



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, March 10, 2022
Subject: County Official Plan Review – Growth Forecasts and Allocations



PLANWELL

1.0 Purpose

The purpose of this report is to:

- Provide an overview of the growth forecasts and allocations;
- Review the feedback received from Member Municipalities, Indigenous Communities, agencies, stakeholders and members of the public; and
- Seek Council's approval in principle of the related technical report.

2.0 Background

The County last extended the forecasts and allocations of growth in the Official Plan to 2036 and 2041 through Official Plan Amendment No. 99 (OPA 99) which was approved by an Ontario Municipal Board settlement in 2017. In 2020, the Province approved Amendment No. 1 to the Growth Plan for the Greater Golden Horseshoe (2019) which extended the horizon of the Plan to 2051. Municipalities are required to use the growth forecast in Schedule 3 of the Growth Plan as the updated forecast or use higher forecasts as determined through their Municipal Comprehensive Review (MCR) process. The revised Growth Plan forecasts for the County anticipate a minimum of 160,000 people and 70,000 jobs by 2051 which represents an increase of 20,000 people and 9,000 jobs from the 2041 forecasts in the current Official Plan.

The growth management component of the County's MCR has been ongoing and includes the analysis needed for determining growth forecasts and allocations. The resulting technical report is called the "Phase 1 MCR Report: Urban Structure and Growth Allocations, June 16, 2021 Final Report (as amended January 31, 2022)" prepared by Watson & Associates Economists Ltd. The complete report is posted on the Official Plan Review project website ([link to Phase 1 MCR Report](#)). Key components of the Phase 1 Report include:

- A review of Urban and Rural Systems, including settlement hierarchy;
- Long-term population, housing and employment forecasts to 2051;
- Allocations of population, housing and employment by Member Municipality
- Allocations of population and housing by Urban Centre; and
- Conclusions and recommendations related to the County's proposed urban structure, County-wide growth forecasts and growth allocations by Member Municipality.

The Phase 1 MCR Report will be used to inform growth allocations to 2051 through a future implementing Official Plan Amendment and as an input to the Phase 2 land needs assessment. Growth forecasts by interim periods in the Report (i.e. time periods between 2021 and 2051) are to be used as guidance for planning purposes at the local municipal level and may be refined locally to reflect changes in local conditions, phasing of growth and municipal servicing.

The County also retained WSP consultants to complete a servicing analysis in support of the ongoing MCR. The findings of the analysis demonstrate that each Member Municipality may experience servicing constraints within settlement areas over the new 2051 planning horizon and therefore, may consider future infrastructure enhancements to appropriately accommodate forecasted growth.

Official Plan Amendment 119 is in progress and covers the growth structure for the County, including a revised settlement hierarchy and other matters. The forecasts and allocations are a component of the Phase 1 Report that took longer to complete and weren't included in OPA 119.

3.0 Key Findings

The key findings of the growth forecasts and allocations are as follows:

Schedule 3, Growth Plan	The Schedule 3 Growth Plan (2019) forecast for Wellington County represents a reasonable increase in long-term population and employment growth relative to historical trends. A higher forecast is not supported.
COVID-19	The COVID-19 pandemic has acted as a near-term driver of housing demand, led by increased opportunities for remote work and the reconsideration by some Ontario residents to trade “city lifestyles” for “small town living” but it is important not to overstate the near-term impacts of COVID-19 on housing demand in the County over the long-term.
Population	The major driver of population growth is net migration, largely from the large urban centres within the western and northern Greater Toronto and Hamilton Area (GTHA). By 2051, it is anticipated that about 66% of the County’s population base will be concentrated within the Urban System compared to about 51% as of 2016. The average annual population growth rate between 2016 and 2051 for the County is anticipated to be 1.5%.
Households	To accommodate the long-term population forecast over the 2021 to 2051 planning horizon, the County will require an additional 22,000 new households be constructed, or approximately 730 new households a year.
Employment	Over the next several decades the County’s employment base is anticipated to steadily grow across a broad range of export-based and population serving employment sectors.

Highlights of technical results by Municipality are also included as Appendix A.

4.0 Consultation

The Phase 1 Report consultation activities included the following:

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	<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 calls/on-line meetings by request	<ul style="list-style-type: none"> • County and Municipal Councillors • Member Municipality staff • Members of public and stakeholders

5.0 Comments on Phase 1 Report

Staff have previously reported on Official Plan Review consultation and engagement in detail through reports PD2021-30 and PD2021-21. We have been continually receiving comments on the Official Plan Review and all comments will be considered. For purposes of this report however, the following text together with Appendix B, isolate the key comments directly related to the Phase 1 forecasts and allocations.

PD2021-30 Municipal Feedback [link to PD2021-30](#)

- Municipal comment summary and staff response
- Response to Township of Centre Wellington comments and summary of subsequent Township Council meeting are provided as Appendix B

PD2021-21 Consultation and Engagement Overview [link to PD2021-21](#)

- Virtual Public Information Centre (June 23, 2021) summary
- Stakeholder comment summary and staff response
- Public comment summary

5.1 Municipal

In response to Municipal feedback from Mapleton and Minto, changes have been made to the allocations and incorporated into an Addendum Report dated January 31, 2022 which is part of the Final Phase 1 Report. These changes resulted in a minor reduction to the population allocation to Centre Wellington by approximately 1%.

5.2 Agencies

Our office received comments from the following legislated commenting authorities:

- Maitland Valley Conservation Authority
- Conservation Halton
- Municipality of Perth East
- Conseil de la Nation Huronne-Wendat

There were no concerns with the forecasts and allocations.

5.3 Stakeholders

Staff have also summarized and responded to the following stakeholder submissions:

- Wellington Federation of Agriculture
- Ontario Stone, Sand and Gravel Association (OSSGA)
- Ontario Headwater Institute
- Save Our Water, Centre Wellington
- Two members of public with heritage concerns, Centre Wellington

The majority of the stakeholder comments dealt with matters in future phases of the growth management technical work or the overall Official Plan Review.

5.4 Public

The following public comments were received and the staff responses are included as Appendix B:

- Member of the public with general concerns, Centre Wellington
- Lorius Consultants for Birdseye Farms Limited, Erin
- GWD Limited for 8531 Highway 7, Guelph/Eramosa
- Westhill Project Services Group Ltd.
- MHBC Planning for 7133 Wellington Road 11, Mapleton
- Stovel & Associates Inc. for Audrey Meadows, Puslinch
- Stovel & Associates Inc. for 7985 Wellington Road 109, Wellington North
- Altus Group for North Arthur Developments Ltd.

On the most part, public comments dealt with matters related to the Phase 2 Land Needs Assessment or proposals for settlement area boundary expansions (future Phase 3).

6.0 Next Steps

The Phase 1 report is an important input to the Phase 2 Report – Land Needs Assessment and Policy Considerations. Key components of the Phase 2 report will include:

- A review of intensification opportunities and challenges in meeting the County’s existing target of 20% of annual housing growth within the built-up area and a recommendation on the County’s intensification target;
- An assessment of the Designated Greenfield Area density target of 40 people and jobs/gross hectare and a recommendation on the County’s target;
- An Employment Area density target for the Official Plan;
- Land requirements for the Designated Greenfield Area Community Area and Employment Areas within the Urban System; and
- Planning policy considerations with respect to planning for growth and growth management.

The draft Phase 2 report is anticipated in the coming weeks and will be circulated for comment to Member Municipalities, Indigenous Communities, agencies, stakeholders and members of the public.

7.0 Recommendations

That the report “County Official Plan Review – Growth Forecasts and Allocations” be received for information.

That the “Phase 1 MCR Report: Urban Structure and Growth Allocations, June 16, 2021 Final Report (as amended January 31, 2022)” be approved in principle.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing to Member Municipalities.

That staff be directed to bring forward a draft Official Plan Amendment to implement the growth forecasts and allocations in the report as part of the Municipal Comprehensive Review at the appropriate time.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Appendix A Municipal Highlights
Appendix B Comment and Response Tables

Appendix A

Municipal Highlights

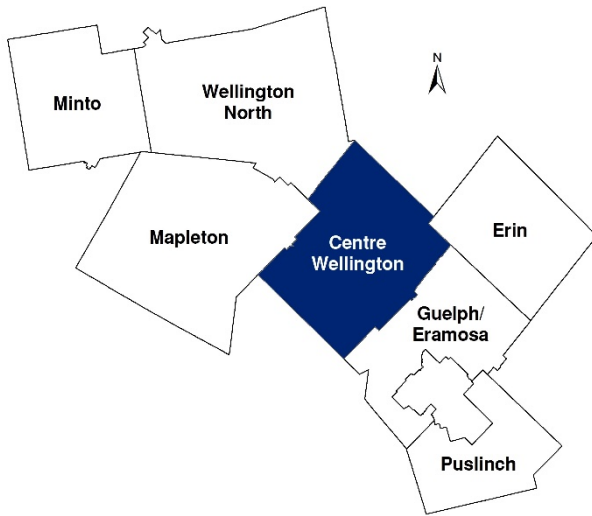
CENTRE WELLINGTON

Growth Highlights¹

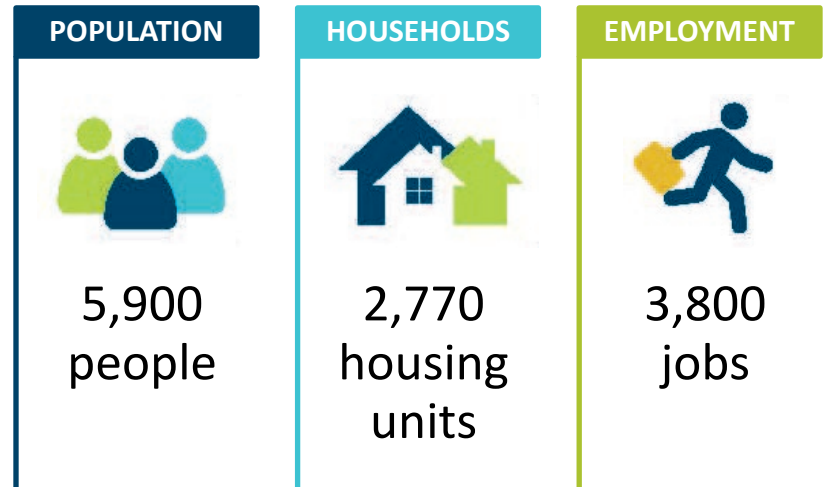
Wellington County
Official Plan Review



PLANWELL



Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	81% Urban 19% Rural
Proportion of County Population Growth (2016 to 2051)	44%
Annual Population Growth Rate (2016 to 2051)	2.0%
Historical Annual Population Growth Rate (1996 to 2016)	1.3%
Housing Unit Forecast (2016 to 2051)	11,260 housing units
Annual Housing Unit Forecast (2016 to 2051)	322 housing units annually
Historical Annual Housing Units (1996 to 2016)	174 housing units annually

Source

Watson & Associates Economists Ltd. Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington. June 16, 2021 Final Report as amended January 31, 2022.

Figures have been rounded and may not add up precisely.

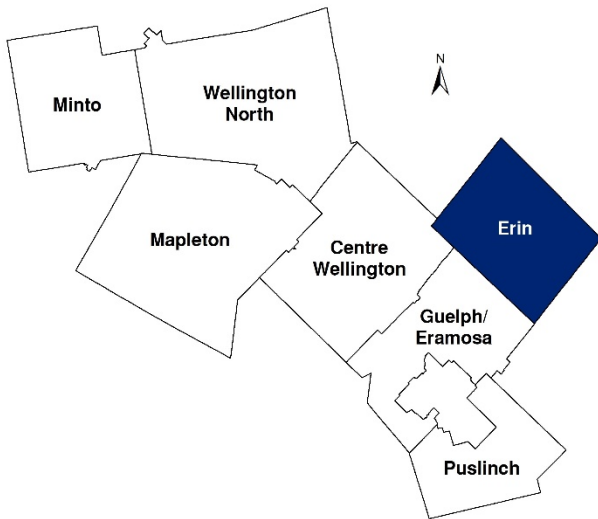
ERIN

Growth Highlights¹

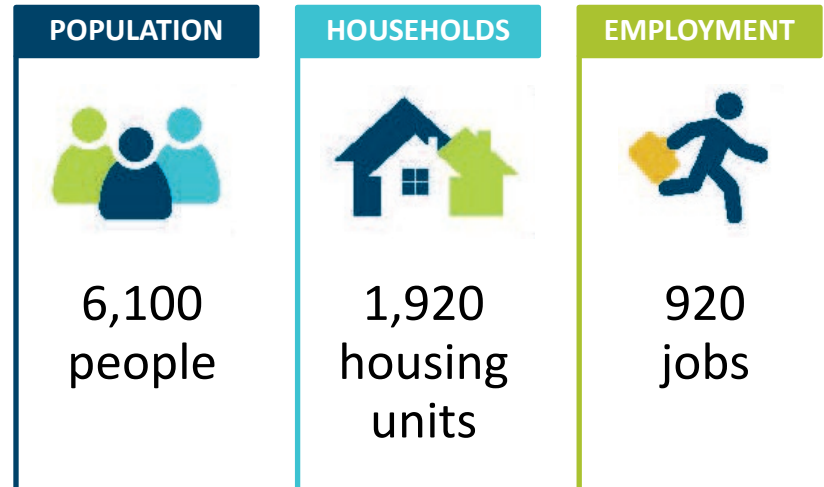
Wellington County
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Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	64% Urban 36% Rural
Proportion of County Population Growth (2016 to 2051)	22%
Annual Population Growth Rate (2016 to 2051)	2.3%
Historical Annual Population Growth Rate (2006 to 2016)	0.8%
Housing Unit Forecast (2016 to 2051)	5,090 housing units
Annual Housing Unit Forecast (2016 to 2051)	145 housing units annually
Historical Annual Housing Units (1996 to 2016)	30 housing units annually

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington.
June 16, 2021 Final Report as amended January 31, 2022.

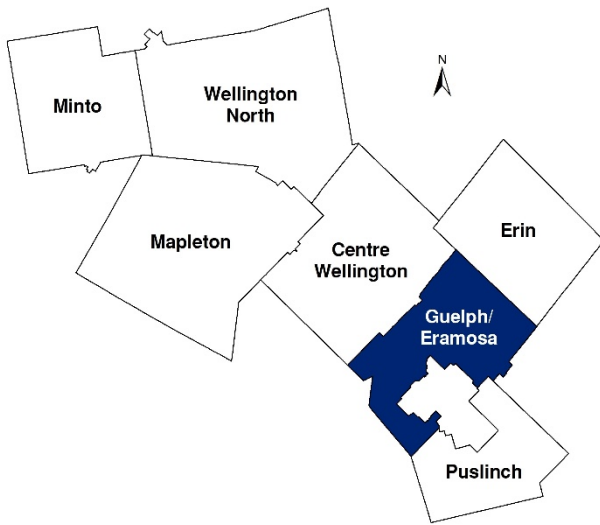
Figures have been rounded and may not add up precisely.

GUELPH / ERAMOSHA Growth Highlights¹

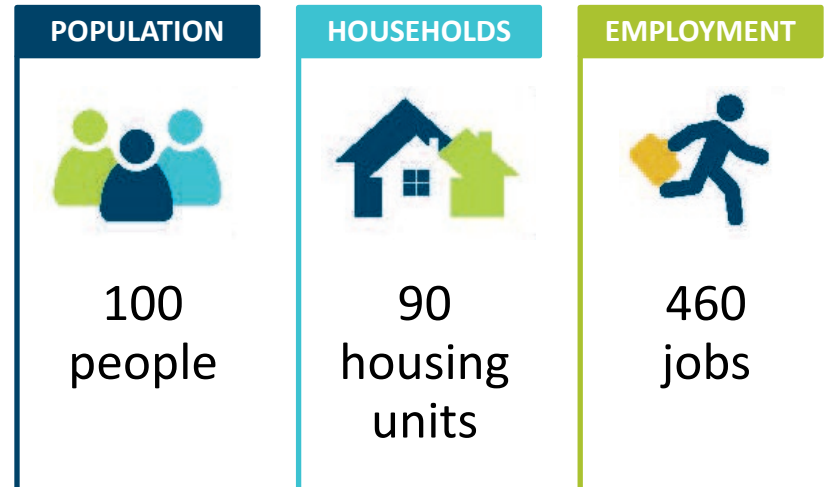
Wellington County
Official Plan Review



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Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	38% Urban 62% Rural
Proportion of County Population Growth (2016 to 2051)	2%
Annual Population Growth Rate (2016 to 2051)	0.3%
Historical Annual Population Growth Rate (2006 to 2016)	1.1%
Housing Unit Forecast (2016 to 2051)	620 housing units
Annual Housing Unit Forecast (2016 to 2051)	17 housing units annually
Historical Annual Housing Units (1996 to 2016)	56 housing units annually

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington.
June 16, 2021 Final Report as amended
January 31, 2022.

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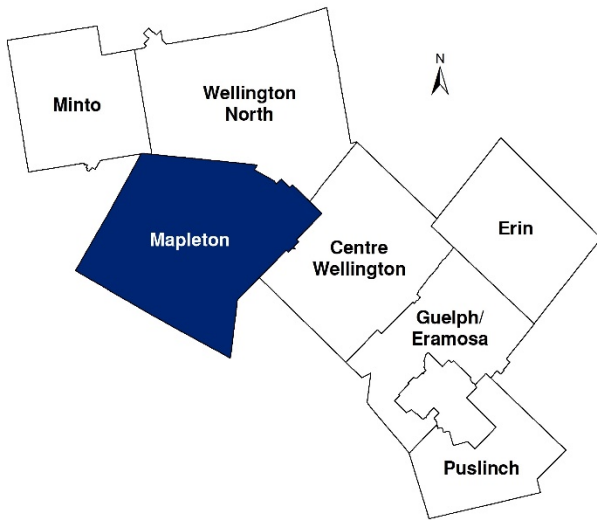
MAPLETON

Growth Highlights¹

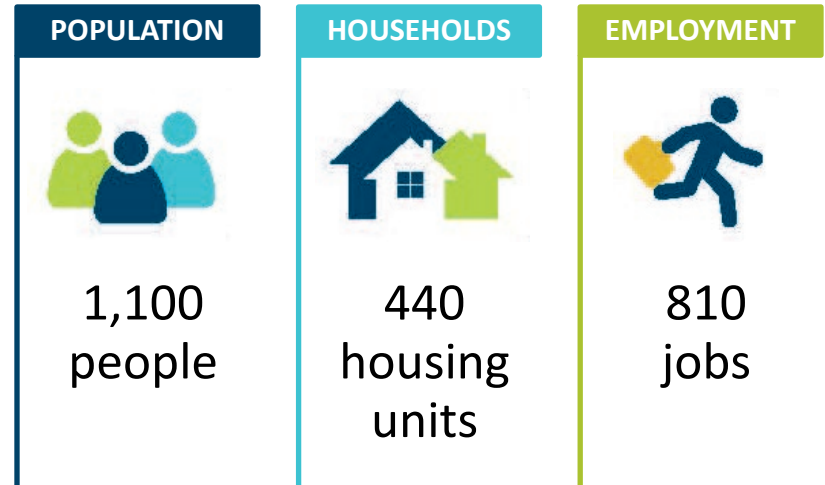
Wellington County
Official Plan Review



PLANWELL



Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	26% Urban 74% Rural
Proportion of County Population Growth (2016 to 2051)	7%
Annual Population Growth Rate (2016 to 2051)	1.0%
Historical Annual Population Growth Rate (1996 to 2016)	1.0%
Housing Unit Forecast (2016 to 2051)	1,700 housing units
Annual Housing Unit Forecast (2016 to 2051)	48 housing units annually
Historical Annual Housing Units (1996 to 2016)	31 housing units annually

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington. June 16, 2021 Final Report as amended January 31, 2022.

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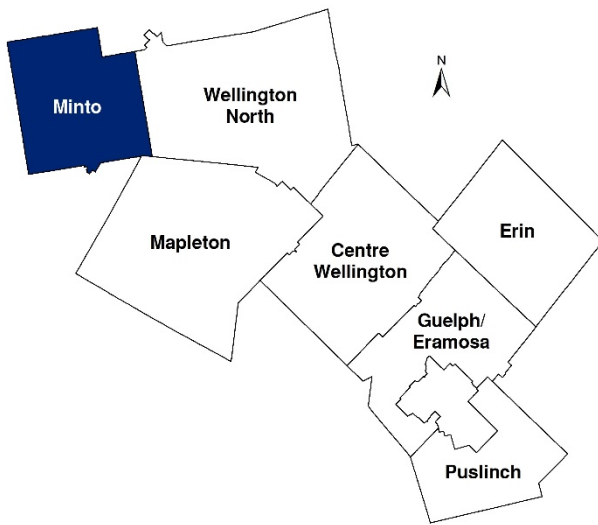
MINTO

Growth Highlights¹

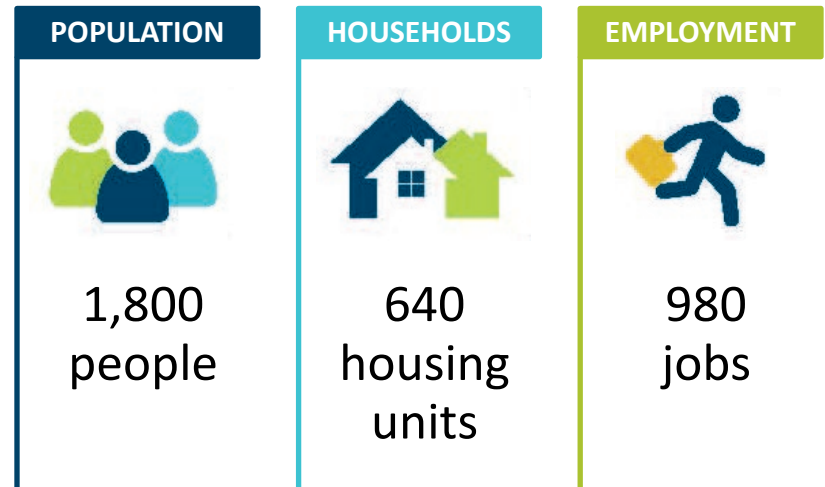
Wellington County
Official Plan Review



PLAN WELL



Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	66% Urban 34% Rural
Proportion of County Population Growth (2016 to 2051)	9%
Annual Population Growth Rate (2016 to 2051)	1.5%
Historical Annual Population Growth Rate (1996 to 2016)	0.5%
Housing Unit Forecast (2016 to 2051)	2,210 housing units
Annual Housing Unit Forecast (2016 to 2051)	63 housing units annually
Historical Annual Housing Units (1996 to 2016)	23 housing units annually

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington.
June 16, 2021 Final Report as amended January 31, 2022.

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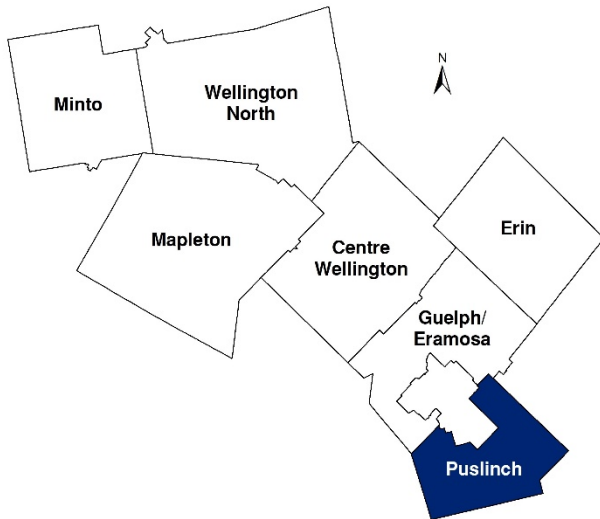
PUSLINCH

Growth Highlights¹

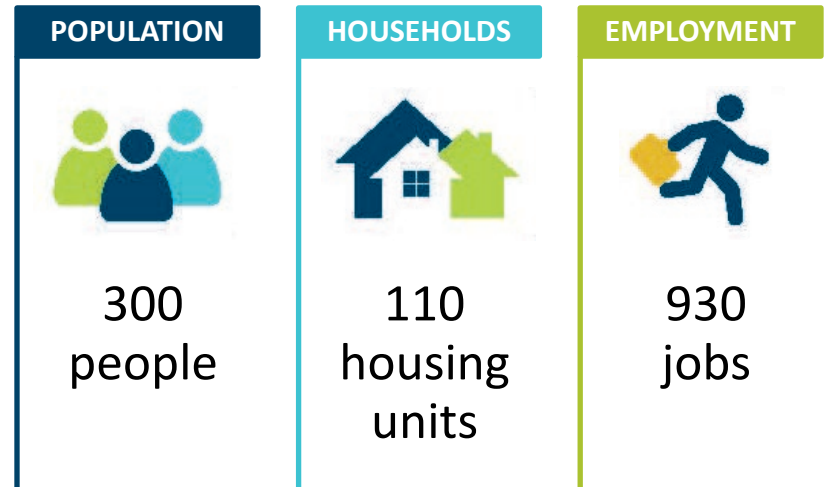
Wellington County
Official Plan Review



PLAN WELL



Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	0% Urban 100% Rural*
Proportion of County Population Growth (2016 to 2051)	4%
Annual Population Growth Rate (2016 to 2051)	0.8%
Historical Annual Population Growth Rate (1996 to 2016)	1.5%
Housing Unit Forecast (2016 to 2051)	840 housing units
Annual Housing Unit Forecast (2016 to 2051)	24 housing units annually
Historical Annual Housing Units (1996 to 2016)	36 housing units annually

NOTE:

*approximately 10% population base within Morriston and Aberfoyle

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington.
June 16, 2021 Final Report as amended January 31, 2022.

Figures have been rounded and may not add up precisely.

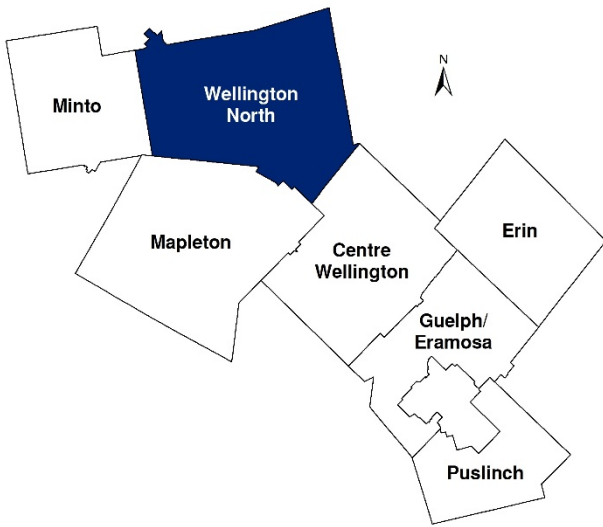
WELLINGTON NORTH

Growth Highlights¹

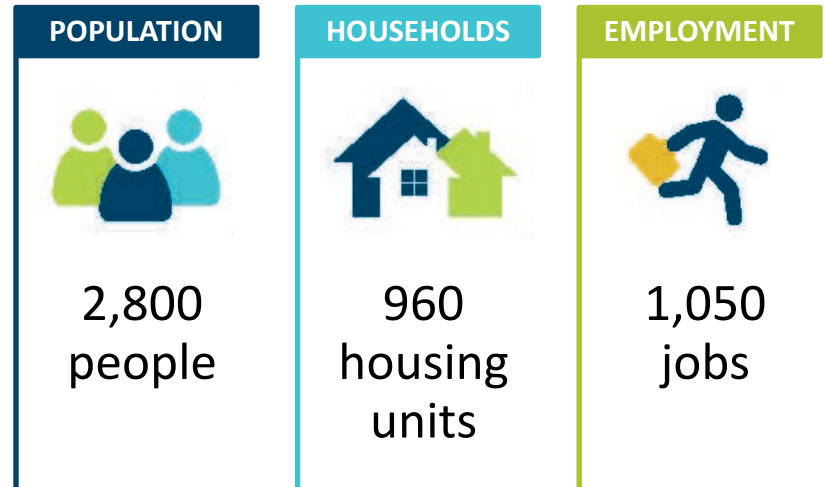
Wellington County
Official Plan Review



PLANWELL



Growth from 2041 to 2051



Summary Data

Urban Rural Split (as of 2021)	65% Urban 35% Rural
Proportion of County Population Growth (2016 to 2051)	12%
Annual Population Growth Rate (2016 to 2051)	1.5%
Historical Annual Population Growth Rate (1996 to 2016)	0.3%
Housing Unit Forecast (2016 to 2051)	3,000 housing units
Annual Housing Unit Forecast (2016 to 2051)	86 housing units annually
Historical Annual Housing Units (1996 to 2016)	28 housing units annually

Source

¹Watson & Associates Economists Ltd.
Phase 1 MCR Report: Urban Structure and Growth Allocations. County of Wellington.
June 16, 2021 Final Report as amended January 31, 2022.

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Appendix B

Municipal, Stakeholder and Public Comment and Response Summary

Appendix B

**Table B1 COUNTY-WIDE Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)**

Name/Date/ID	Key Phase 1 Comments	Response
Wellington Federation of Agriculture (WFA) June 20, 2021 ST-001	The WFA raises a number of agricultural priority areas for consideration as part of Municipal Comprehensive Review.	There were no specific comments about the Phase 1 MCR Report forecasts and allocations. These comments will be considered as part of the ongoing Municipal Comprehensive Review, including the upcoming Agricultural Mapping and Policy Review. Refer to report PD2021-21 for additional comment details and response.
Ontario Stone, Sand & Gravel Association (OSSGA) May 27, 2021 ST-004	The OSSGA raises a number of aggregate industry priority areas for consideration as part of the Official Plan Review.	There were no specific comments about the Phase 1 MCR Report forecasts and allocations. These comments will be considered as part of the ongoing Municipal Comprehensive Review. Refer to report PD2021-21 for additional comment details and response.
The Ontario Headwaters Institute June 25, 2021 ST-006	The Ontario Headwaters Institute asks the County to take a high level path to protect the terrestrial and aquatic integrity of our region.	There were no specific comments about the Phase 1 MCR Report forecasts and allocations. These comments will be considered as part of the ongoing Municipal Comprehensive Review. Refer to report PD2021-21 for additional comment details and response.

Table B2 CENTRE WELLINGTON Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
<p>CENTRE WELLINGTON Brett Salmon, Managing Director of Planning and Development November 8, 2021 MUN</p>	<p>The Township’s allocated share of County growth and annual rate of growth may be too high based on historical growth rates in the Township.</p> <p>Is it feasible to finalize growth allocations in the absence of analysis of feasibility of urban expansions in Centre Wellington or other municipalities in Wellington?</p> <p>Is it possible the Province has assigned too much Growth to the County of Wellington? Is it possible to leave some of the growth unallocated?</p>	<p>The Provincial forecasts for Wellington County contained in Schedule 3 of the Growth Plan are to be treated as minimums, meaning that lower forecasts are not permitted by the Province. The County’s consultants, Watson & Associates Economists Ltd. have reviewed the County’s long-term growth outlook relative to the Schedule 3 2051 population and employment forecast and concluded that it:</p> <ul style="list-style-type: none"> • Represents a reasonable increase in long-term population and employment growth relative to historical trends. • Accurately identifies the anticipated influence of identified regional and local growth drivers of future development trends across the County; and • Represents a reasonable increase in the share of total population and employment in the County of Wellington relative to the Greater Golden Horseshoe Outer Ring as a whole. <p>The Urban Centres within the Township of Centre Wellington and the Town of Erin are anticipated to accommodate a large portion of the County’s population and employment growth over the long-term planning horizon due to their proximity to the large employment markets of the Greater Golden Horseshoe. While a minor change, we note Watson reduced the population allocation to the Township of Centre Wellington by approximately 1%, modestly impacting the forecast growth to the Fergus Urban Centre (±700 people).</p>

<p>CENTRE WELLINGTON Council</p> <p>November 22, 2021 MUN</p>	<p>County staff and consultants Watson & Associates were asked to provide an overview of the growth forecasts and allocations.</p> <p>Council discussion included the following areas:</p> <ul style="list-style-type: none"> • Why can't the Township just say "no"? • Concerns about current and future rate of growth, water availability, agricultural land consumption, impact on wetlands, achieving housing attainability • Can density be adjusted to reduce pressure on agricultural land? • Integration of transportation into County's work 	<p>The growth forecasts area part of a broader economic plan of the Province. The Province tells municipalities what growth they will get and there is no appeal mechanism. The Province requires municipalities to file an Official Plan Amendment(s) to implement the policies and the decision of the Province is not appealable.</p> <p>The Township's Managing Director of Infrastructure Services advised that capital projects are under way to address future needs for more water and wastewater supply capacity and infrastructure, including a new well exploration program.</p> <p>The County could consider the policies for density in greenfield areas as part of the Phase 2 work. Future Phase 3 of the growth management work will look at where to accommodate growth. Settlement area boundary expansion may only occur as part of a Municipal Comprehensive Review based on need and subject to detailed criteria.</p>
<p>Member of the public</p> <p>August 16, 2021 P-072</p>	<p>Comments provided an overview of matters that the County should consider through the MCR including building complete and compact communities, providing a greater diversity of housing options rather than single detached dwellings, increase affordable housing target and increased Greenfield Area target.</p>	<p>There were no specific comments about the Phase 1 MCR Report forecasts and allocations. These comments will be considered as part of the ongoing Municipal Comprehensive Review. Refer to report PD2021-21 for additional details of the comments provided.</p>
<p>Save Our Water</p> <p>May 17, 2021 June 30, 2021 ST-003</p>	<p>Comments raise concerns with sustainability of Centre Wellington's future water sources.</p>	<p>Refer to November 22, 2021 Council meeting response above and to report PD2021-21 for additional details of the comments and response provided.</p>
<p>Two members of the public</p> <p>June 2, 2021 July 13, 2021 ST-002</p>	<p>Comments primarily relate to heritage preservation in Elora/Salem and Fergus versus the residential intensification target for Wellington County.</p>	<p>These comments will continue to be considered as part of the Phase 2 technical work which includes intensification. Refer to report PD2021-21 for additional details of the comments and response provided.</p>

Table B3 ERIN Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
ERIN MSH, Planning Consultants May 14, 2021 MUN	Comments on behalf of Town of Erin requesting that if the County proceeds with the phased approach to the Official Plan Review, to provide sufficient flexibility in the population and employment targets and related policy framework to allow for adjustments to reflect the results of the more detailed land needs analysis, without an amendment to the County Plan.	The County has had to proceed with a phased approach due to shifting Provincial, County and Municipal priorities. In response to this feedback, we note that the forecasts and allocations were excluded from the County Growth Structure Official Plan Amendment (OPA 119). Refer to report PD2021-30 for additional details of the comments and response provided.
Lorius Consultants January 11, 2021 P-026	Detailed comments submitted on behalf of Birdseye Farms Limited, Erin raising questions about and approaches taken in the Phase 1 Report and analysis.	These comments were reviewed by County consultants Watson & Associates Economists Ltd. Refer to report PD2021-21 for for additional details of the comments provided.

Table B4 GUELPH/ERAMOSIA Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
GWD Limited July 15, 2021 P-041	Request to expand Rockwood to include property at 8531 Highway 7, Guelph/Eramosa.	The proposal for this site has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the Phase 3 technical work. Refer to report PD2021-21 for for additional details of the comments provided.
Westhill Project Services Group Ltd. June 30, 2021 P-062	Inquiry about how the Phase 1 Report addresses growth in the County’s hamlet areas and interest in adding lands to the Hamlet of Ariss.	The Phase 1 MCR Report does not evaluate land need. This inquiry has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work. Refer to report PD2021-21 for for additional details of the comments provided.

Table B5 MAPLETON Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
MAPLETON GSP Group, Planning Consultants September 8, 2021 MUN	Reviewed the draft forecast and allocations for Mapleton and provided detailed comments regarding the distribution of growth across the municipality.	Based on discussions with Township of Mapleton staff and a further review of demand and servicing factors, changes were made to the allocations to the Township of Mapleton. The 2051 population allocation to the Township was increased by 5% (approximately 700 people) to accommodate further growth within the Drayton and Moorefield Urban Centres and a minor modification of approximately 200 employees was made to the growth allocation by Urban and Rural Area.
MAPLETON GSP Group, Planning Consultants November 20, 2021 MUN	Township of Mapleton Council received a presentation on the future of Mapleton’s growth from GSP which built on the comments above. Related to Phase 1 forecasts and allocations, the presentation included an overview of proposed growth for the Township and a review of residential and employment land inventories.	The information received and endorsed by Township Council generally re-affirms the discussions County and Township staff have been having. No further comments have been submitted by the Township regarding the modifications to the allocations to the Township.
MHBC Planning July 16, 2021 P-033	Request to expand Drayton to include property at 7133 Wellington Road 11, Mapleton.	The proposal for this site has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work. Refer to report PD2021-21 for for additional details of the comments provided.

Table B6 MINTO Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
MINTO Council July 14, 2021 MUN	Policies be provided allow minor rounding out and infilling in rural settlements such as Drew, Teviotdale and other small housing or commercial clusters.	Draft Official Plan Amendment 119 revises the County Growth Structure and Town Council has made additional comments regarding rural settlements that will be considered as part of OPA 119. Policy development related to Provincial Growth Plan policies allowing for minor rounding out of rural settlements outside of the MCR (2.2.9.7), subject to criteria, will be part of a later stage of the Official Plan Review. Refer to report PD2021-30 for for additional details of the comments and response provided.

Table B7 PUSLINCH Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
<p>Stovel & Associates Inc. Audrey Meadows</p> <p>July 8, 2021 July 15, 2021 P-014</p>	<p>Proposal to expand Audrey Meadows Country Residential subdivision in Puslinch (subject to County Official Plan Amendment OP-2021-02 and Township Zoning By-law Amendment applications). Comments raise the following:</p> <ul style="list-style-type: none"> • Seeking confirmation that the 2051 population projection would permit the 29 lot development proposal • Question timing of release of Phase 1 Report and process • Request that the current Audrey Meadows subdivision be recognized as a rural settlement • Limited opportunities for growth in Puslinch and reliance on rural severances, which will be constrained by Provincial Agricultural and Natural Heritage System • County should evaluate approaches to rural growth in neighbouring municipalities • Disagree with the proposed urban structure 	<p>In response staff note the following:</p> <ul style="list-style-type: none"> • The existing Audrey Meadows subdivision in Puslinch is designated Country Residential in the Official Plan. • The County’s Official Plan Review has met and exceeded the public consultation requirements of the Planning Act. • The Phase 1 MCR Report does not evaluate land need. <p>Submissions related to this property have also been made through Draft Official Plan Amendment 119 which deals with the County Growth Structure and they will be considered as part of OPA 119.</p> <p>Refer to report PD2021-21 for for additional details of the comments provided.</p>

Table B8 WELLINGTON NORTH Comment and Response Table
Draft Phase 1 MCR Report: Urban Structure and Growth Allocations (June 16, 2021)

Name/Date/ID	Key Phase 1 Comments	Staff Response
WELLINGTON NORTH Council August 23, 2021 MUN	Requests that County of Wellington consider adjusting growth forecasts for member municipalities to reflect ability and willingness to service designated lands.	Municipal growth allocations have been determined based on extensive analysis and consultation with Member Municipalities. Through this work, adjustments have been made to allocations to reflect feedback provided, including servicing information about existing and planned infrastructure. Refer to report PD2021-30 for additional details of the comments and response provided.
Stovel & Associates Inc. April 22, 2021 July 16, 2021 P-040	Request to expand Arthur to include property at 7985 Wellington Road 109, Wellington North.	The proposal for this site has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work. Refer to report PD2021-21 for for additional details of the comments provided.
Altus Group July 16, 2021 P-066	Detailed comments submitted on behalf of North Arthur Developments Ltd. raising questions about approaches taken in the Phase 1 MCR Report and analysis.	These comments were reviewed by County consultants Watson & Associates Economists Ltd. Refer to report PD2021-21 for for additional details of the comments provided.