



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, April 13, 2023
Subject: County Official Plan Review – Urban Expansion Requests



PLANWELL

1.0 Purpose

This report provides the current inventory of urban expansion requests received through the County's municipal comprehensive review as of March 1, 2023.

2.0 Background

The MCR Phase 3A Urban Settlement Area Study and Policy Review is under way. As part of that work, our consultants at WSP will be completing an urban boundary expansion review. The background and process for the review, including evaluation criteria, will be outlined in a future consultant's report.

Expansions to urban area boundaries (also known as settlement area boundary expansions) can only be made by the County at the time of a municipal comprehensive review (MCR) and must be based on need. This need, or amount of expansion area, has been determined through the Phase 2 Land Needs Assessment. The Phase 2 report was approved in principle by County Council in September 2022. Additional urban land is needed in Centre Wellington, Erin, Mapleton and Minto to support forecast growth to 2051. Please refer to Appendix A for details of the Phase 2 urban community area and employment area land needs. It is important to note, however, that Centre Wellington's land need and potential for expansion is under review locally.

While not part of this report, in addition to the urban expansion component, Phase 3A will also address future development lands within current urban boundaries, excess lands, employment area conversions, mixed use designation, policy development and other matters.

3.0 Urban Expansion Requests

Throughout the MCR, County planning staff have been actively tracking requests made for property to be considered for a potential settlement area expansion. Staff caution that it should not be assumed that any property included on this list will be used for a future urban boundary expansion nor is inclusion on the list a prerequisite for a property to be considered for new growth. The inventory of properties is strictly for information only to demonstrate the scope and scale of interest received to date. Staff will continue to build upon this inventory if new requests are made.

Planning staff have compiled detailed lists and associated mapping to identify properties with known requests (see Appendix B). As of March 31, 2023, 38 urban settlement area boundary expansion requests have been received totaling an area of about 905 ha (2,240 ac). The overall need for boundary expansions across Wellington is 482 ha (1,200 ac) after accounting for recommended employment area conversions. Figure 1 shows the distribution of the requests and the land needs results by municipality.

Figure 1 Summary of Urban Expansion Requests and Land Need Results

Municipality	REQUESTS FOR EXPANSION		LAND NEEDED FOR EXPANSION		
	Total Requests #	Total Area ¹ (ha)	Community Area ² (ha)	Employment Area ³ (ha)	Total Area (ha)
Centre Wellington	21	462	238 ⁴	160 ⁴	398 ⁴
Erin	3	154	0	23	23
Guelph/Eramosa	4	87	0	0	0
Mapleton	4	134	34	9	43
Minto	4	59	18	0	18
Wellington North	2	9	0	0	0
TOTAL	38	905	290	192	482

NOTES to Figure 1

- ¹ All areas are approximate and exclude Core Greenlands and Greenlands designated lands
- ² Community area land is mainly residential, but also commercial, office and institutional
- ³ Employment area refers to industrial designated land
- ⁴ Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change

4.0 Rural Area Requests

Staff will continue tracking requests for hamlet expansions, rural employment area expansions and other inquiries throughout rural Wellington. These and other matters will be addressed as part of the future Phase 3B work plan. Phase 3B will be particularly important for Puslinch as all of the Township's growth is considered rural.

5.0 Next Steps

WSP is in the process of preparing a background report as part of Phase 3A of the municipal comprehensive review. The report will set the foundation for identifying appropriate lands for inclusion within the County's urban areas to address the recommendations of the Land Needs Assessment. The County will continue to work closely with Member Municipalities during this phase of the ongoing MCR process.

6.0 Recommendations

That the report "County Official Plan Review – Urban Expansion Requests" be received for information.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a stylized flourish at the end.

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Appendix A Urban Community Area and Employment Area Land Needs
Appendix B Inventory and Mapping of Urban Expansion Requests

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
Community area land need in Centre Wellington is currently under review and may be reduced

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

Inventory and Mapping of Urban Expansion Requests

CENTRE WELLINGTON

ERIN

GUELPH/ERAMOSA

MAPLETON

MINTO

WELLINGTON NORTH

Inventory of Urban Expansion Requests

CENTRE WELLINGTON

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-006	Elora/Salem	178 First Line	2.0
SABR-007	Elora/Salem	220 First Line	7.9
SABR-009	Elora/Salem	264 First Line	6.4
SABR-023	Elora/Salem	7581 Sideroad 15	32.0
SABR-025	Elora/Salem	6574 Gerrie Road	37.1
SABR-040	Elora/Salem	6389 Wellington Road 7	23.7
SABR-051	Elora/Salem	456 Wellington Road 7	17.4
SABR-005	Fergus	795 Anderson Street N	5.9
SABR-019	Fergus	6586 Beatty Line N	35.4
SABR-020	Fergus	6490 First Line	30.5
SABR-022	Fergus	968 David Street N	16.6
SABR-026	Fergus	6470 Beatty Line N	18.9
SABR-029	Fergus	965 Gartshore Street	8.6
SABR-033	Fergus	965 Gartshore Street	12.9
SABR-034	Fergus	965 Gartshore Street	16.3
SABR-035	Fergus	930 Scotland Street	34.1
SABR-036	Fergus	851 Wellington Road 18	12.6
SABR-037	Fergus	6583 Gerrie Road	46.6
SABR-038	Fergus	6260 Jones Baseline	35.8
SABR-039	Fergus	7863 Second Line	35.0
SABR-043	Fergus	6585 Highway 6 N	26.3
Centre Wellington Total			462

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.

Inventory of Urban Expansion Requests

ERIN

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-008	Erin Village	9558 Sideroad 10	13.0
SABR-052	Erin Village	5458 Winston Churchill Blvd	100.1
SABR-057	Erin Village	5644 Wellington Road 23	41.3
Erin Total			154

NOTES

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Inventory of Urban Expansion Requests

Table B.3 **GUELPH/ERAMOSIA**

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-011	Rockwood	4961 Wellington Road 44	39.7
SABR-016	Rockwood	8351 Highway 7	3.9
SABR-028	Rockwood	5149 Wellington Road 27	8.9
SABR-050	Rockwood	Part Lot 3, Concession 4	34.7
Guelph/Eramosa Total			87

NOTE

The Land Needs Assessment has determined that the boundaries of Rockwood are not required to expand to accommodate the projected population and employment growth to 2051.

Inventory of Urban Expansion Requests

Table B.4 MAPLETON

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-013	Drayton	7133 Wellington Road 11	16.1
SABR-032	Drayton	8067 Wellington Road 8	55.0
SABR-045	Drayton	7950 Wellington Road 8	38.2
SABR-018	Moorefield	12 William Street	24.9
Mapleton Total			134

NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth. We note however, that the Township of Mapleton Growth Management Summary Final Report of January 2022 contains additional details of the Township's preferred approach to growth and land optimization.

Inventory of Urban Expansion Requests

Table B.5 **MINTO**

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-055	Clifford	41 Park Street W	5.7
SABR-017	Harriston	122 Wellington Road 109	21.9
SABR-041	Harriston	6004 Elora Street N	16.0
SABR-042	Palmerston	8779 Wellington Road 5	15.2
Minto Total			59

NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

SABR-041 also proposes to offset expansion by removals elsewhere.

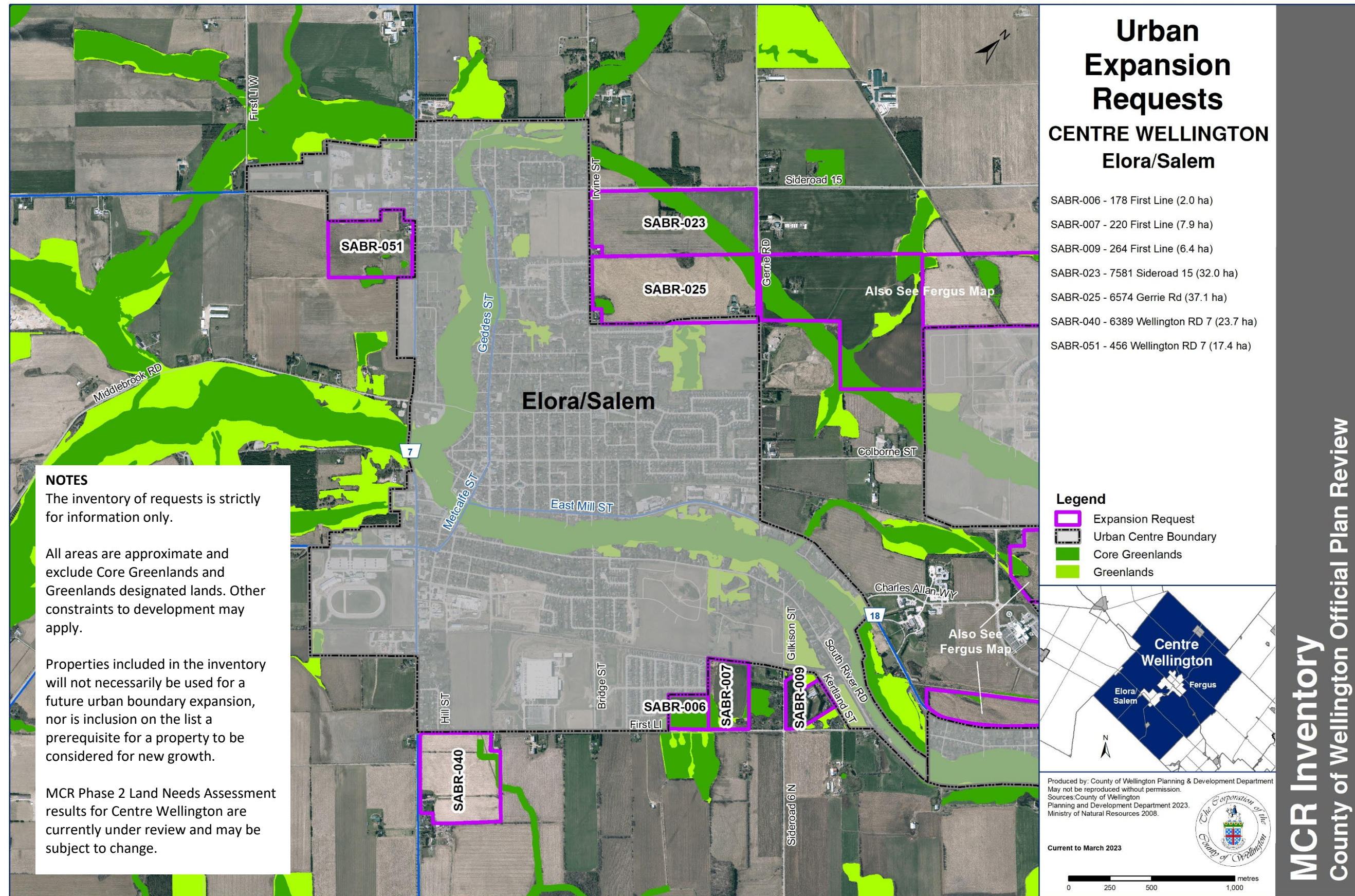
Inventory of Urban Expansion Requests

Table B.6 **WELLINGTON NORTH**

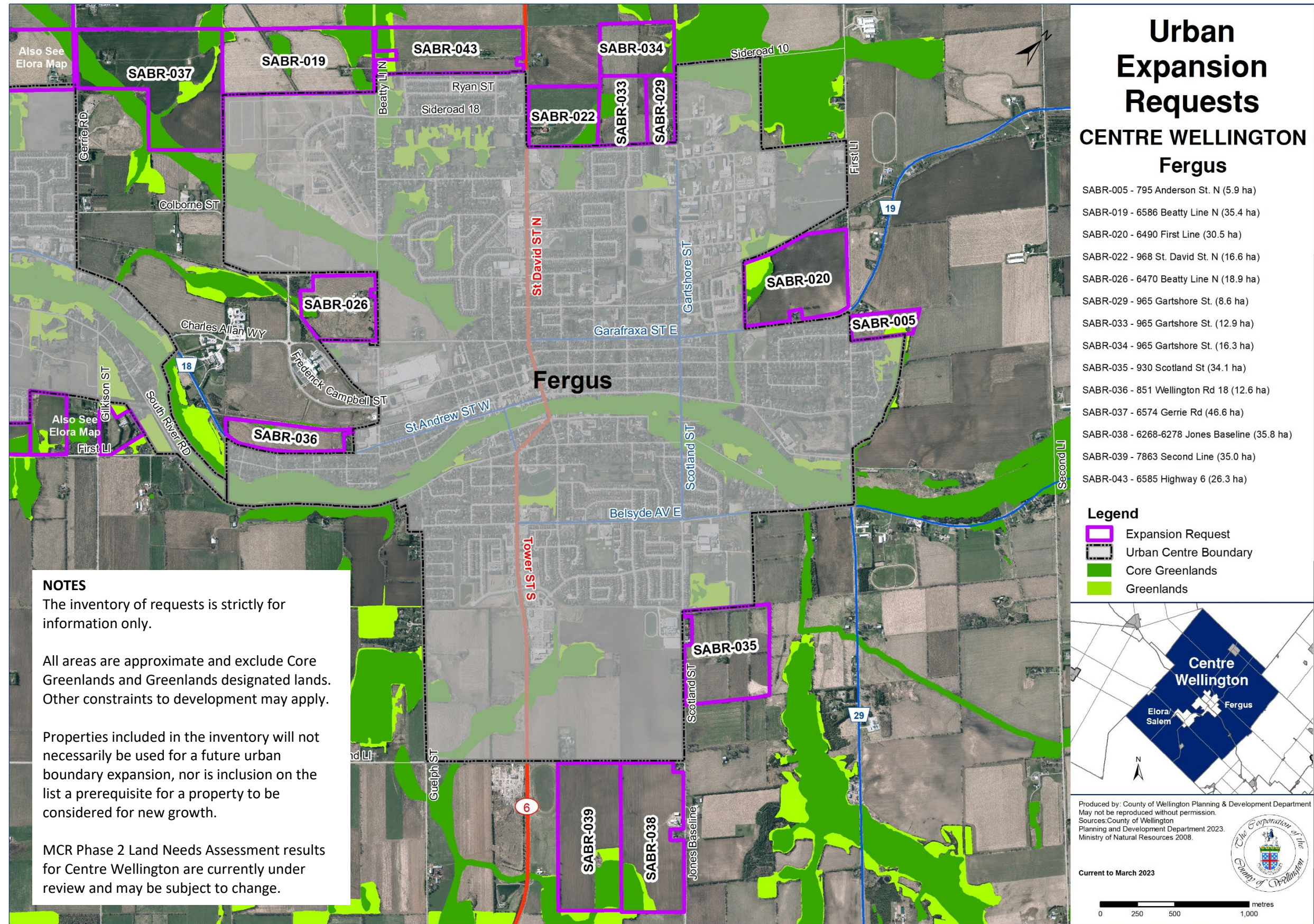
ID#	Settlement Area	Location	Approximate Area (ha)
SABR-015	Arthur	7985 Wellington Road 109	5.1
SABR-031	Arthur	South along Highway 6	3.8
Wellington North Total			9

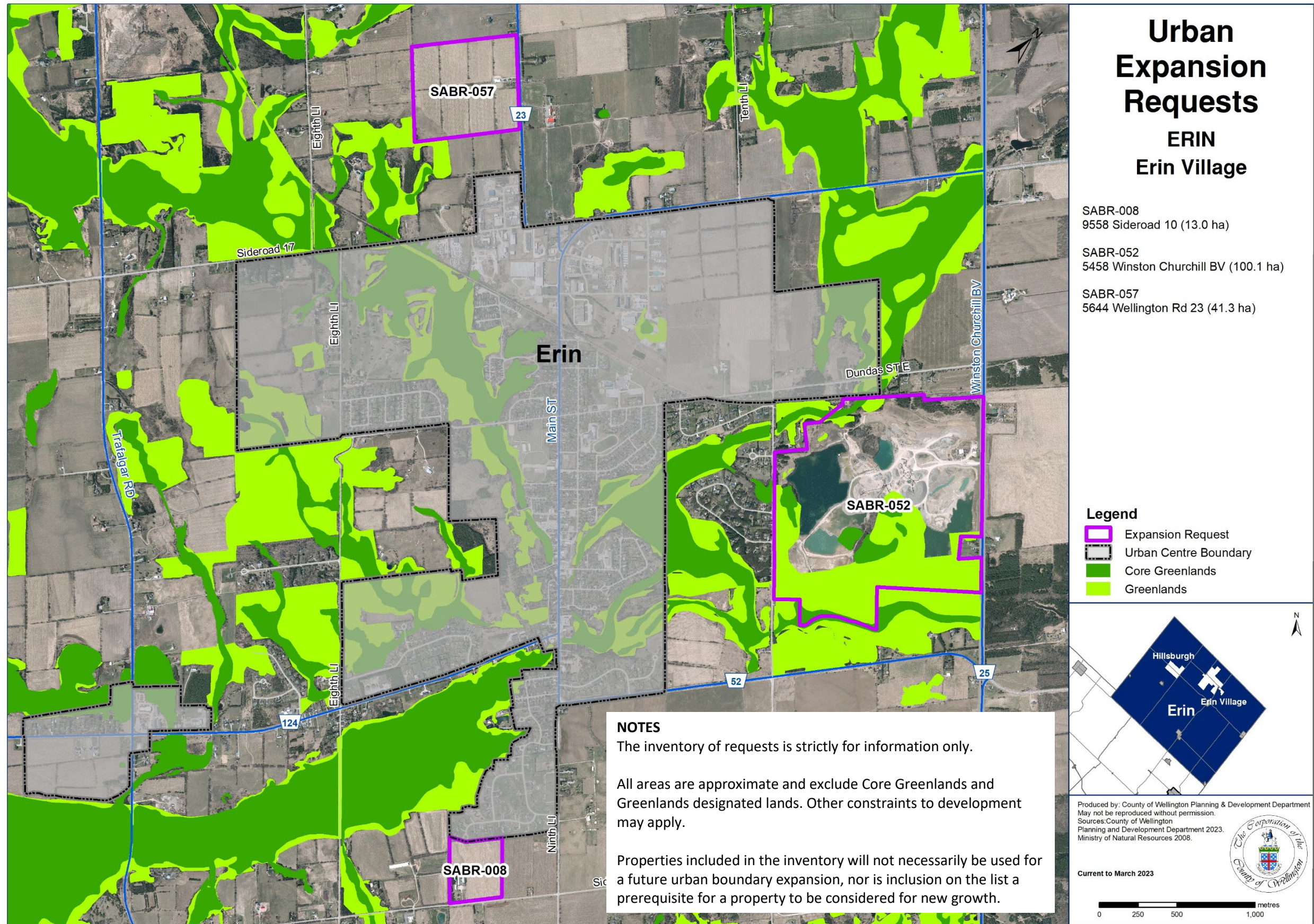
NOTE

The Land Needs Assessment has determined that the boundaries of Arthur and Mount Forest are not required to expand to accommodate the projected population and employment growth to 2051.

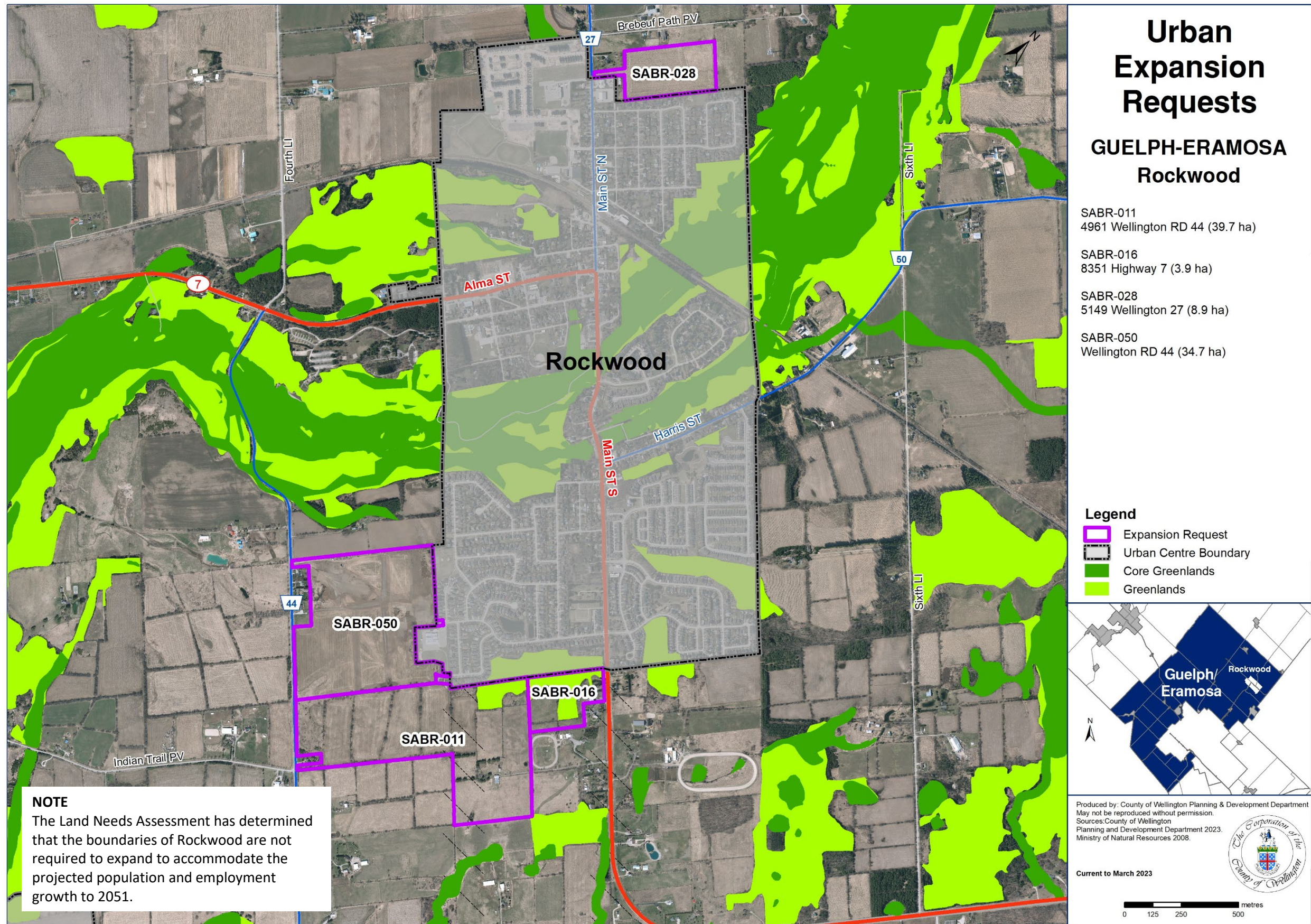


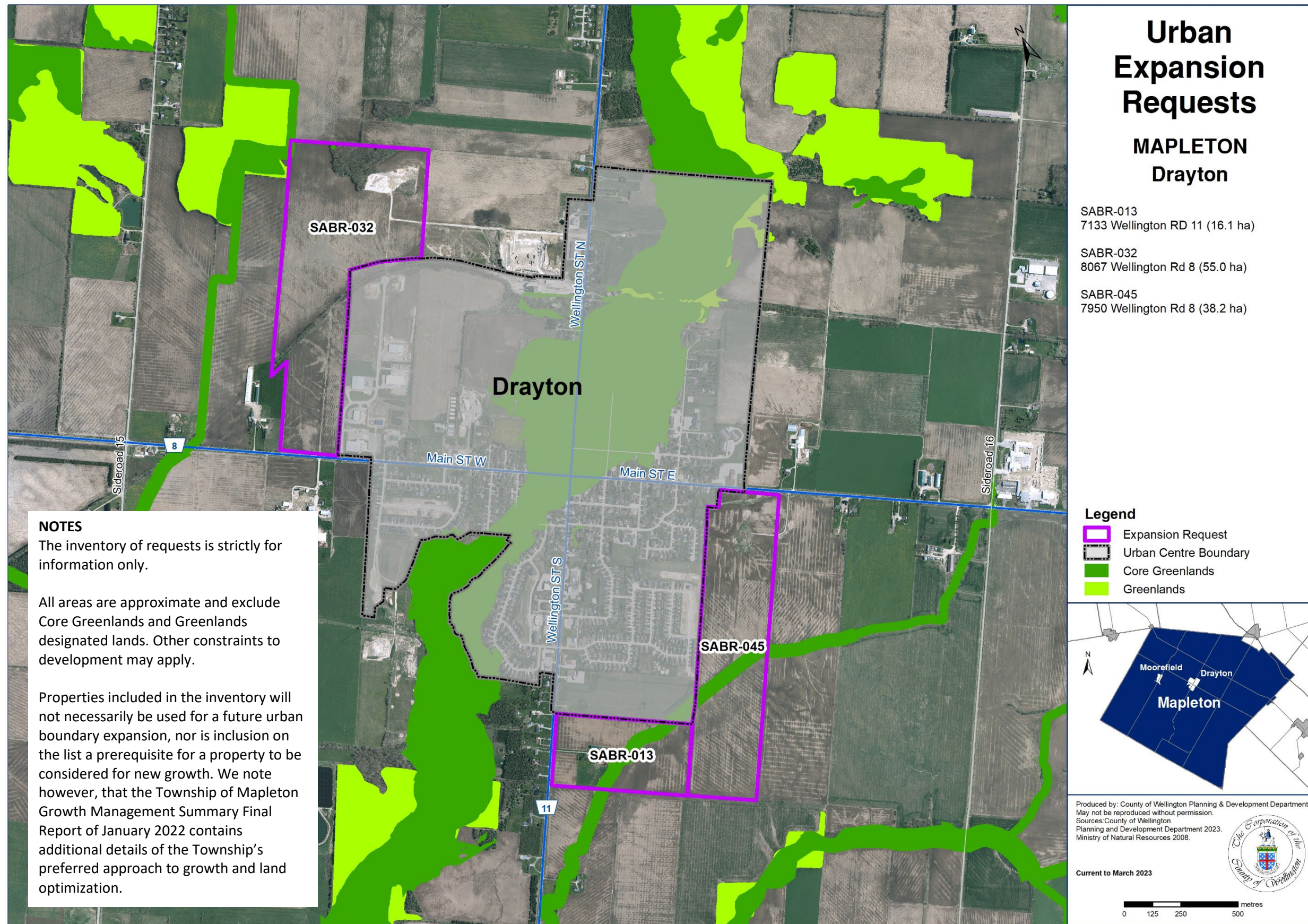
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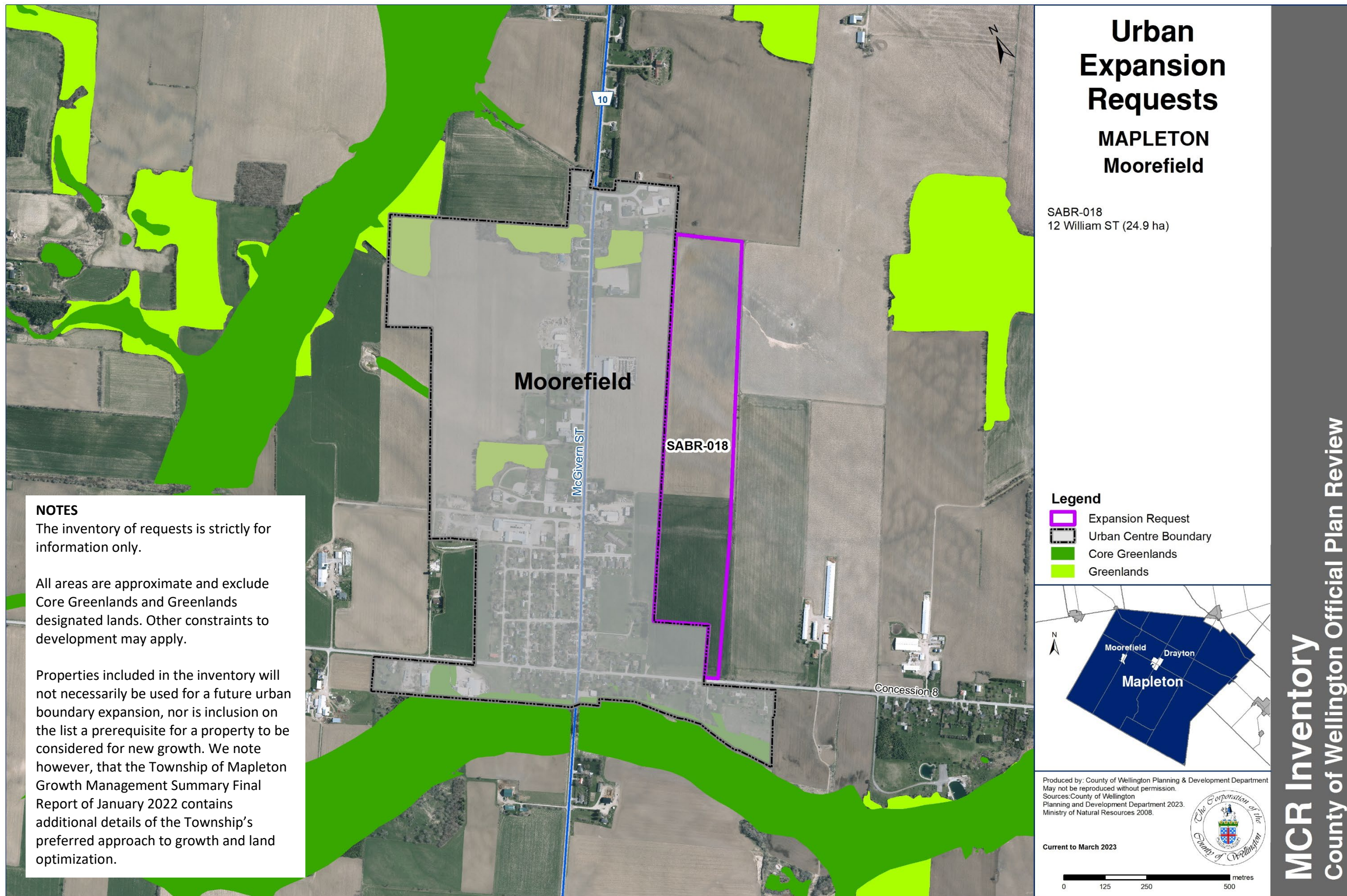




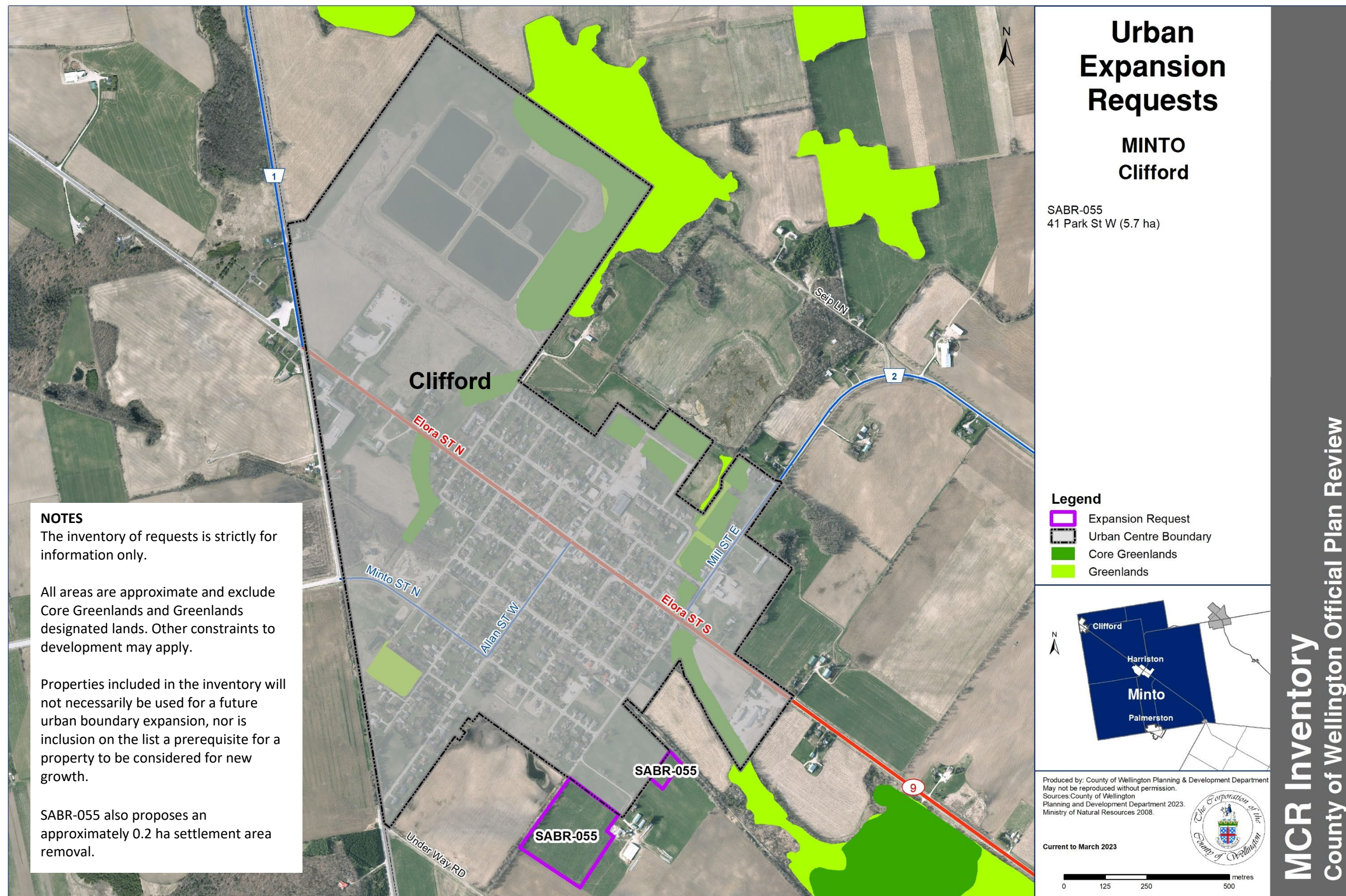
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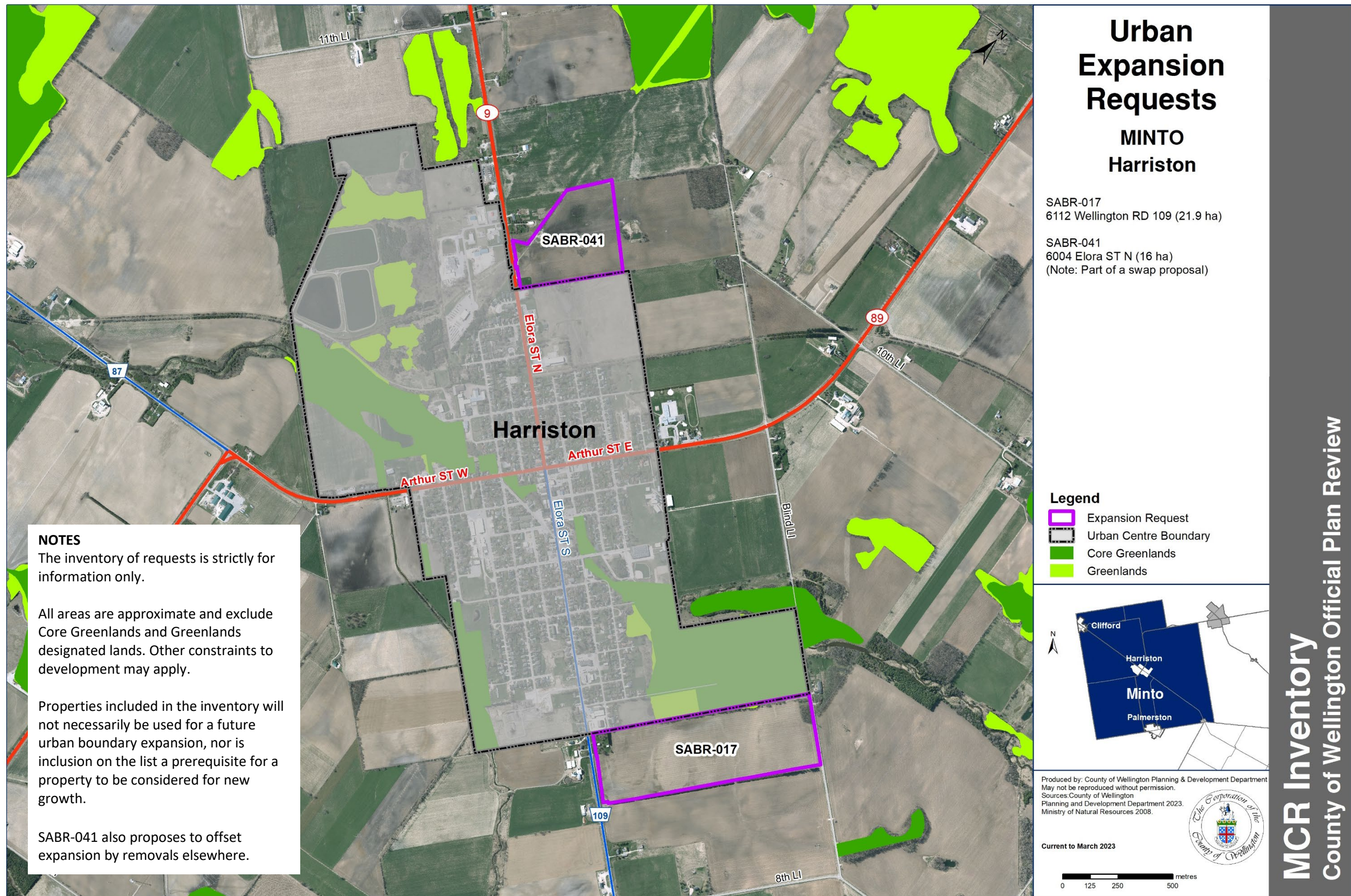


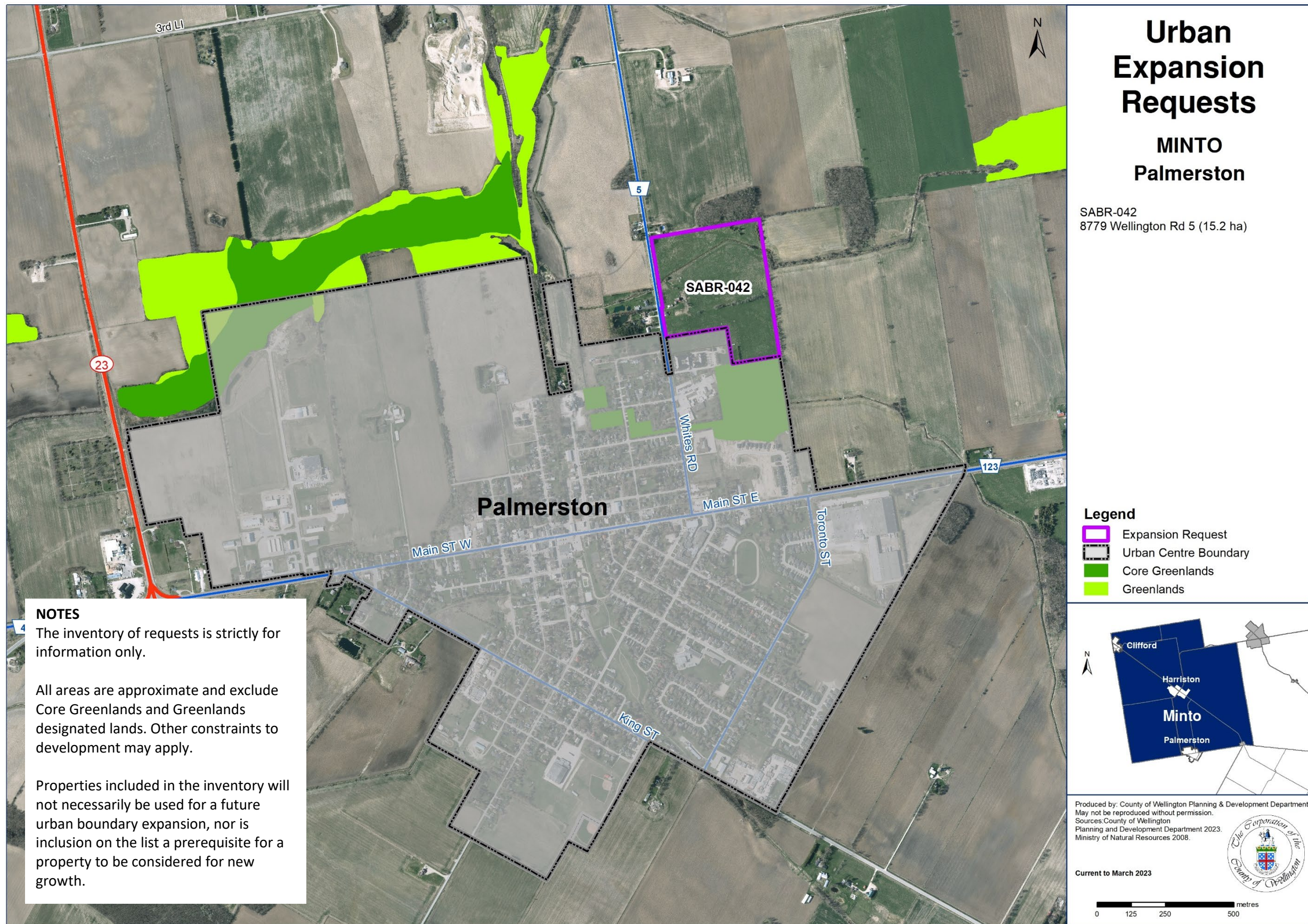




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