



Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, November 09, 2023
Subject: **County Official Plan Review – Progress Report #10**



PLANWELL

1.0 Purpose

This progress report for the County Official Plan Review covers the period from July to November 2023.

2.0 Key Updates

- On October 23, 2023 the Province announced plans to reverse Ministry modifications to County Official Plan Amendment 119 (County Growth Structure), including urban boundary expansions that were not part of the original Council adopted Amendment. See report PD2023-34 for additional information.
- County Future Development Lands – Official Plan Amendment 123 has been circulated for comment. This is the third amendment as part of the County's phased municipal comprehensive review (MCR). No public consultation has been scheduled at this time.
- The comment period for the Draft Provincial Planning Statement closed August 4, 2023. The Draft document proposes significant changes to the Provincial land use planning framework. The Ministry has not provided any further additional information or the timing on the approval of this Provincial initiative.
- County Growth Forecast – Official Plan Amendment 120 was adopted by County Council on February 23, 2023. The amendment extends the growth horizon in Wellington from 2041 to 2051 and allocates the additional population, household and employment growth to Member Municipalities. The Amendment was submitted to Ministry of Municipal Affairs and Housing on March 1, 2023. No decision has been made by the Province and there is no update from the Ministry on the likely approval of this amendment.
- The following County Planning Committee Reports have been brought forward to Council since the last progress report:

PD2023-22	County Official Plan Review – Progress Report #9
PD2023-23	New Provincial Housing Fund – Building Faster Fund
PD2023-24	County Official Plan Review – OPA 123 Future Development Lands
PD2023-29	Bill 134 – Affordable Homes and Good Jobs Act

3.0 Work Plan

In the last update report, staff provided an overview of changes to the Official Plan Review work plan in response to the release of the proposed Provincial Planning Statement. Staff is now dealing with the reversal of Provincial modifications to the approval of OPA 119. The uncertain Provincial policy and legislative environment has clearly caused significant delays, wasted staff time and undermined our Official Plan Review process. We will be seeking compensation from the Government for lost time and wasted resources.

3.1 Key Areas to Continue with Official Plan Review

Staff recommends that the following areas of our work plan be continued at this time:

Phase 3A – Official Plan Amendment 123

- Official Plan Amendment 123 implements part of the County’s Phase 2 technical work pertaining to Future Development land redesignations and other matters.
- OPA 123 implements some of the Provincial modifications to OPA 119 such as urban expansions in Rockwood and Clifford and an employment conversion in Arthur. The draft amendment will need to be revised to reflect the reversal of those modifications, once approved by the Ministry.

Phase 3A – Review of Candidate Urban Boundary Expansions

Mapleton	<ul style="list-style-type: none">• Mapleton retained consultants to complete additional technical work and is the only Member Municipality with a Council-endorsed approach to urban boundary expansions based on the County’s Phase 2 Land Needs Assessment Report.• To expedite consideration of requests in Mapleton, staff recommend that the technical review of candidate boundary expansions proceed immediately using Provincial, County and local policy criteria to evaluate the requests received to date.• The submission window for boundary expansion requests in Mapleton is now closed.• The County will work with Municipal and Provincial staff to determine the most appropriate and timely approach to implement the results of this review (e.g. through an in progress Official Plan Amendment or a separate amendment to the Official Plan).
Erin and Minto	<ul style="list-style-type: none">• To consider options for relatively minor expansions in Erin and Minto based on the results of the County’s Phase 2 Land Needs Assessment, staff recommend completion of a technical review using Provincial, County and local policy criteria to evaluate the requests received to date.• The submission window for boundary expansion requests in Erin and Minto is now closed.

Phase 3A – Review of Candidate Urban Boundary Expansions (continued)

Centre Wellington	<ul style="list-style-type: none">• The County will need to consider the results of the Township’s urban land needs scenarios prepared by Watson & Associates and finalize the Phase 2 Land Needs Assessment results for Centre Wellington.• For Centre Wellington, staff recommend preparing a more detailed evaluation framework and criteria (including phasing) based on Provincial, County and local policies in consultation with Township staff.• Staff will extend the submission window for urban expansion requests in Centre Wellington until Wednesday, January 3, 2024 after which it will be closed.
Guelph/Eramosa and Wellington North	<ul style="list-style-type: none">• The MCR Phase 2 Report followed the Provincial policies and methodology for determining land need to 2051.• There was no need for urban expansion identified in Guelph/Eramosa or Wellington North and therefore, no requests will be evaluated for those areas.
Puslinch	<ul style="list-style-type: none">• Requests in the Township of Puslinch will be dealt with as part of rural Phase 3B.

Phase 3B – Regionally Significant Economic Development Study Area

- Puslinch Council would like to proceed with the study. Staff have agreed to work with the Township to identify the scope for the study and initiate the process to retain consultants.

4.0 Overview of Housing Supply in Wellington

As stated above, the County will continue to move forward with the Phase 3A urban boundary expansion review to bring additional lands into urban centres to meet land needs to 2051. Until that work is completed, it is important to note that the County continually monitors the short term and long term housing supply in the development pipeline.

While the County does not currently have a Provincial housing target like large and fast-growing municipalities, the County is exceeding other Provincial requirements for short term and long term housing supply under section 1.4.1 of the Provincial Policy Statement (2020).

Wellington County Short Term Residential Land Supply

There are potentially 5,803 residential units currently zoned for residential purposes in draft approved and registered plans. This represents an approximate 8-year supply of units based on the forecasted annual 730 units/year needed to meet the 2051 household forecast from 2021.

This exceeds the Provincial minimum of a 3-year supply.

**Short Term
Residential Supply**

**5,800 units
(8 years)**

Wellington County Long-Term Residential Land Supply

There are potentially 14,105 residential units available in lands designated for urban residential use. When adjusted for the South Fergus Secondary Plan (including increased residential lands and residential densities), there are approximately 16,000 residential units. This translates to an estimated 22-year supply of potential units based on the forecasted annual 730 units/year needed to meet the 2051 household forecast from 2021.

**Long Term
Residential Supply**

**16,000 units
(22 years)**

This exceeds the Provincial minimum of a 15-year supply.

The County will continue to work with Provincial staff to ensure that we complete the necessary review(s) to determine the feasibility and most appropriate location for proposed expansions where they are needed.

5.0 Recommendations

That the County Official Plan Review – Progress Report #10 be received for information;

That the County Clerk forward the report to Member Municipalities; and

That staff make any necessary changes to draft Official Plan Amendment 123 to implement the reversal of Provincial modifications to Official Plan Amendment 119 (once approved by the Ministry) and to respond to the changing Provincial policy environment.

Respectfully submitted,



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Manager of Policy Planning