



COUNTY OF WELLINGTON

COMMITTEE REPORT



PLANWELL

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, June 09, 2022
Subject: **County Official Plan Review – Public Consultation and Engagement Overview #2**

1.0 Purpose

This report provides Council with an update about additional public comments on the Official Plan Review since we first reported on the topic in September 2021 ([PD2021-21](#)). This report also provides some updates on progress made under some of the areas of interest identified through the comments.

Staff notes that this report does not address submissions that the County has received on the Phase 2 Land Needs Assessment report or Official Plan Amendment No. 119. Comments received related to these matters have been or will be summarized in separate committee reports.

2.0 Background

Since the launch of the Official Plan Review project, Planning Staff have received comments and inquiries from local residents, developers and stakeholders.

The following sections of this report provide more detail regarding the comments we have received and summarizes and responds to some of the major themes that have emerged from the feedback.

Staff have also prepared comment summary tables in Appendix A. Complete comments are available in the project file.

3.0 Public Feedback

Planning Staff have been collecting and responding to public and stakeholder feedback since the Official Plan Review project was initiated in September 2019. Through these discussions there have been some common areas of interest that have emerged and continue to be on the minds of the public, which are summarized below. We note that interest continues to be high in the same areas reported on previously.

3.1 Secondary Agricultural Area Severances

We continue to receive inquiries about revising the Secondary Agricultural consent policies so that they would allow for consideration of an additional severance on properties that have had a severance past March 1st, 2005. While we are reviewing this matter, no decisions have been made at this time.

3.2 Future Development Re-designation

The County has received several inquiries about when and how it will consider the re-designation of land designated Future Development (FD). County Staff and our consultants (Watson & Associates) have completed a detailed inventory of FD lands in the County. Section 2.4.7 of the draft Land Needs Assessment report provides more details about the total amount of FD lands in the County and where it is located. Through Phase 3 and in consultation with Member Municipalities and the public, the County will identify appropriate FD lands for re-designation and identify excess lands in accordance with the Growth Plan.

3.3 Urban Centre Expansions

County staff continue to receive requests to expand urban centres in Wellington County and has received inquiries about expanding the urban centres of Aberfoyle, Arthur, Dratyon, Elora/Salem, Fergus, Harriston, Moorefield, Morriston, Mount Forest and Rockwood. The County is required by Provincial policy to ensure there is a suitable amount of designated land available in our Member Municipalities to accommodate forecasted growth.

At this time, Watson & Associates has completed a draft of the Land Needs Assessment (LNA) as part of Phase 2 of the County's growth management work. While this report is still under review, the draft results indicate that the urban centres in Centre Wellington, Erin, Mapleton and Minto require additional community area and/or employment area lands (or both) to accommodate forecasted growth to 2051.

County staff are currently in the detailed planning stages of Phase 3 of the Municipal Comprehensive Review (MCR). Through this phase the County, in consultation with Member Municipalities, will evaluate and recommend directions for settlement area boundary expansions, as well as other re-designation requests.

3.4 Employment Area Conversions

The County continues to receive inquiries about the employment area conversion process. We note that the window for submitting urban employment area conversion requests closed in 2021. Planning Staff have provided a detailed review of the submissions received in Planning Report [PD2022-11](#).

4.0 Future Engagement

As the Official Plan Review progresses, the County will be scheduling additional public consultations to gather more feedback as it relates to the various components of work underway. We note that the Official Plan Review project webpage and the digital mailing list is the best source of information for additional opportunities for the public and stakeholders to engage in the Official Plan Review.

Recommendations

That the report “County Official Plan Review – Public Consultation and Engagement Overview # 2” be received for information; and

That the County Clerk circulate the report to member municipalities for information.

Respectfully submitted,



Jameson Pickard, B.URPL, MCIP, RPP
Senior Policy Planner



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Appendix A Public Comment Summary

Appendix A

Public Comment Summary

Table 1A COUNTY-WIDE Public Comments

ID#	Comment Summary	Staff Response
Weston Consulting August 27, 2021 035	<ul style="list-style-type: none"> Comments submitted were seeking clarification about the County’s MCR process and if settlement area boundary expansion requests were still being accepted. 	Staff provided a response advising that settlement area boundary expansions would be considered through Phase 3 of the Official Plan Review.
Urban Metrics Inc. December 29, 2021 086	<ul style="list-style-type: none"> Comments submitted were seeking clarification about the timing of the County’s Land Need Assessment analysis and its release. 	Staff provided a response advising the anticipated timing of the Land Needs Assessment results.
JL Cox Planning Consultants Inc. January 28, 2022 092	<ul style="list-style-type: none"> Comments submitted were seeking an update about the timing of the County’s review of the Provincial Agricultural System Mapping and an implementing official plan amendment to the County Official Plan. Concerns were raised about the impact of a future official plan amendment on pending consent applications. 	Staff provided a response advising that the timing of an Official Plan amendment to implement the Agricultural System mapping is not known at this time. Staff advised that they are unaware of any interest of the Province to impose the Provincial Agricultural System Mapping in advance of the County’s refinement of it. Staff also noted that potential Greenbelt area expansions, proposed by the Province, may impact implementation of the Agricultural System Mapping.
KLM Planning Partners Inc. March 30, 2022 096	<ul style="list-style-type: none"> Comments submitted were seeking an update on the status of various components of work being completed through the Municipal Comprehensive Review, including the growth management technical work, implementing official plan amendments and settlement area boundary expansions. 	Staff provided a response with an update on the status of the various components of work being completed.

Table 2A CENTRE WELLINGTON Public Comments

ID#	Comment Summary	Staff Response
Seaton Group March 17, 2022 010	<ul style="list-style-type: none"> Comments reiterate interest in expanding the settlement area of Fergus to include the property at 795 Anderson St N, or to develop their rural lands for Country Residential purposes. 	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. Staff advised that new Country Residential development is not permitted by the County Official Plan.
Two members of the Public 032	<ul style="list-style-type: none"> The County continues to receive submissions regarding the need to protect and conserve cultural heritage resources in Elora/Salem and Fergus. These comments encourage the County to better address cultural heritage protection in our technical background work and Official Plan in accordance with applicable Provincial legislation. 	These comments have been considered through the preparation of the County' technical background work (Growth Forecasts and Land Needs Assessment). Please refer to report PD2021-21 for additional details of the comments and responses provided.
JL Cox Planning Consultants Inc. August 30,2021 074	<ul style="list-style-type: none"> Request to have industrially designated lands at 6430 Beatty Line N converted to a mixed use designation in the settlement area of Fergus. 	Staff acknowledged receipt of this request. The Phase 2 draft Land Needs Assessment considers this request and provides a review and recommendation on how to proceed. Planning report PD2022-11 also provides more details about Employment Area conversion request that the County received and their impacts on the draft Land Need Assessment.
Polocorp Inc. March 31, 2022 075	<ul style="list-style-type: none"> These comments build on previous comments submitted requesting an expansion to the urban centre of Fergus to include the property at 968 St. David Street N. Comments also seek clarification regarding aspects of the technical work being completed through the MCR. 	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.
Fryett Turner Architects Inc. August 30,2021 077	<ul style="list-style-type: none"> Request to have industrially designated land at 22 Park Street converted to a Highway Commercial designation in the settlement area of Elora/Salem. 	Staff acknowledged receipt of this request. The Phase 2 draft Land Needs Assessment considers this request and provides a review and recommendation on how to proceed. Planning report PD2022-11 also provides more details about Employment Area conversion request that the County received and their impacts on the draft Land Need Assessment.

BSRD Limited August 31, 2021 078	<ul style="list-style-type: none"> Request to expand the settlement area of Elora/Salem and Fergus to include the properties at 6574 Gerrie Road and 6470 Beatty Line N. 	Proposals for these sites have been filed as Settlement Area Boundary Expansion requests, which will be considered as part of the Phase 3 technical work.
MHBC November 1, 2021 081	<ul style="list-style-type: none"> Request to expand the settlement area of Elora/Salem to include the property at 7581 Sideroad 15. 	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.
Cuesta Planning Consultants Inc. January 21, 2022 089	<ul style="list-style-type: none"> Request to expand the settlement area of Fergus to include the property at 965 Gartshore St. 	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.
Public January 21, 2022 090	<ul style="list-style-type: none"> Request to expand the settlement area of Fergus to include the property at 965 Gartshore St. 	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.
Gatto Homes Inc. April 7, 2022 098	<ul style="list-style-type: none"> Request to expand the settlement area of Fergus to include the property at 851 Wellington Road 18. 	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.

Table 3 ERIN Public Comments

ID#	Comment Summary	Staff Response
Public May 10, 2022 028	<ul style="list-style-type: none"> These comments build on previous comments requesting to expand the Hamlet of Ospringle to include the property at 5475 Second line. New comments seek clarification about the County's Official Plan Review process and if any other formal submissions requirements are necessary to support expansion requests. 	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.

Table 4 GUELPH/ERAMOSIA Public Comments

ID#	Comment Summary	Staff Response
GWD Limited May 17, 2021 041	<ul style="list-style-type: none"> Comments build on previous submissions requesting to expand the settlement area of Rockwood to include the property at 8531 Highway 7. New comments provide additional rationale for the expansion request. 	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.
Public July 19, 2021 067	<ul style="list-style-type: none"> Request to be added to the Official Plan Review digital mailing list. Comments expressed interest in having property in Guelph/Eramosa rezoned. 	Staff added this person to the digital mailing list and made note of their rezoning request.
Public October 25, 2021 080	<ul style="list-style-type: none"> Request to have Prime Agricultural lands in Guelph/Eramosa re-designated to Highway Commercial. 	Staff acknowledged receipt of request. This requests will be considered as part of the Phase 3 technical work.
Weston Consulting December 3, 2021 083	<ul style="list-style-type: none"> Request to expand the Rural Employment Area in Guelph/Eramosa to include the property at 4952 7th line. 	The proposal for this site has been filed as a Rural Employment Area request, which will be considered as part of the Phase 3 technical work.
Keller Williams Edge Realty January 6, 2022 087	<ul style="list-style-type: none"> Request to expand the Urban Centre of Rockwood to include the property located at 5149 Wellington Road 27. 	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.

Table 5 Minto Public Comments

ID#	Comment Summary	Staff Response
Patterson Planning Consultants Inc. September 1, 2021 076	<ul style="list-style-type: none"> Request to re-designate portions of industrial land located at 5924 Wellington Road 123 in Palmerston to a Highway Commercial Official Plan designation. 	Staff responded to request advising that the deadline for Employment Area Conversion requests had passed and that the request did not meet our submission requirements. The lands subject to this request were recently designated industrial through a Town initiated amendment.
Landscout Investments November 21, 2021 082	<ul style="list-style-type: none"> Request to expand the settlement area of Clifford to add additional lands to a parcel at 41 Park Street. 	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.

Table 6 Puslinch Public Comments

ID#	Comment Summary	Staff Response
Public December 20, 2021 084	<ul style="list-style-type: none"> Comments submitted were related to the Secondary Agricultural residential severance policy. Particularly, if the Official Plan Review will result in a change to the March 1st, 2005 date to allow an additional residential severance off properties that have been severed past this date. 	Staff responded advising that this matter is currently under review and a decision on a change to the secondary agricultural severance policies has not been made at this time.
Public April 4, 2022 097	<ul style="list-style-type: none"> Inquiry was related to the Secondary Agricultural residential severance policy. Particularly, regarding the implementation of the Provincial Agricultural System mapping in to the County Official Plan. 	Staff responded advising that the Agricultural System Mapping will be reviewed through the on-going Official Plan Review. The mapping will be implemented through a future official plan amendment.

Table 4 WELLINGTON NORTH Public Comments

ID#	Comment Summary	Staff Response
<p>Public March 22, 2022</p> <p>034</p>	<ul style="list-style-type: none"> Request to have property in Arthur located at PT PARK LOT 1 PARK LOT 2 N/S; MACAULEY ST considered for a severance through the Municipal Comprehensive Review Process. The lands are currently designated Future Development in the County Official Plan. Comments build on previous submissions and seek details about the status of the County's Official Plan Review. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>Public August 4, 2021</p> <p>073</p>	<ul style="list-style-type: none"> Request to have lands located at 15 Wells Street E in Arthur re-designated from a Future Development to a Highway Commercial Official Plan designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>BSRD Limited August 31, 2021</p> <p>078</p>	<ul style="list-style-type: none"> Request to have lands at the South end of Schmidt Drive in Arthur re-designated from a Future Development to a Residential Official Plan designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>Trenwith Investments December 21, 2021</p> <p>085</p>	<ul style="list-style-type: none"> Request to have lands located at 590 Queen Street W in Mount Forest re-designated from Highway Commercial to a Residential Official Plan Designation. 	<p>The proposal for this site has been filed as a re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>Swift Lending Solutions February 2, 2022</p> <p>091</p>	<ul style="list-style-type: none"> Request to have lands located at 665 Eliza Street in Arthur re-designated from Future Development to a Residential Official Plan Designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>

<p>Public February 4, 2022</p> <p>093</p>	<ul style="list-style-type: none"> Request to have lands located at 650 Queen Street in Mount Forest re-designated from Future Development to a Residential Official Plan Designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>Public March 9, 2022</p> <p>095</p>	<ul style="list-style-type: none"> Request to have lands located at PT PARK LOT 1 PARK LOT 2 N/S; MACAULEY ST in Arthur re-designated from Future Development to a Residential Official Plan Designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>
<p>SCS consulting Group Ltd. April 22, 2022</p> <p>099</p>	<ul style="list-style-type: none"> Request to have lands located at 665 Eliza Street in Arthur re-designated from Future Development to a Residential Official Plan Designation. 	<p>The proposal for this site has been filed as a Future Development re-designation request, which will be considered as part of the Phase 3 technical work.</p>