



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 – Land Needs Assessment



PLANWELL

1.0 Purpose

The County of Wellington is completing a Land Needs Assessment as part of the Municipal Comprehensive Review (MCR). The purpose of this report is to:

- Provide an overview of the final Land Needs Assessment;
- Review the feedback on the circulation of the draft Phase 2 Land Needs Assessment technical report; and
- Seek Council's approval in principle of the final Land Needs Assessment Report.

2.0 Background

The Growth Plan for the Greater Golden Horseshoe (2019) sets out population and employment forecasts and requires municipalities to plan to achieve these forecasts by 2051. As part of this planning, the County is required to complete a Land Needs Assessment. A Land Needs Assessment is a technical, County-led process that determines:

- the amount of land required to accommodate the Provincially-projected growth to the 2051 planning horizon;
- the need for any Employment Area land conversions to non-industrial uses;
- the need for any urban settlement area boundary expansions; and
- the quantity of Excess lands.

The County is required to use a standard Land Needs Assessment methodology established by the Minister of Municipal Affairs and Housing in August 2020. On behalf of the County, Watson & Associates Economists Ltd. prepared a detailed draft technical report entitled "Phase 2 Municipal Comprehensive Review: Land Needs, Draft Report, March 31, 2022". Prior to releasing the Draft Phase 2 Report, the County provided Member Municipalities with summary information related to land need, as well as population and employment allocations. The Draft Land Needs Assessment findings were also presented to the public in December 2021.

Staff reported to Council in April 2022 about the results of the Land Needs Assessment and related consultation ([link to report PD2022-11](#)). The Draft Phase 2 Report was then circulated for comment.

Appendix A provides the final results of the Urban Community Area and Employment Area Land Needs in tabular format. The Final Land Needs Assessment Report may be found under the growth management tab on the project website: [link to project website](#).

3.0 Ten Key Points from the Final Land Needs Assessment Report

- The County has an overall shortfall of about 677 ha (1,700 ac) of designated land to meet urban growth forecasts to 2051, of which 30% can be accommodated within current urban settlement areas. The remaining 70% will require Urban Settlement Area boundary expansions.
- The shortfall is divided into two broad categories: Community Area land (mainly residential, but also commercial, office and institutional) and Employment Area land (industrial).
- The Community Area land shortfall is approximately 485 ha (1,200 ac) and can partially be addressed by redesignating 195 ha (480 ac) of Future Development lands in urban settlement areas in Erin, Mapleton, Minto and Wellington North.
- The remaining 290 ha (700 ac) Community Area land shortfall will need to be addressed by expanding Urban Settlement Area boundaries in Centre Wellington, Mapleton and Minto.
- The Township of Centre Wellington is in the process of completing the South Fergus Secondary Plan. Once the land use plan, density and other details are finalized there may be impacts on the land need requirements for Centre Wellington, specifically for Fergus.
- For Employment Area lands, the County has an overall shortfall of about 192 ha (475 ac) for growth to 2051 and will need to expand its urban settlement area boundaries in Centre Wellington, Erin and Mapleton.
- Wellington North has a surplus of about 89 ha (200 ac) of Community Area land and 40 ha (100 ac) of Employment Area land to be identified as Excess lands.
- As applicable, the results have been adjusted for the Employment Area land conversion requests that were recommended for conversion.
- Over the 2022 to 2051 forecast period the housing forecast by policy area is 15% built-up area, 75% designated greenfield area and 10% rural area.
- The Land Needs Assessment report focuses on urban land need. Rural residential potential and rural employment lands will be further reviewed as part of the ongoing MCR.

4.0 Consultation

The Phase 2 Land Needs Assessment consultation activities included the following:

Figure 1 Phase 2 Land Needs Assessment Consultation to Date

Type of Consultation	Audience
Review of preliminary Land Needs Assessment findings	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 2 Findings (December 13, 2021)	<ul style="list-style-type: none">• Member Municipalities• Members of public and stakeholders (newspaper notice, and notice through website subscription and email list)
Local Council presentations by request	<ul style="list-style-type: none">• Centre Wellington Council Meeting (November 22, 2021)• Wellington North Council Meeting (February 7, 2022)
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

The above consultation activities were summarized in report PD2022-11.

Staff was also asked to attend the following Council meetings on May 4, 2022 at the Township of Puslinch and May 9, 2022 at the Township of Wellington North to respond to questions about report PD2022-11.

The draft Phase 2 Report was also circulated for comment from April 5 to May 3, 2022 to the following:

- Ministry of Municipal Affairs and Housing
- Member Municipalities
- Indigenous Communities
- Agencies
- Members of public and stakeholders (notice through website subscription and email list)

Section 5.0 provides the results of the circulation.

5.0 Comments on Phase 2 Report

This section together with the tables in Appendix B, provide the key comments directly related to the Phase 2 Land Needs Assessment. Full written comments are available in the project file.

5.1 Provincial

Verbal comments from staff of the Ministry of Municipal Affairs and Housing (MMAH) raised questions in the following areas:

- policy options to manage surplus lands in Wellington North;
- inclusion of Future Development designated lands in calculating the designated greenfield area density target and land need;
- extent of rural employment growth allocated to Puslinch; and
- confirmation of whether rural employment growth would occur within or outside of an expanded Aberfoyle settlement area boundary.

The detailed responses in Table B1 of Appendix B were provided to MMAH and no further questions or concerns by the Ministry have been raised with respect to the Land Needs Assessment.

5.2 Municipal

In response to the circulation, we received written comments from Minto Council on May 3 and May 22, 2022. Staff were also requested to attend Puslinch and Wellington North Council meetings in May 2022 to address questions about the MCR and draft land needs assessment. Those comments are detailed in Table B2 of Appendix B. There were no changes to the Phase 2 report as a result of this feedback as the matters raised will be considered as part of Phase 3.

While the Township of Mapleton did not directly comment on the circulation, they have prepared a Growth Management Summary (January 2022). Appendix B of the Township's growth management document delineates potential land optimization for Mapleton including areas to be added and/or removed from settlement areas, identification of excess lands, and areas for future consideration. This information will be further considered as part of Phase 3.

5.3 Indigenous Communities

There were no comments received from Indigenous communities as a result of the circulation.

5.4 Agencies

Our office received comments from the following legislated commenting authorities: Saugeen Conservation and Maitland Valley Conservation Authority. No changes to the Phase 2 report were requested.

5.5 Stakeholders and Members of the Public

The public comments were received are listed below and details are included as Appendix B:

- Centre Wellington**
- Wraithaven Homes, 930 Scotland Street (Fergus)
 - Member of the public with concerns about deficiencies in the intensification review
 - Member of the public regarding 550 St. George Street and 2010 Johnson Street (Fergus)

- Polocorp Inc. regarding 968 St. David Street North and 6581 Highway 6
- Donkers Poultry Farms Inc., Nichol Poultry Farms Ltd., Elora View Farm Ltd. regarding 7863 Second Line and 6260 Jones Baseline (Fergus) and 6389 Wellington Road 7 (Elora)
- Councillor Ian MacRae regarding an increase in medium density and AO Smith site
- Parcel Economics regarding share of growth allocated to Elora and planning for market contingency

Erin • KLM regarding deferral lands of Concession 10, Part Lot 16 & 17, Erin

Guelph/Eramosa • Weston Consulting regarding 4952 Seventh Line, Guelph/Eramosa
 • GWD for 8531 Highway 7, Guelph/Eramosa

Minto • GSP Group regarding 41 Park Street (Clifford)

Puslinch • Member of the public about the need to expand
 • Thomson Rogers raising concerns about inventory data
 • DRS Developments Ltd. raising concerns about inventory data

Wellington North • Member of public about residential inventory (Arthur)
 • Hapfield Developments about edits to Employment Conversion Site 5
 • GSP, Altus Group, BCX Environmental Consulting on behalf of North Arthur Developments Inc. regarding changes to their employment area conversion request and comments on the technical details of the Land Needs Assessment report

5.6 Conclusion

The comments have been reviewed by Watson and planning staff. Many of the public comments related to proposals for settlement area boundary expansions which will be considered as part of future Phase 3 of the MCR. As a result of other feedback, the Land Needs Assessment was refined to:

- address minor edits;
- add text regarding the South Fergus Secondary Plan;
- adjust Erin Village Employment Area supply regarding deferral lands;
- adjust conversion site mapping and area in north Mount Forest (Site #5), but no change to decision on the request; and
- adjust conversion site mapping and area in Arthur (Site #6), but no change to decision on the request.

No further changes to the Urban Land Needs Assessment Report are recommended.

6.0 Next Steps

Staff will draft an Official Plan Amendment(s) implementing Phase 2 for consideration of the alternative intensification target, employment area density, and other policy areas as appropriate.

Based on the findings of the Phase 2 Report, Phase 3 of the MCR will explore the following:

- **Community Area Lands:** Re-designation of Future Development lands, location options for urban settlement area boundary expansion(s), location options for excess lands, etc.
- **Employment Area Lands:** Location options for urban settlement area boundary expansion(s), location options for Excess lands, etc.
- **Rural Area:** Addressing rural employment area needs and review rural residential development potential in secondary urban centres (Aberfoyle, Morriston), hamlets and through severances in the secondary agricultural area in Erin, Minto and Puslinch.

Phase 3 will also consider other areas of policy development needed to conform with Provincial policy, results of local growth management initiatives and the South Fergus Secondary Plan.

7.0 Recommendations

That the report “County Official Plan Review – Land Needs Assessment” be received for information.

That the “Phase 2 MCR Report: Urban Land Needs Assessment, August 29, 2022 Final Report” be approved in principle.

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

That staff be directed to bring forward a draft Official Plan Amendment to implement the policy recommendations 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 Urban Community Area and Employment Area Land Needs
Appendix B Comment and Response Tables

Appendix A

Urban Community Area and Employment Area Land Needs

NOTES: Future Development Lands are located within Settlement Area Boundaries
S.A.B.E. refers to a Settlement Area Boundary Expansion

Figure ES-3
County of Wellington
Urban Community Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Redesignation of Future Development Lands to Community Area	Community Area S.A.B.E., ha	Community Area Excess, ha
Centre Wellington	-	238	-
Mapleton	15	34	-
Minto	61	18	-
Wellington North	81	-	89
Puslinch	-	-	-
Guelph-Eramosa	-	-	-
Erin	38	-	-
County of Wellington	195	290	89

Notes: Adjustment made to the Township of Wellington North (2 ha) and the Township of Centre Wellington (9 ha) to account for recommended Employment Area to Community Area conversions.

Source: Watson & Associates Economists Ltd.

Figure ES-4
County of Wellington
Urban Employment Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Urban Employment Area S.A.B.E., ha	Urban Employment Area Excess, ha
Centre Wellington	160	-
Mapleton	9	-
Minto	-	-
Wellington North	-	40
Puslinch	-	-
Guelph-Eramosa	-	-
Erin	23	-
County of Wellington	192	40

Notes: Adjusted for recommended Employment Area to Community Area conversions in the Township of Wellington North (2 ha) and the Township of Centre Wellington (14 ha).

Source: Watson & Associates Economists Ltd.

Appendix B

Summary of Comments and Reponses

Table B1 PROVINCIAL Comment and Response Table

Table B2 MUNICIPAL Comment and Response Table

Table B3 AGENCY Comment and Response Table

Table B4 PUBLIC AND STAKEHOLDER Comment and Response Table (none received for Mapleton)

Table B4.1 CENTRE WELLINGTON

Table B4.2 ERIN

Table B4.3 GUELPH/ERAMOSA

Table B4.4 MINTO

Table B4.5 PUSLINCH

Table B4.6 WELLINGTON NORTH

List of Abbreviations Used

BUA	Built-up Area
DGA	Designated Greenfield Area
LNA	Land Needs Assessment
MCR	Municipal Comprehensive Review
MVCA	Maitland Valley Conservation Authority
OPA	Official Plan Amendment
PMTSA	Protected Major Transit Station Area
SVCA	Saugeen Valley Conservation Authority

Table B1 **PROVINCIAL Comment and Response Table**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Ministry of Municipal Affairs and Housing June 8, 2022 Verbal Comments	<p>Surplus Lands in the Township of Wellington North</p> <p>An overall need for more designated greenfield lands has been identified through the draft Land Needs Assessment to accommodate forecasted growth to 2051 at the county-level. However, there appears to be a misalignment of urban designated lands across area municipalities, with an identified surplus of 89 hectares of urban designated lands in the Township of Wellington North. Settlement area boundary expansions are only permitted in A Place to Grow when opportunities to accommodate growth are not available within settlement area boundaries.</p>	See below
	<p>The Land Needs Assessment report notes that the county would develop a policy approach to manage these surplus lands in a future report.</p> <p>Could you please elaborate on the potential policy options the county may consider when managing surplus lands in Wellington North?</p>	<p>The County will look at introducing an overlay policy which will prohibit development on such lands until 2051 or through a subsequent MCR exercise (i.e. if the planning horizon is extended and additional growth has been allocated to the County). This will be examined in Phase 3 in more detail.</p>

Table B1 **PROVINCIAL Comment and Response Table (continued)**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
	<p>It is unclear whether these surplus lands designated 'Future Development' have been included as part of the calculation of the designated greenfield area density target, as they are within the settlement area but are not currently designated for development.</p> <p>Could you please confirm for my colleagues and I whether the draft Land Needs Assessment took into account the 89 hectares of surplus land in the Township of Wellington North when calculating the designated greenfield area (DGA) density target and amount of land required to be added to settlement areas?</p>	<p>Future Development lands that are required to the 2051 horizon were included in the DGA Community Area density calculation.</p> <p>All Future Development lands that are required to the 2051 horizon have been identified for Community Area use (with the exception of 2 ha in Centre Wellington identified for Employment Area use).</p> <p>Future Development lands that are not required (i.e., excess lands) are not included in the DGA Community Area density calculation.</p> <p>In the case of Wellington North, not all Future Development lands are required for Community Area land requirement. Approximately 89 ha is surplus and is not included in the density calculation. Wellington North is the only Area Municipality with excess lands.</p> <p>Appendix D, Figure D-2 illustrates how Future Development lands were utilized in Wellington North.</p>

Table B1 **PROVINCIAL Comment and Response Table (continued)**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
	<p>Rural Employment in the Township of Puslinch</p> <p>The draft Land Needs Assessment proposes to allocate approximately 23% (2,800 of 12,100) of forecasted employment area jobs to the rural area. Most of the rural employment area jobs (2,000) have been allocated to the Township of Puslinch. To accommodate growth in Puslinch, a need for 30 hectares of land was identified to accommodate the allocation of forecasted rural employment growth.</p> <p>Could you please confirm whether the proposed rural employment area growth would occur within or outside of an expanded Aberfoyle settlement area boundary?</p> <p>Could you please also provide additional information demonstrating why the county considers the proposed allocation of rural employment area jobs to Puslinch to be limited and reasonable in the context of A Place to Grow?</p>	<p>The County is prepared to look at the option of modifying the Aberfoyle settlement area boundary so that it corresponds with the rural employment areas which are presently developed and/or designated (generally between Highway 401 and Aberfoyle). After which, the County could consider Aberfoyle settlement area boundary expansion locations to accommodate the need for additional rural employment lands. This work could be undertaken as part of the Study for the Regionally Significant Economic Development Area or as part of Phase 3.</p> <p>The Rural Employment Areas jobs allocated to Puslinch represent a small portion of the County’s employment growth allocation (2021 to 2051) at 7%. It is important to recognize that Rural Employment Area represents a large portion of Puslinch’s employment base as of 2021 (42%). Over the 2021 to 2051 period, Puslinch is forecast to added 65 jobs annually to the Rural Employment Areas which is similar to the past 10 years (2011 to 2021 at 66 jobs annually).</p>

Table B2 MUNICIPAL Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Town of Minto May 3, 2022	<p>Council resolution that Minto support the general direction of the Phase 2 Land Needs draft report subject to the following:</p> <ol style="list-style-type: none"> 1. That Settlement Areas in Harriston and Clifford not be reduced as the surplus land areas are minor, and the County work with the Town to identify where the Palmerston Settlement Area should be increased. 2. Settlement Area boundaries consider the need to maintain a healthy level of choice and parcel availability for future development. 3. Minto support mixed use opportunities in highway commercial uses subject to servicing, land use compatibility and community integration issues being considered. 4. That there be no decrease in the current designated Employment Lands in Minto. 5. Staff continue to monitor the municipal comprehensive review process through to completion with regular reports to Council on: <ol style="list-style-type: none"> a) Clear policies on urban boundary expansions up to 40 ha to encourage flexibility, reduce rigidity and to increase development opportunity; b) Flexible process to allow urban area expansions if demand warrants in one local tier using surplus growth from local municipalities not meeting targets; 	<p>The comments from Minto Council which are primarily related to Phase 3 of the municipal comprehensive review. Planning staff will further consider these comments as part of the Phase 3 work.</p>

Table B2 **MUNICIPAL Comment and Response Table (continued)**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
	<ul style="list-style-type: none"> c) Rural development policies <u>not</u> more restrictive than Provincial Policies allowing minor infill and rounding out of settlement areas (Official Plan Amendment 119); d) Changes or alterations to Agricultural Land mapping in Minto; and e) Any other issues and concerns that arise during the municipal comprehensive review. 	See above.
Township of Puslinch May 4, 2022	<p>Staff attended May 4, 2022 Puslinch Council meeting. Council’s verbal comments were that they would like the following matters to be considered during Phase 3 of the MCR:</p> <ul style="list-style-type: none"> • Additional Residential Units (ARUs) in the supply • Plain language material for residents • Mixed use designation for Puslinch • Rural clusters • Aberfoyle expansion • Review of 1 km fringe policies 	Planning staff will further consider these matters as part of the Phase 3 work.
Township of Wellington North May 9, 2022	<p>County planning staff attended Township Council to respond to questions about report PD2022-11 County Official Plan Review – Draft Land Needs Assessment. Two key questions:</p> <ul style="list-style-type: none"> • If current employment area conversions aren’t recommended when can they be considered again? • When will re-designation requests for Future Development lands be considered? 	<p>The Provincial Growth Plan dictates when employment area lands may be considered for conversion to non-employment uses. This may occur through a municipal comprehensive review (policy 2.2.5.9) or until the next municipal comprehensive review (policy 2.2.5.10).</p> <p>Re-designation of Future Development designated lands will be considered as part of Phase 3.</p>

Table B2 **MUNICIPAL Comment and Response Table (continued)**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Town of Minto May 22, 2022	<p>Council resolution item #4 pertains to the municipal comprehensive review:</p> <p>Request the County address Ministry of Municipal Affairs and Housing, Report of the Ontario Housing Affordability Task Force recommendations, and Town suggestions flowing out of the May 22 report, in a Phase 3 MCR policy paper to increase housing supply and affordability, including issues of homelessness and housing for marginalized persons.</p>	<p>Planning staff will further consider these comments as part of the Phase 3 work.</p>

Table B3 **AGENCY Comment and Response Table**
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Saugeen Valley Conservation Authority May 3, 2022	Lands proposed for boundary expansion and re-designation (including conversion of uses and intensification) will need to have regard for natural hazard lands and natural heritage features. Would like to assist with Phase 3 by reviewing proposed expansion mapping prior to finalization. SVCA can be contacted for a copy of their most current natural hazard mapping.	No further response required at this time.
Maitland Valley Conservation Authority May 10, 2022	Request confirmation that flood hazard limitations in Minto were factored into the proposed intensification targets and land needs assessment.	Staff provided the County’s Harriston residential supply inventory (which was used as the basis for the LNA analysis) to MVCA staff. MVCA was satisfied that the current floodplain mapping, while dated, is sufficient to estimate general limitations and restrictions for Harriston and had no further issues.

Table B4.1 CENTRE WELLINGTON PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Wriothaven Homes April 8, 2022 LNA-003	Request to expand Fergus to include property at 930 Scotland Street, Centre Wellington.	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.
Member of the public April 18, 2022 LNA-004	<ul style="list-style-type: none"> • Report does not provide best practices review • Report does not provide site-specific review of constraints on growth/intensification • Report does not review “soft sites” in the BUA with housing intensification potential • Report doesn’t follow Durham Region’s process including a “Housing Intensification Study Technical Report” 	<p>The size and structure of Durham Region differs significantly from Wellington County. Durham has Urban Growth Centres, Regional Centres, Major Transit Station Areas, Waterfront Places and Regional Centres, Local Centres and Corridors. The introduction of Protected Major Transit Station Areas (PMTSAs) as a component of the Durham regional urban structure represents an opportunity to accommodate a significant amount of growth in close proximity to existing and planned GO stations and service.</p> <p>Appendix A of the County’s LNA provides details on the intensification demand and supply. It is important to recognize that Durham Region requires a minimum of 50% of its housing annually within the BUA, while the County of Wellington has requested an alternative target of 15% of its housing annually within the BUA (down from 20%).</p>
Member of the public April 23, 2022 LNA-005	Request for consideration of conversion of 550 St. George Street and 210 Johnston Street north to residential.	Lands are identified as “Site 3 – East of Beatty Line / Garafraxa Street – Fergus Beatty Line and Hill Employment Area” in Report. It is recommended that a special policy be developed to allow this Employment Area to transition to uses that would complement the surrounding area.

Table B4.1 CENTRE WELLINGTON PUBLIC Comment and Response Table (continued)
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Polocorp Inc. May 2, 2022 LNA-007	Request to expand Fergus to include property at 968 St. David Street North and 6581 Highway 6, Centre Wellington.	The proposal for these sites has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work.
Donkers Poultry Farms Inc. Nichol Poultry Farms Ltd. Elora View Farm Ltd. May 3, 2022 LNA-009	Request to expand Fergus to include property at 7863 Second Line and 6260 Jones Baseline, Centre Wellington. Request to expand Elora to include property at 6389 Wellington Road 7, Centre Wellington.	The proposal for these sites has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work.
James Keating Construction May 3, 2022 LNA-013	Request to expand Elora/Fergus to include property at 6574 Gerrie Rd and 6583 Gerrie Rd, Centre Wellington.	The proposal for these sites has been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 technical work.
Ian MacRae Councillor May 3, 2022 LNA-016	<p>Would like to see a reduction of low density from 4,920 to 3,000 and an increase in medium density from 1,760 to 3,680.</p> <p>Raises concerns about known and suspected contamination of AO Smith site.</p>	<p>The County of Wellington MCR Phase 1 Report explored the housing allocation and type of housing in detail to ensure an adequate range of housing options across the County.</p> <p>The housing forecast for Centre Wellington appropriately addresses future housing market demand over the planning horizon as established through the MCR Phase 1 Report. It is important to recognize that the forecasts are minimums and the Township of Centre Wellington can set targets for higher density housing types.</p> <p>Sites which are known or suspected to be contaminated are subject to applicable policies and requirements prior to development.</p>

Table B4.1 CENTRE WELLINGTON PUBLIC Comment and Response Table (continued)
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
<p>Parcel Economics Inc.</p> <p>May 2, 2022 LNA-017</p>	<p>Concerns:</p> <ul style="list-style-type: none"> • The share of Centre Wellington population growth allocated to Elora is less than the share of growth the community has attracted historically • The DGA unit supply does not plan for market contingency, as identified in the Provincial Land Needs Methodology. 	<p>It is important to note that Elora is anticipated to accommodate less intensification growth compared to Fergus based on supply opportunities in the BUA (12% in Elora versus 22% in Fergus).</p> <p>Fergus is the larger Urban Centre and has a more diverse existing housing base relative to Elora. Within Fergus there are a wider-range of housing options by density (i.e., high density) and location (BUA and DGA) compared to Elora.</p> <p>Over the forecast Elora is anticipated to add 77 housing units annually which is 28% higher than historically (2006 to 2021).</p> <p>A contingency as identified in the Provincial Land Needs Methodology is optional and should be based on local circumstances where applicable.</p>

Table B4.2 ERIN PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
KLM Solmar Lands June 3, 2022 LNA-018	Concession 10, Part Lot 16 & 17, Town of Erin Objection to assigning employment land use to portion of deferral lands of Solmar development.	Based on careful review Watson has assigned the deferred lands to the Community Area.

Table B4.3 GUELPH/ERAMOSIA PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Weston Consulting April 29, 2022 LNA-006	4952 Seventh Line, Guelph/Eramosa Township Comments on behalf of Amrinder Mangat (representative of the owner) as an addendum to December 3, 2021 comment letter on OPA 119. Request to expand a Rural Employment Area onto the site and nearby lands.	The proposal for this site has been filed as a Rural Employment Area expansion request, which will be considered as part of the future Phase 3 MCR technical work.
GWD May 3, 2022 LNA-012	8531 Highway 7, Guelph/Eramosa Township Comments on behalf of Bala Balasingham (owner). Request to expand Rockwood to include property.	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.

Table B4.4 MINTO PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
GSP Group May 3, 2022 LNA-011	Request to re-designate Future Development lands at 41 Park Street in Clifford. Request to expand Clifford to include abutting lands.	The proposal to re-designate Future Development Lands will be considered as part of the future Phase 3 technical work. The expansion proposal has been filed as a Settlement Area Boundary Expansion request, which will also be considered as part of Phase 3.

Table B4.5 PUSLINCH PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
Member of the public April 6, 2022 LNA-001	Urban area in Puslinch needs to be expanded	The need for Settlement Area Boundary Expansions in Puslinch will be considered as part of the future Phase 3 technical work.
Thomson Rogers May 3, 2022 LNA-010	<p>Raise issues with:</p> <ul style="list-style-type: none"> • Land budget data is three years old (July 2019) • Mini Lakes lots have environmental constraints including floodplain mapping issues • Inappropriately relying on rural severance activity to fulfil the needs of the Township • Need to allow minor rounding out and infilling of rural settlements <p>Seeking support of Audrey Meadows proposal</p>	<p>It is important to recognize that the forecast is a minimum.</p> <p>The provincial LNA does not require an assessment of land needs outside the urban system (refer to section 2.2 and 2.3 in MCR Phase 1 Report). Changes to rural settlement boundaries (where applicable) will be addressed in Phase 3 subject to provincial, County and local policies.</p>
DRS Developments Ltd. May 3, 2022 LNA-015	<p>Issues similar to above</p> <p>Also question inventory of 30 lots east of Highway 6, Morriston</p>	Refer to response above.

Table B4.6 WELLINGTON NORTH PUBLIC Comment and Response Table
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

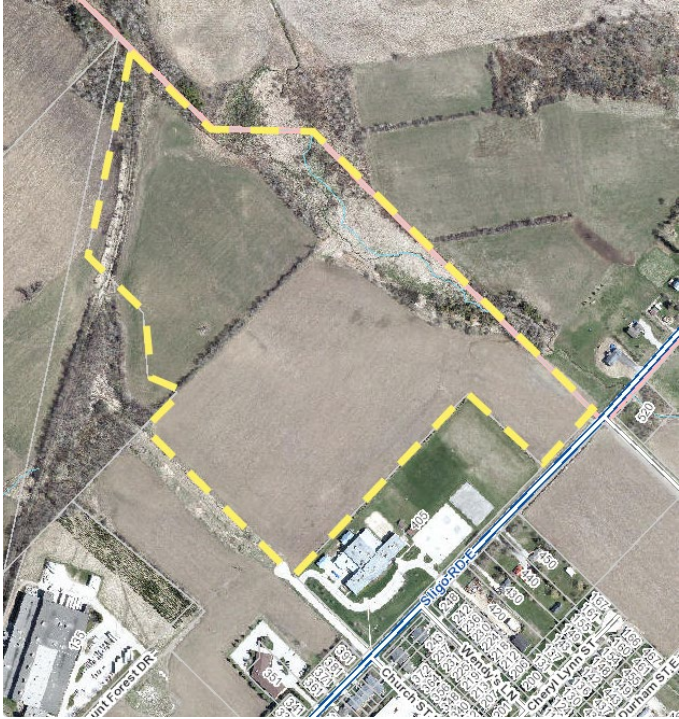
Name/Date/ID	Key Phase 2 Comments	Response
Member of the public April 11, 2022 LNA-002	Inquiry about residential inventory for Arthur	No further response required.
Hapfield Developments May 2, 2022 LNA-008	Detailed comments and edits regarding Employment Conversion Request “Site 5 – E of Highway 6 and North of Sligo Road – Mount Forest Northeast Employment Area”. Request to add lands to be considered for conversion to residential use north of MF-1c (see map at right).	Mapping will be updated in the Final Phase 2 Report as well as the description of the site. The revision does not change the outcome of the recommendation. 

Table B4.7 WELLINGTON NORTH PUBLIC Comment and Response Table (continued)
Draft Phase 2 MCR Report: Land Needs (March 31, 2022)

Name/Date/ID	Key Phase 2 Comments	Response
<p>GSP Altus Group BCX Environmental Consulting May 3, 2022 LNA-014</p>	<p>Comments on behalf of North Arthur Developments Inc. who has submitted a request for an employment area conversion through privately initiated development applications and as part of the MCR process. GSP outlines a revised proposal, which includes a reduction in the conversion area from 14.1 ha to 8 ha.</p> <p>Comments on Phase 2 LNA report:</p> <ul style="list-style-type: none"> • LNA overstates rural development potential • Servicing capacity likely to improve in Arthur before 2041 • Above results in need for 19.0 to 23.8 gross hectares of community area land • Potential density of employment lands is underestimated 	<p>Rural population forecast represents a reasonable rate of growth in Wellington North. Approximately 230 housing units have been allocated to the Rural Area in Wellington North over the next 30 years (8 units annually; 8% of the Township’s housing growth).</p> <p>As summarized in Appendix B-3 of the County of Wellington Phase 2 Draft Report, the County has identified 167 housing unit potential outside the Urban Centres in Wellington North. The majority of those units are registered/draft approved in Rural Settlement Areas. Limited growth is anticipated in the Rural Area outside of Rural Settlement Areas. Further, opportunities for Additional Residential Units are anticipated.</p> <p>Servicing capacity for Arthur to 2041 is based on information available at this time. The County and Township will monitor growth and servicing capacity.</p> <p>Employment Area density was reviewed carefully. The density in Arthur as of 2019 is 29 jobs/ha and 20 jobs/ha in Mount Forest. It is important to recognize that the density in Arthur is high due to a large auto parts manufacturer. Over the forecast the density is anticipated to drop to 18 jobs/ha to reflect a broad range of industries, as well as recognizing an increase in automation of manufacturing.</p> <p>The proposed revisions and technical submissions do not change the outcome of the recommendation.</p>