-Growth.mxd



Document Path: F:\US\Projects\Official Plan\Official Plan Amendments Mapping and Data\FutureGrowthMapping\Wellington North\Arthur_Schedule_A-2_Future-Growth.mxd

Housing Focused Updates



Housing Focused Updates

- Changes are proposed to the Highway Commercial, Residential Transition Area and Central Business District Designations.
 - Adding more policy clarity and guidance around mixed-use and multi-unit developments;
 - Policy updates related to compatibility of development and site design.

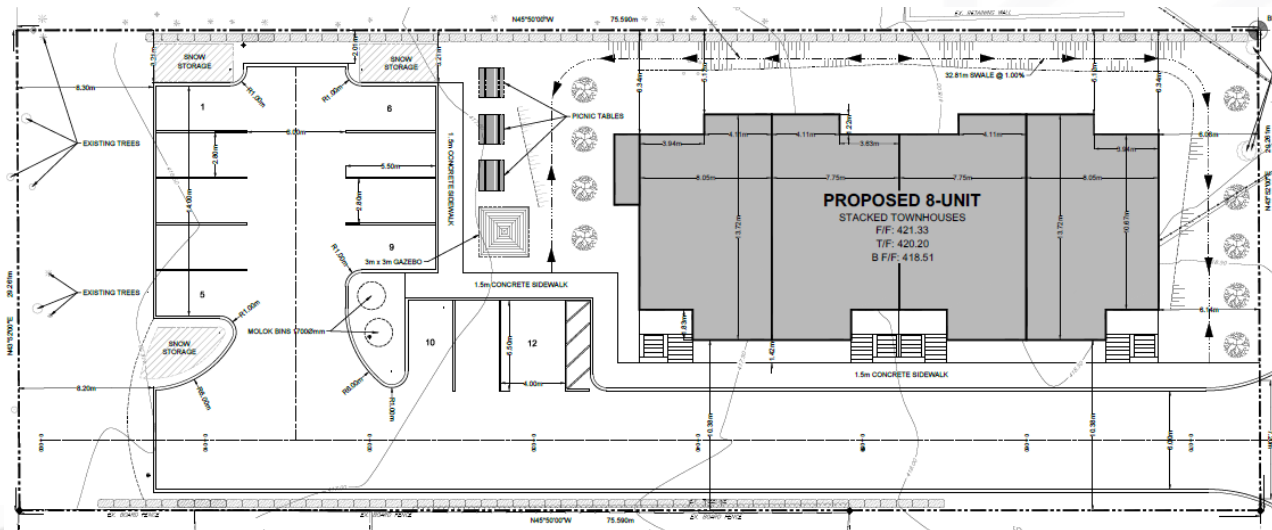
Housing Focused Updates

- Clarifying the density requirements to address modern forms of townhouse development (ex. stacked townhomes)
 - Changes clarify that certain forms of townhomes may be considered apartments where they exceed the 35 unit/ha density maximum specified in the Plan.

Example



- Lot area = 0.22 ha/ 0.54 ac
- Proposal = 8 unit stacked Townhome
- Proposed Unit Density = 36 units/ ha or 14.8 units/ac





- Official Plan currently caps townhouse development at 35 units/ha or 14 units/ ac.
- Modern forms of Townhome development can achieve higher densities than traditional townhome development. Proposed changes help support the delivery of a diverse mix of housing options in Wellington.

Planning Act Updates



Planning Act Updates

- Updating the Official Plan to address Planning Act Changes related to:
 - The definition change of “Area of Employment”; and
 - Provisions related to Additional Residential Units.



OPA 123

Consultation to Date



Circulation for Comment

Draft OPA 123 was circulated to:

- Ministry of Municipal Affairs and Housing for 90-day review
- Agencies and members of the Public with a comment deadline of May 30, 2024

Circulation Comments Received to Date

Comments

- Town of Minto and Township of Centre Wellington
- 6 from Members of the Public

No Comments or Concerns

- Indigenous Communities (Chippewas of the Thames, Conseil dela Nation Huronne-Wendat)
- Conservation Authorities (Grand River Conservation Authority, Conservation Halton, Saugeen Conservation)
- Bell Canada, Enbridge

Key Themes from Circulation Comments

Key themes from Public Comments on OPA 123 included:

- General support for the amendment
- Comments seeking clarification of certain policy changes
- Comments seeking individual properties to be re-designated to Residential in Arthur and Mount Forest
- Comments seeking Urban Boundary Expansion in Elora

Key Themes from Circulation Comments

Key themes from Agency Comments on OPA 123 included:

- Comments seeking changes to proposed re-designations in Palmerston.
- Comments seeking change to certain proposals in the amendment related to Additional Residential Units and housing density.
- Comments seeking new changes to the Central Business District related to standalone housing.

OPA 123

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 a decision

Next Steps

- Comments on OPA 123 will be received up until June 20th, 2024.



PLANWELL[™]

Thank you for joining us!

For more information

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