



# COUNTY OF WELLINGTON

## COMMITTEE REPORT



**To:** Chair and Members of the Planning Committee

**From:** Sarah Wilhelm, Manager of Policy Planning

**Date:** Thursday, September 08, 2022

**Subject:** County Official Plan Review – Growth Forecast Amendment (OPA 120)

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### 1.0 Purpose

County Council directed staff to bring forward a draft Official Plan Amendment to implement the growth forecasts and allocations as part of the municipal comprehensive review (MCR) at the appropriate time. This report introduces draft Official Plan Amendment 120 (OPA 120) to update the growth forecast for Wellington County and Member Municipalities to 2051. This is the second amendment of the County's phased MCR.

### 2.0 Background

In 2020, the Provincial Government approved Amendment 1 to the Growth Plan (2019). The Amendment revised population and employment forecasts for all Greater Golden Horseshoe area municipalities to the year 2051. The forecasts for Wellington County are a minimum population of 160,000 and employment of 70,000. This represents an increase of over 59,000 people and almost 27,000 jobs over the next thirty years. The Growth Plan requires the County to distribute this growth across Wellington.

In March 2022, County Council approved in principle the Phase 1 MCR Report prepared by Watson & Associates Economists Ltd. ([link to Phase 1 MCR Report](#)). In addition to the urban structure implemented through OPA 119, the Phase 1 Report also includes population, housing and employment forecasts to 2051.

OPA 120 is required to incorporate these forecasts into the Official Plan. In addition to the Phase 1 consultation activities outlined in staff report PD2022-07, OPA 120 will follow the statutory requirements of the Planning Act for an open house and public meeting.

### 3.0 Purpose of the Official Plan Amendment

The purpose of OPA 120 is to update the population, household and employment forecasts and revise text in accordance with the new forecasts.

The forecasts which are part of this Amendment are being used to plan for land needs to support growth through the County's ongoing MCR. The forecasts are also used by the County, Member Municipalities, School Boards and others, to plan for infrastructure and servicing to support growth, municipal financing, public services, economic development and tourism, and transportation planning.

## 4.0 Main Changes

The main changes to the overall County growth forecasts, relative to the current Official Plan are:

- The forecast extends to 2051 (current time horizon is 2041);
- Time intervals before 2041 are no longer shown, except to include 2021 as a base (this is being done because the Growth Plan no longer shows time intervals before 2051, and to provide flexibility for short and medium term work);
- A higher percentage of population is forecast to be in urban centres at 2051 (66% in 2051 versus 62% in 2041); and
- A higher percentage of population growth in Wellington will take place in urban centres (89% in 2051 versus and 82% in 2041).

The new 2021 baseline in OPA 120 is from the Phase 1 MCR Report (2016 Census plus building permit data) and not the 2021 Census. Household data by settlement area in the draft OPA differs from the Phase 1 Report as it includes “other units” such as movable dwellings (trailer, houseboat units, mobile unit) and other single detached (residence in a church, single unit above or attached to a store, etc.).

## 5.0 Consultation to Date

This draft Official Plan Amendment (OPA 120) has been informed by consultation on the draft Phase 1 MCR Report: Urban Structure and Growth Allocations which included:

- Technical Resource Team (TRT) meetings with local and County staff through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Documentation of PIC and circulation in Planning Committee report PD2021-21
- Documentation of Municipal feedback in Planning Committee report PD2021-30
- Documentation of final growth forecasts and allocations and feedback in Planning Committee Report PD2022-07

## 6.0 Conclusion

Planning staff are satisfied that the proposed Amendment:

- is required to conform with Schedule 3 of the Growth Plan;
- should be circulated to County departments, Member Municipalities, Indigenous communities, commenting agencies, and individuals or organizations on the mailing list; and
- should be made available to the public for comment and discussion at a public meeting.

The Draft Growth Forecast Amendment (OPA 120) is posted online on the project website: [link to Official Plan Amendments tab](#).

## 7.0 Recommendations

That the report “County Official Plan Review – Growth Forecast (OPA 120)” be received for information.

That the draft Growth Forecast Amendment (OPA 120) be circulated for comments.

That staff be directed to schedule and hold an open house(s) under the Planning Act to provide the public with opportunities to review and comment on the Amendment.

That the Planning Committee be authorized to hold a public meeting under the Planning Act at the appropriate time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a long horizontal flourish extending to the right.

Sarah Wilhelm, MCIP, RPP  
Manager of Policy Planning