



Committee Report

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, September 14, 2023
Subject: **County Official Plan Review – OPA 123 Future Development Lands**



PLANWELL

1. Purpose:

This report provides an overview of draft Official Plan Amendment (OPA) 123 which continues the implementation of the County's completed growth management work through the redesignation of future development lands and other housing and employment policy updates. This is the third Amendment of the County's phased Municipal Comprehensive Review.

2. Background

When the County launched the Official Plan Review ([report PD2019-17](#)), staff kept the option open to do phased official plan amendments to complete the work if there were shifting Provincial, County and local priorities. This has been the case. Since that time, the Province has released the several legislative and growth-related initiatives:

- Amending the 2019 Growth Plan and extending the planning horizon to 2051;
- New land needs assessment methodology;
- Amending the Provincial Policy Statement in 2020;
- Expanding the Greenbelt Plan into Wellington County;
- Provincial approval of OPA 119 with significant modifications; and
- Bill 23, More Homes Built Faster Act, 2022
- Bill 109, More Homes for Everyone Act, 2022
- Bill 97, Helping Homebuyers, Protecting Tenants Act 2023
- Most recently the release of a new Draft Provincial Planning Statement, which is set to replace the current 2019 Growth Plan for the Greater Golden Horseshoe and the 2020 Provincial Policy Statement.

Since the initiation of the County Official Plan Review our consultants, Watson & Associates, have prepared a [Phase 1 MCR Report: Urban Structure and Growth Allocations](#) and a [Phase 2 MCR Report: Land Needs Assessment](#). These documents have served as the basis for Official Plan Amendments 119 and 120 that have been prepared under the Official Plan Review and adopted by County Council.

3. Purpose of Official Plan Amendment

The main purpose of this amendment is to further implement recommendations of the County's Land Needs Assessment and growth management work to ensure suitable lands are available to accommodate forecasted growth in the County to 2051 and beyond. This amendment will:

- Redesignate certain Future Development lands within urban areas to address the results of the Land Needs Assessment.
- Redesignate additional Future Development lands to a Residential designation with a Special Policy Area limiting development until servicing and comprehensive planning requirements are met.
- Introduce new Special Policy Areas in Mapleton to recognize future expansion areas identified through the Township's approved Growth Management Strategy.
- Implement recommendations from the Township of Wellington North's approved Community Growth Plan in Arthur.
- Implement supported employment area conversion request in Mount Forest.
- Make housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial policies in the Plan.
- Add new policies to the Industrial and Rural Employment Area sections of the Plan to address the definition change of "area of employment" under the Planning Act.
- Update Additional Residential Unit policies to reflect recent Planning Act changes.
- Redesignate certain lands that were modified by the Province through OPA 119 to an appropriate land use designation. (Centre Wellington has its own Official Plan, Provincial modifications applicable to Fergus and Elora urban centres will be addressed through a local Official Plan Amendment process.)

Other changes proposed through this amendment include minor updates to the existing Future Development, Residential Conversion and Medium Density Development sections of the Plan to provide additional clarity in the application of these policies. Other housekeeping changes proposed include redesignating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur, Mount Forest, and Rockwood.

4. Main Changes Proposed to the Official Plan

The following sections of this report provide a more detailed assessment of the various changes proposed through this amendment.

Redesignation of Future Development Lands

Future Development lands are lands located within some urban centres in the County that are generally vacant, unserviced, and not needed over the planning horizon for development. These areas were placed into the Future Development designation to limit development until such time as a comprehensive review demonstrates that there is a need for the lands. Through this proposed amendment there are three main categories of changes proposed to Future Development lands.

a) Redesignating Future Development Lands to Accommodate Forecasted Growth

The basis for this category of redesignation is tied to the County's completed Land Needs Assessment work. Through the preparation of the Land Needs Assessment, Future Development

lands were reviewed and, where appropriate, factored into the Land Needs Assessment as suitable lands to help accommodate forecasted growth. Approximately 195 ha (482 ac) of Future Development lands were recommended to be brought online across the County to help address identified land needs and offset the need for urban boundary expansions.

Attached in Appendix 1 of this report is a table summarizing the Land Needs Assessment report findings with suitable Future Development land factored into the land need results. Redesignation of Future Development lands has been identified in the Town of Erin, Township of Mapleton, Town of Minto, and the Township of Wellington North. It is noted that the Town of Erin will be required to review and redesignate Future Development lands in the Village of Erin and Hillsburgh through a locally initiated amendment process to the Town's official plan.

b) Redesignating Future Development Land to Residential Subject to a New Special Policy Area

The basis for this category of redesignation is tied to supporting long-term growth needs and streamlining future development approval processes. In addition to the Future Development land redesignation discussed above, staff are proposing to redesignate additional lands, in some instances beyond what has been rationalized through the Land Needs Assessment. Staff note that with the introduction of the new Draft Provincial Planning Statement, a more flexible environment related to long-term growth management in Ontario has been introduced and offers opportunities to look beyond the current 2051 limit imposed by the previous Provincial policy framework.

Where appropriate, and with consultation of member municipalities, the proposed amendment designates certain lands within the settlement areas of Arthur, Mount Forest, and Drayton as Residential, subject to a Special Policy Area that delays development on these lands until full municipal servicing is available and comprehensive planning has occurred. The benefit of this approach is to remove the requirement of a County Official Plan amendment for lands where the future use is generally known and allow development to proceed faster once the technical aspects needed to support development are in place.

c) Redesignating Future Development Lands that are Developed/Constrained to an Appropriate Land Use Designation

The basis for this category of amendment is more housekeeping in nature and mainly serves to give developed Future Development lands an appropriate land use designation reflective of their built status. Beyond that, some Future Development lands in the County are currently zoned for development and are being redesignated to an appropriate designation to reflect their zoning status. Further, other Future Development lands are vacant, have natural environment constraints for development, or are not anticipated to be serviced by the municipality. The redesignation of these lands provides a limited opportunity for development only where technical challenges can be addressed. It should be noted that this category of Future Development land redesignation accounts for approximately 53 ha (131 ac) of Future Development land redesignation and does not support the long-term growth needs of the County or local municipalities given their occupied or constrained status.

Appendix 2 outlines the total Future Development land areas proposed for redesignation in the Town of Minto, Township of Mapleton, Township of Wellington North, and the Township of Puslinch. In total the amendment proposes to redesignate approximately 278 ha (687 ac) of Future Development land to various community and employment area uses. Schedules A-4, A-7 to A-16 of the draft amendment outline where the various redesignations are proposed to occur in more detail.

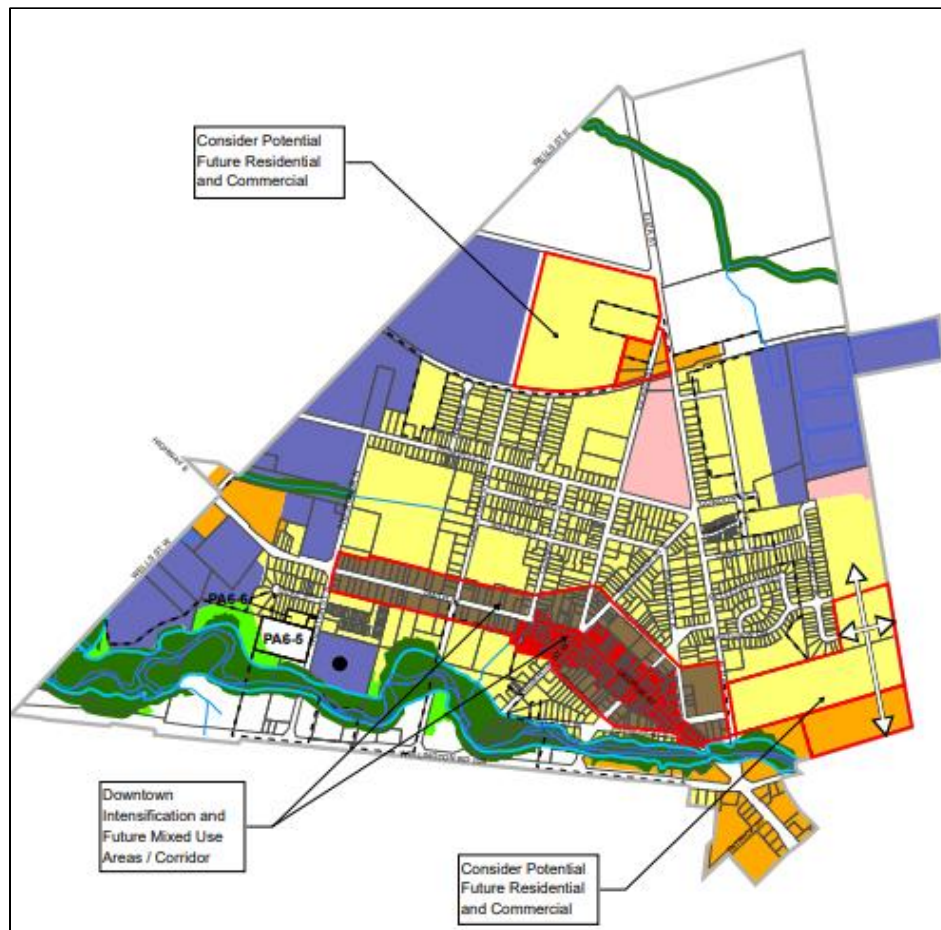
Local Growth Management Strategy Implementation

The Township of Wellington North and the Township of Mapleton have prepared and approved comprehensive growth management strategies to guide future growth decisions in their municipalities. The amendment proposes to implement certain recommendations from these strategies as follows:

a) Expand the Residential Transition Area in Downtown Arthur

The proposed mapping changes to the B6-2 Arthur Land Use Schedule introduce a Residential Transition Area designation in Arthur, as proposed in the Township's [Community Growth Plan](#). Figure 1 below is an excerpt from the Community Growth Plan showing various recommendations for Arthur Village, with the brown areas representing the proposed location for the Residential Transition Area.

Figure1: Township of Wellington North- Community Growth Plan- Arthur Village Map (2018)

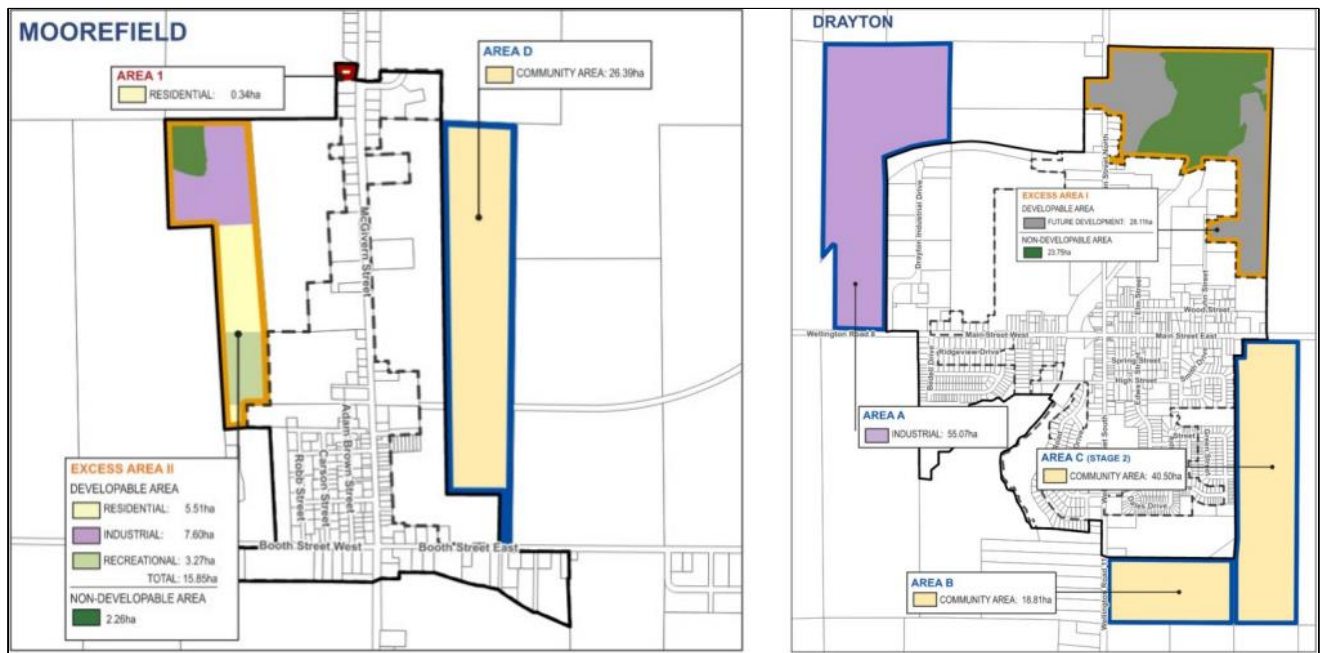


The Residential Transition Area designation provides opportunities for a mix of housing options, jobs, and services in the urban area while not compromising the retail focus of the Downtown Central Business District. The area of redesignation is reflected on Schedule A-14 to A-15 of the draft amendment.

b) Establish New Policy Areas on Lands Outside of Drayton and Moorefield Identified as Urban Expansion Areas by the Township of Mapleton

Through the Township's recent growth management work, areas in Drayton and Moorefield were identified as future urban expansion areas to help the Township optimize their land supply and support future long-term residential and employment growth in the community. Figure 2 below shows the recommended land optimizations for Drayton and Moorfield (areas A, B, C, and D). The Township has also recently completed a Water and Wastewater Master Plan where these future expansion areas were factored in for future servicing and infrastructure needs.

Figure 2: Township of Mapleton Growth Management Summary- Appendix B Potential Land Optimization (2022)



The amendment proposes to add new Policy Areas as shown on schedules A-5 and A-6 of the amendment, which identify lands as future expansion areas for either employment or community area purposes. Until such time as a comprehensive assessment of applicable Provincial and County policies related to settlement area expansion occurs, these lands will remain in the Prime Agricultural Area designation. The special policy would require the lands be placed in a holding zone in the Township zoning by-law to restrict uses on these lands to current uses.

Further, the Policy Area would clarify how Minimum Distance Separation (MDS) would be measured for new and existing livestock and manure storage facilities to the Policy Area. This is intended to protect the future expansion areas from further incompatible development. Direction is also proposed in the Policy Area to guide future development on the expansion lands once an expansion does occur. The policy areas would require the strategic location of future stormwater

management infrastructure, parkland, parking, and storage areas in the areas of influence by the livestock operations. This is intended to mitigate impacts on agricultural operations immediately adjacent to the future expansion areas. The policy areas also recognize that it may be appropriate to permit MDS II variances for certain livestock operations in the future to allow for their continued and controlled expansion.

Employment Area Conversion Requests

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) requires employment area conversion requests to be considered and evaluated through a Municipal Comprehensive Review (MCR). Accordingly, the County put out a call for employment area conversion requests in April of 2021 and received a total of six requests made by members of the public and local municipalities.

Through the County's growth management work, these requests were reviewed, and recommendations were made to support four of the six requests. The supported requests are in Mount Forest (1), Elora (1), and Fergus (2). The detailed review and recommendations related to these requests are contained in section 5 of the County's [Phase 2 M.C.R. Report: Urban Land Needs Assessment](#).

The proposed amendment looks to implement the supported employment area conversion request in Mount Forest along Sligo Road by redesignating a small 2 ha (5 ac) portion of the lands to Highway Commercial as shown on Schedule A-10 of the draft amendment. We note that the original conversion request for this property was significantly larger in area. The County's review determined that the larger conversion had the effect of impacting the broader employment area in northeast Mount Forest and that a smaller conversion was appropriate.

Staff note that a local amendment to the Centre Wellington Official Plan will be needed to implement the Fergus conversion requests. Further we note that two of the employment area conversion requests received by the County in Arthur and Elora were recently included in the Provincial modifications made to Official Plan Amendment 119. These are discussed in more detail below.

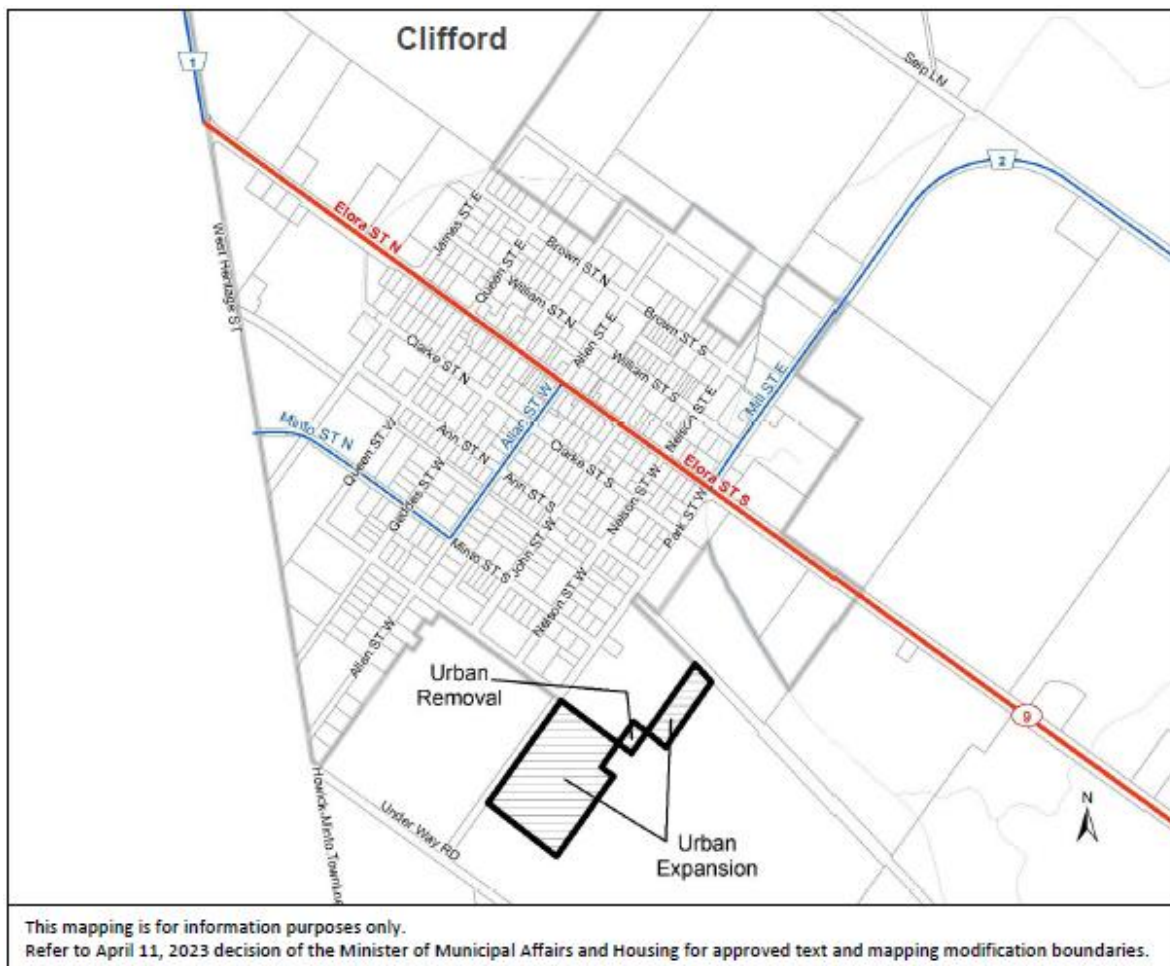
Implementation of Official Plan Amendment 119 Provincial Modifications

The Province made significant text and mapping modifications to County Official Plan Amendment 119 when it issued its decision on April 11, 2023. Several of the mapping modifications require additional mapping changes to place these lands into an appropriate land use designation in the Official Plan. The proposed amendment will redesignate three modification areas as follows:

a) Clifford Urban Boundary Expansion – Lands will be Redesignated Residential

The Provincial boundary expansion of Clifford was approximately 6 ha (15 ac), as shown in Figure 3 below. The redesignation of these lands to a residential designation is appropriate given that there was a Community Area land need identified in the Town of Minto through the County Land Needs Assessment work, and our municipal infrastructure assessment determined that Clifford's water and wastewater services had surplus capacity to accommodate growth beyond their 2051 forecast. Schedule A-7 of the draft amendment shows the redesignation of these lands in more detail.

Figure 3: Provincial Urban Expansion (Clifford)

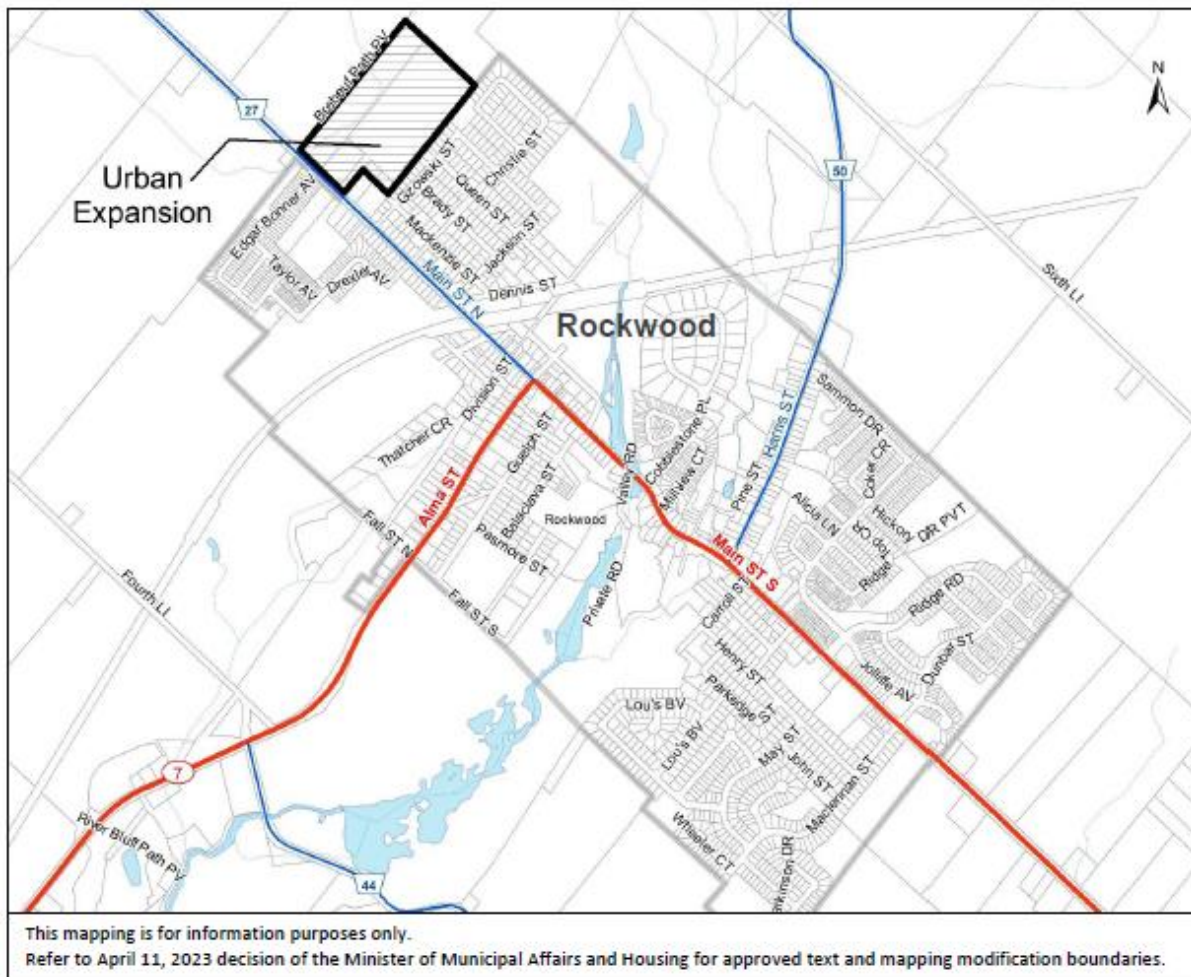


b) Rockwood Urban Boundary Expansion – Lands will be Redesignated Future Development

The Provincial expansion to Rockwood was approximately 15 ha (37 ac), as shown in Figure 4 below. The redesignation of these lands to the Future Development designation is appropriate considering the limited wastewater capacity available to service these lands over the long term. The redesignation of these lands will be subject to the future development policies, which limit development until such time as the County or Township demonstrate that there is a need for the lands and that appropriate servicing is available.

It is noted that Planning Staff are also proposing a slight modification to the urban limits to better align the urban boundary with the parcel fabric in the area. This is shown on Schedule A-1 to A-3 of the draft amendment. This minor adjustment will result in a reduction of the Rockwood urban centre by approximately 2 ha (5 ac) and remove parcels that would otherwise be fragmented by the urban limit.

Figure 4: Provincial Urban Expansion (Rockwood)

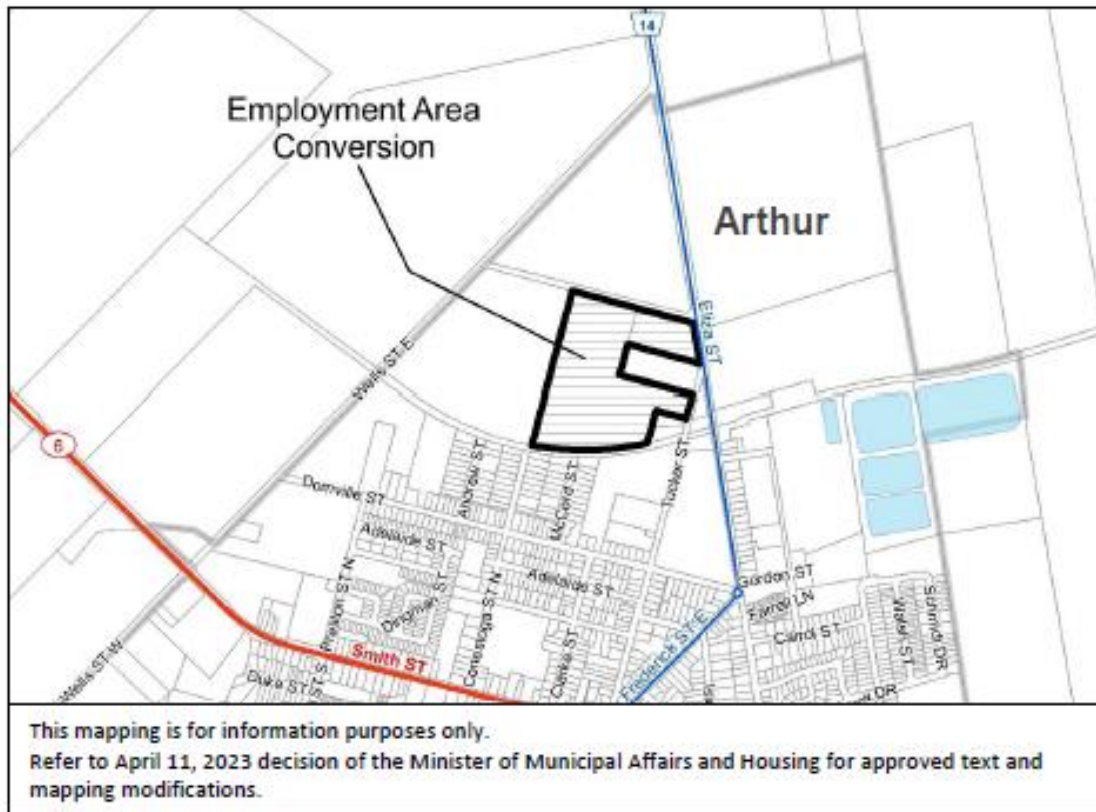


c) Arthur Employment Area Conversions – Lands will be Redesignated Residential Subject to a Special Policy Area

The employment area conversion request located in North Arthur along Eliza St./Tucker St. was not supported by the County' growth management work and was recommended to remain within the industrial land use designation. The Province, through the approval and modification of OPA 119, removed these lands from the industrial designation and placed them within the Greenfield Area.

The subject lands are approximately 14 ha (35 ac) and are shown in Figure 5 below. Its proposed that these lands be designated Residential, subject to a Special Policy Area that limits development on these lands until full municipal servicing is available and comprehensive planning has occurred. This is an appropriate designation that implements the anticipated designation for these lands in the Township's Community Growth Plan and respects the current capacity issues that exist at the Arthur wastewater treatment plant. The local municipality, through future growth management exercises, infrastructure investment, and servicing allocation, will dictate the phasing of future growth in the Village of Arthur.

Figure 5: Provincial Employment Area Conversion (Arthur)

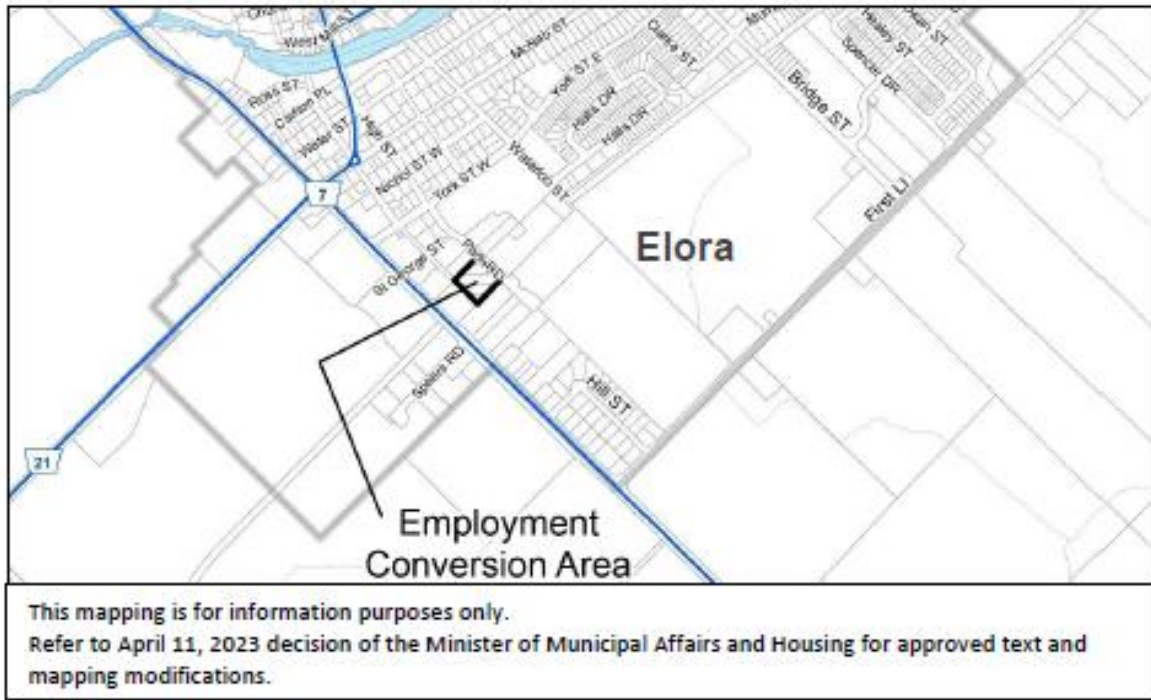


d) 22 Park Road Employment Area Conversion Request (For Information, Not being addressed through this Amendment)

It's noted that the employment area conversion request at 22 Park Road in Elora was received by the County and supported by our growth management work.

The Employment Area Conversion request was to convert the 0.17 ha (1.7 ac) property to a Highway Commercial designation from an Industrial designation, as shown in Figure 6 below. During the Provincial approval and modification of Official Plan Amendment 119, the Province advanced this request by removing the industrial designation of these lands from the County Official Plan. At the time of preparing this report, Township Planning Staff had received local planning applications to redesignate and rezone the lands to an appropriate highway commercial category.

Figure 6: Provincial Employment Area Conversion (Elora)



Housing Updates to Central Business District, Residential Transition Area, and Highway Commercial Official Plan Policies

County Staff are proposing to make housing supportive updates to the Central Business District, Residential Transition Area, and Highway Commercial Official Plan policies. These designations already permit various forms of housing and mixed-use development but offer limited direction on the design and scale of these uses. Proposed changes look to provide more guidance around mixed-use and multi-unit developments to ensure that compatibility and function are prioritized and link to the appropriate residential development policies in the Official Plan.

Continuation of Permitted Employment Uses

The Planning Act was recently amended through Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023. Included in the changes was a revised definition of area of employment under the Act. We note that Bill 97 received royal assent on June 8th, 2023, however, the revised definition will come into effect on a date to be proclaimed by the Lieutenant Governor.

Below is a table that compares the old and new definitions of area of employment. The new definition has created a more restrictive definition and expressly excludes institutional and commercial uses from employment areas. A transition provision was included in the legislation that allows municipalities to put in place Official Plan policies that authorize the continuation of uses that are now not permitted in “areas of employment”, provided that these uses were lawfully established before the day the transition provision is proclaimed into force (subsection 1(1) of Schedule 6 to the Helping Homebuyers, Protecting Tenants Act, 2023).

As a first step, this amendment proposes to add new policies under Section 6.8 (Rural Employment Area) and Section 8.7 (Industrial), to permit the continuation of lawfully established commercial and institutional uses in employment areas. This is a time sensitive change and will ensure that these uses are protected and recognized in policy once the new definition is proclaimed into force. Through a separate amendment, County Staff will comprehensively review and address the Official Plan employment policies to align with the new area of employment definition under the Planning Act.

Area of Employment Old	Planning Act Definition Comparison New
<p>1.(1) interpretation</p> <p>“area of employment” means an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses listed in subsection (5), or otherwise prescribed by regulation;</p> <p>(5) Uses re “area of employment”</p> <p>The uses referred to in definition of “area of employment is subsection (1) are,</p> <ul style="list-style-type: none"> a) Manufacturing uses; b) Warehousing uses; c) Office uses; d) retail uses thar are associated with uses mention in clause a) to c); and e) facilities that are ancillary to uses mention ins clause a) to d). 	<p>1.(1) interpretation</p> <p>“area of employment” means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:</p> <ul style="list-style-type: none"> 1) the uses consist of business and economic uses, other than uses referred to in paragraph 2, including the following: <ul style="list-style-type: none"> i. Manufacturing uses. ii. Uses related to research and development in connection with manufacturing anything. iii. Warehousing uses, including uses related to the movement of goods. iv. Retail uses and office uses associated with uses mentioned in subparagraphs i to iii. v. Facilities that are ancillary to uses mentioned in subparagraphs i to iv. vi. Any other prescribed business and economic use. 2) The uses are not any of the following uses: <ul style="list-style-type: none"> i. Institutional uses ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv.

Additional Residential Units

On October 25, 2022, the Ontario government introduced Bill 23, More Homes Built Faster Act. This Bill made several changes to the Planning Act, including updates to the additional residential unit provisions under the Act. These changes took effect on November 28, 2022.

The table below provides a comparison of the old and new legislative direction related to Additional Residential Units. Staff note that the legislative changes were generally in line with the County's current policy approach for additional residential units, however, there was a provision added that clarifies that up to two additional residential units are permitted within a single detached, semi-detached, and townhouse dwelling. This unit arrangement is currently not contemplated in our policies, and the draft amendment proposes to clarify this additional permission in Section 4.4.6 (Additional Residential Units) of the Official Plan.

Planning Act Old	Recent Additional Residential Unit Changes New
<p>Additional residential unit policies</p> <p>(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,</p> <ul style="list-style-type: none"> (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1). 	<p>Restrictions for residential units</p> <p>(3) No official plan may contain any policy that has the effect of prohibiting the use of,</p> <ul style="list-style-type: none"> (a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit; (b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house,

	<p>semi-detached house or rowhouse contains any residential units. 2022, c. 21, Sched. 9, s. 4 (1).</p> <p>Same, parking</p> <p>(3.1) No official plan may contain any policy that has the effect of requiring more than one parking space to be provided and maintained in connection with a residential unit referred to in subsection (3) other than the primary residential unit. 2022, c. 21, Sched. 9, s. 4 (1); 2023, c. 10, Sched. 6, s. 3.</p> <p>Same, minimum unit size</p> <p>(3.2) No official plan may contain any policy that provides for a minimum floor area of a residential unit referred to in subsection (3). 2022, c. 21, Sched. 9, s. 4 (1).</p> <p>Policies of no effect</p> <p>(3.3) A policy in an official plan is of no effect to the extent that it contravenes a restriction described in subsection (3), (3.1), or (3.2). 2022, c. 21, Sched. 9, s. 4 (1)</p>
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Other Changes

There are a number of other minor or housekeeping changes that are being contemplated through the proposed amendment, which include the following:

- Minor policy changes to the Medium Density Development policy section (8.3.5) of the Plan to provide clarification around density targets applicable for townhouse developments. The proposed changes look to modernize this policy to appropriately address modern forms of townhouse development, such as stacked and back-to-back townhouses, that we see today.
- Minor policy changes to the Future Development section (8.10) of the Plan to clarify when these lands can be redesignated and developed.
- Minor policy changes to the Residential Conversion section (8.3.6) of the Plan to clarify that this policy applies when more than two additional residential units are proposed to be added to a single detached dwelling.

- Other mapping changes proposed would correct or clarify the appropriate land use designation and boundaries applicable to certain properties in Palmerston, Arthur, and Mount Forest.

5. Shifting Land Use Planning Context

As the Planning Committee is aware, the new Provincial Planning Statement (PPS 2023) is actively being reviewed by the Province and is anticipated to be released in the fall of 2023. This will replace the current 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe. The proposed PPS 2023 will significantly alter the land use planning framework in the County and create a more flexible policy environment, particularly related to growth management.

The continual policy changes that have occurred at the Provincial level over the past few years have created a difficult environment for policy development and implementation. The proposed amendment sets out certain changes that will be dependent on the flexible policy environment proposed in the new Provincial Planning Statement. Particularly, redesignating more Future Development lands than justified through the Land Needs Assessment and not identifying certain Future Development lands as excess lands in Mount Forest and Mapleton.

Planning Staff are attempting to strike a reasonable balance in proposed policies and redesignations that limits risk and still permits some level of advancement with our Official Plan updates. Planning Staff discussed this amendment with Ministry Staff and received some level of comfort that this approach was appropriate given the circumstances.

6. Conclusion

This amendment is of strategic importance to the successful implementation of a growth strategy to support anticipated housing and population growth in the County to 2051. Planning staff are satisfied that the proposed amendment should be circulated to County departments, local 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 Future Development Land Amendment (OPA 123) is attached to this report in Appendix 3 and posted online at:

<https://www.wellington.ca/en/resident-services/pl-official-plan-review.aspx>

Recommendation:

That the report County Official Plan Review – Future Development Land (OPA 123) be received for information.

That the County Clerk circulate this report to Member Municipalities for information.

That the draft Future Development Land Amendment (OPA 123) 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 cursive script that reads "Jameson Pickard".

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

Appendix A - Land Need Assessment Results Summary

Appendix B – Summary of Future Development Land Redesignation

Appendix C - Draft Official Plan Amendment No.123 (Future Development Lands)

APPENDIX 1

Land Need Assessment Results Summary

Figure 6-1
County of Wellington
Summary of 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	Urban Employment Area S.A.B.E., ha	Rural Employment Area Needs, ha	Urban Employment Area Excess, ha
Centre Wellington	-	238	-	160	-	-
Mapleton	15	34	-	9	-	-
Minto	61	18	-	-	-	-
Wellington North	81	-	89	-	-	40
Puslinch	-	-	-	-	30	-
Guelph-Eramosa	-	-	-	-	-	-
Erin	38	-	-	23	-	-
County of Wellington	195	290	89	192	30	40

Note: 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). Conversion of sites in the Township of Centre Wellington includes 5 ha in the B.U.A. and 9 ha in D.G.A. Lands in the B.U.A. provide intensification opportunities and do not reduce Community Area land needs.

[Source: Phase 2 M.C.R Report: Urban Land Needs Assessment- Final Report](#)

APPENDIX 2

Proposed Future Development Land Redesignations

Town of Minto Future Development Land Redesignation (Area in Ha)

Community Area Redesignations				
Official Plan Designation	Clifford	Harriston	Palmerston	Total
Residential	6	13	48	67
Recreational	0	0	1	1
Total	6	13	49	68 ha
Employment Area Redesignation				
Official Plan Designation	Clifford	Harriston	Palmerston	Total
Industrial	0	2	4	6
Total	0	2	4	6 ha

Township of Mapleton Future Development Land Redesignation (Area in Ha)

Community Area Redesignations			
Official Plan Designation	Drayton	Moorefield	Total
Residential	15	0	15
Residential (New SPA)	21	0	21
Total	36	0	36 ha
Employment Area Redesignation			
Official Plan Designation	Drayton	Moorefield	Total
Industrial	0.20	0	0.20
Total	0.2	0	0.20 ha

Township of Wellington North Future Development Land Redesignation (Area in Ha)

Community Area Redesignations			
Official Plan Designation	Mount Forest	Arthur	Total
Residential	9	25	34
Residential (New SPA)	113	2	115
Highway Commercial	1	6	7
Recreational	0.2	2	2.2
Total	123.2	35	158.2 ha
Employment Area Redesignation			
Official Plan Designation	Mount Forest	Arthur	Total
Industrial	4	0	4
Total	4	0	4 ha

Township of Puslinch Future Development Land Redesignation (Area in Ha)

Community Area Redesignations		
Official Plan Designation	Aberfoyle	Total
Residential	6	6
Total	6	6 ha

APPENDIX 3

Draft Official Plan Amendment No.123 (Future Development Lands)