

# Welcome to the Meeting



The virtual meeting will begin at 6:30pm. This meeting is being recorded. All participants are muted and have their cameras turned off.

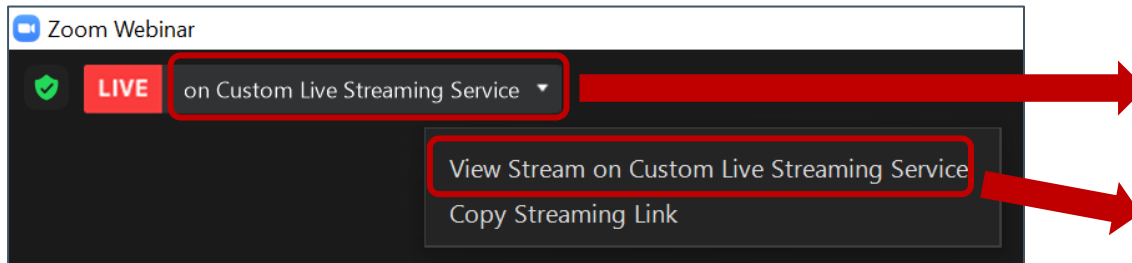
If you require technical assistance to participate in the meeting this evening please **contact Alexander Furneaux at [afurneaux@lura.ca](mailto:afurneaux@lura.ca) or 289-768-5561**



# Zoom Webinar Controls – Live Captions



Live automated captioning from Otter is available for participants joining through the Zoom app on their computer.



**Step 1:** In the upper left-hand corner of your Zoom window, click “**on Custom Live Streaming Service**”.

**Step 2:** In the dropdown menu that appears, click “**View Stream on Custom Live Streaming Service**”

---

**Step 3:** Your default web browser will open to the live transcript on Otter.

**Step 4:** Click the “X” in the **upper right-hand corner** of the smaller overlay window to reveal the live transcript of the Open House.

**Step 5:** You are now viewing the live captions. The transcript will scroll for you automatically and label who is speaking.





**Watson  
& Associates**  
ECONOMISTS LTD.



**PLANWELL**

# County of Wellington Municipality Comprehensive Review (M.C.R.) Phase 2 Findings

Virtual Public Information Centre (PIC)

December 13, 2021





# Welcome and Introductions

---



# Tonight's Agenda



- 6:30** Meeting Housekeeping
- 6:35** Welcome
- 6:40** Agenda Review and Introductions
- 6:45** Presentation – Jamie Cook and Brad Post  
Watson & Associates Economists LTD
- 7:30** Questions & Discussion
- 8:15** Next Steps
- 8:20** Adjourn





# On the Call This Evening

## **County of Wellington**

Aldo Salis, Director of Planning and Development

Sarah Wilhelm, Manager of Policy Planning

Jameson Pickard, Senior Policy Planner

## **Watson & Associates Economists LTD**

Jamie Cook, Partner

Brad Post, Senior Consultant

## **LURA Consulting**

Susan Hall, Partner

Alexander Furneaux, Project Manager

Lovely Juson, Community Engagement Specialist





# Official Plan Update and Municipal Comprehensive Review

---

## Overview



# Today's Discussion



- Municipal Comprehensive Review (M.C.R.)





# Provincial Drivers of Growth



## The Province

- Sets the legislation and policies for growth
- Assigns *minimum* growth to Wellington to 2051
- Requires County to distribute growth
- Directs where and how growth should occur
- Has final approval authority







## Phase 1

### Urban Structure & Growth Allocations

- Review by Municipal Staff, County & Watson (Q4 2020 – Q4 2021)
- Public Information Centre (June 23, 2021)
- Draft Watson Report (June - July 2021 comment period)

## What We Heard

### Key Messages

- Preserve agricultural land
- Ensure municipal servicing availability
- Conserve heritage
- Consider urban centre expansions
- Consider infilling and rounding out of rural settlements







## Phase 1: O.P.A. Implementation

### County Growth Structure Official Plan Amendment (O.P.A.)

- Policy and Mapping for part of Watson's Phase 1 work
- County Council Authorization to Proceed (Q4 2021)
- Draft O.P.A. out for comment (Q4 2021)
- Public Open House(s) (Q1 2022 Target)
- Public Meeting (Q1 2022 Target)





# Work Plan (continued)



## Phase 2

### Land Needs Assessment

- Review by Municipal Staff, County & Watson (Q2 2021 – present)
- Public Information Centre (Dec. 13, 2021 at 6:30 pm)
- Release of Watson's Draft Report (Q1 2022)



## Phase 3

### Settlement Area Boundary Expansion

- 2022 Work Plan and Timing T.B.D.







## Policy Context and Growth Plan, 2019

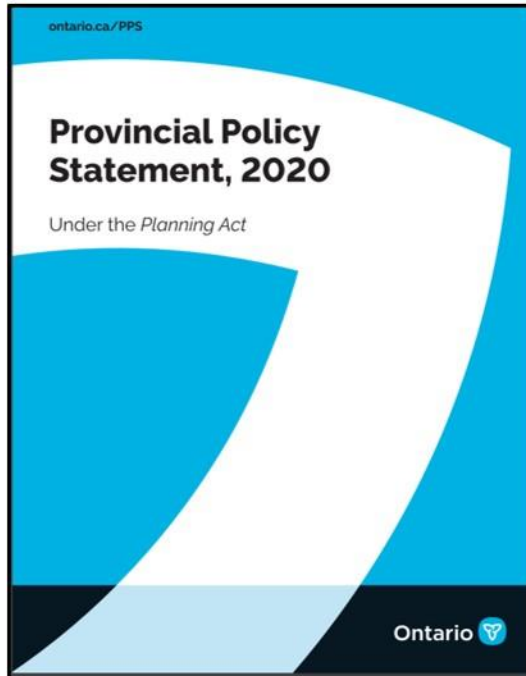
---

### Schedule 3 Growth Forecasts



# Policy Context

## Provincial Policy



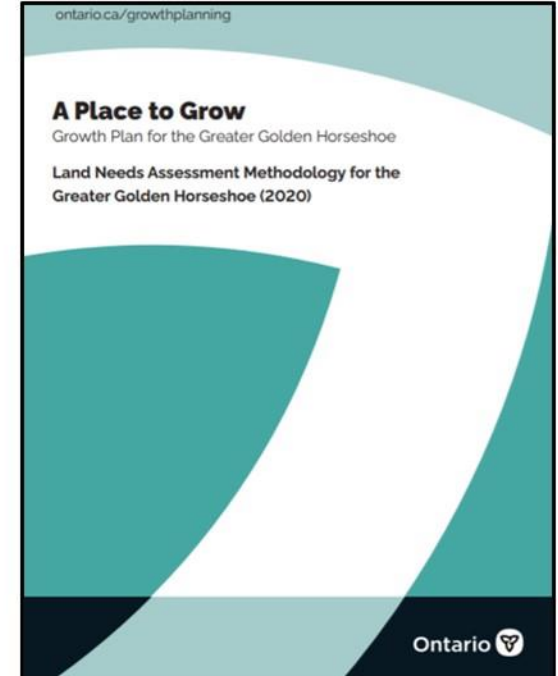
Provincial Policy Statement, 2020.

Updated and effective as of May 2020.



A Place to Grow, Growth Plan, Office Consolidation 2020 (Amendment 1 to Growth Plan, 2019).

Updated and effective as of August 2020.



Land Needs Methodology for the Greater Golden Horseshoe, 2020.

Updated and effective as of August 2020.



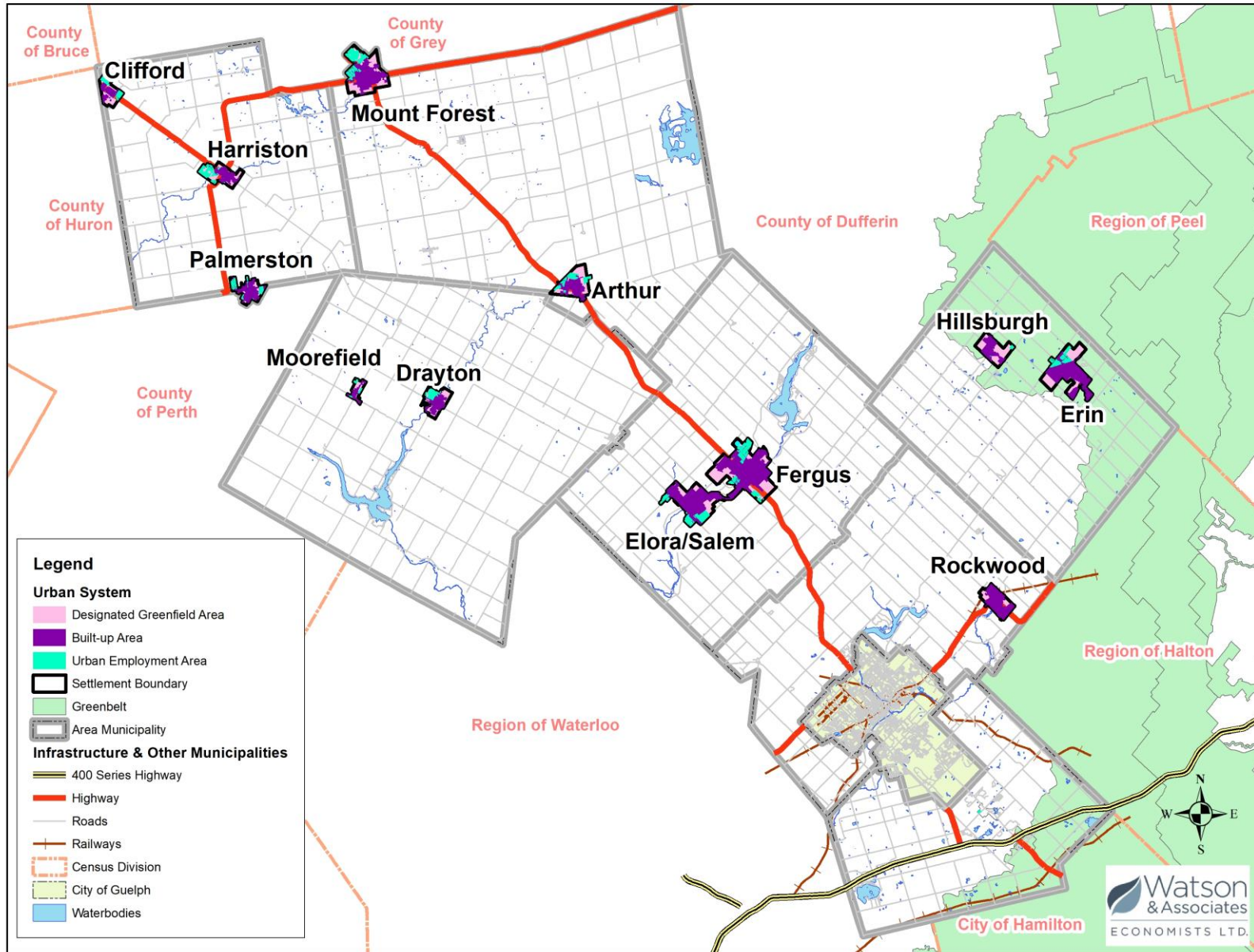


# Urban and Rural Systems

---

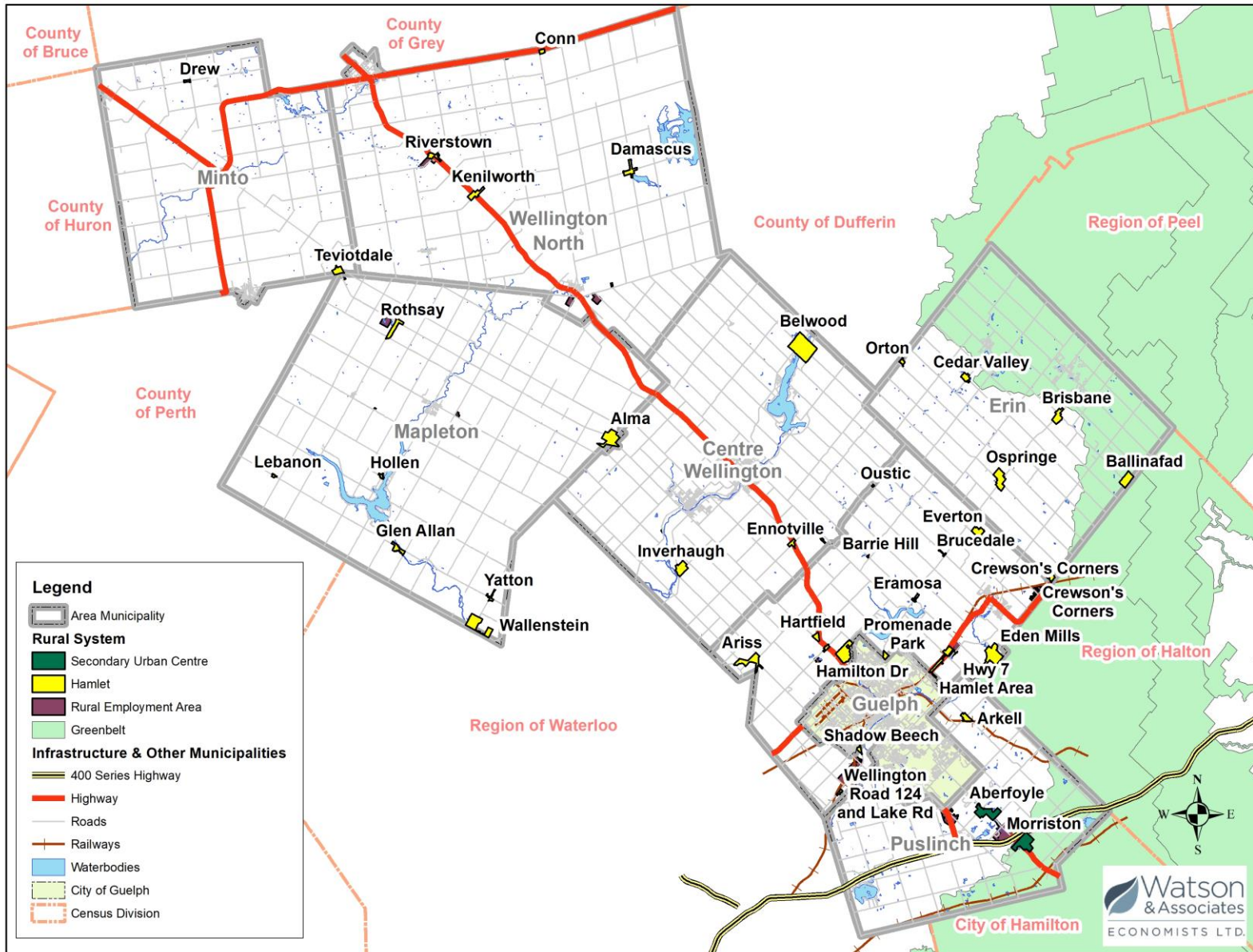


# Urban System





# Rural System





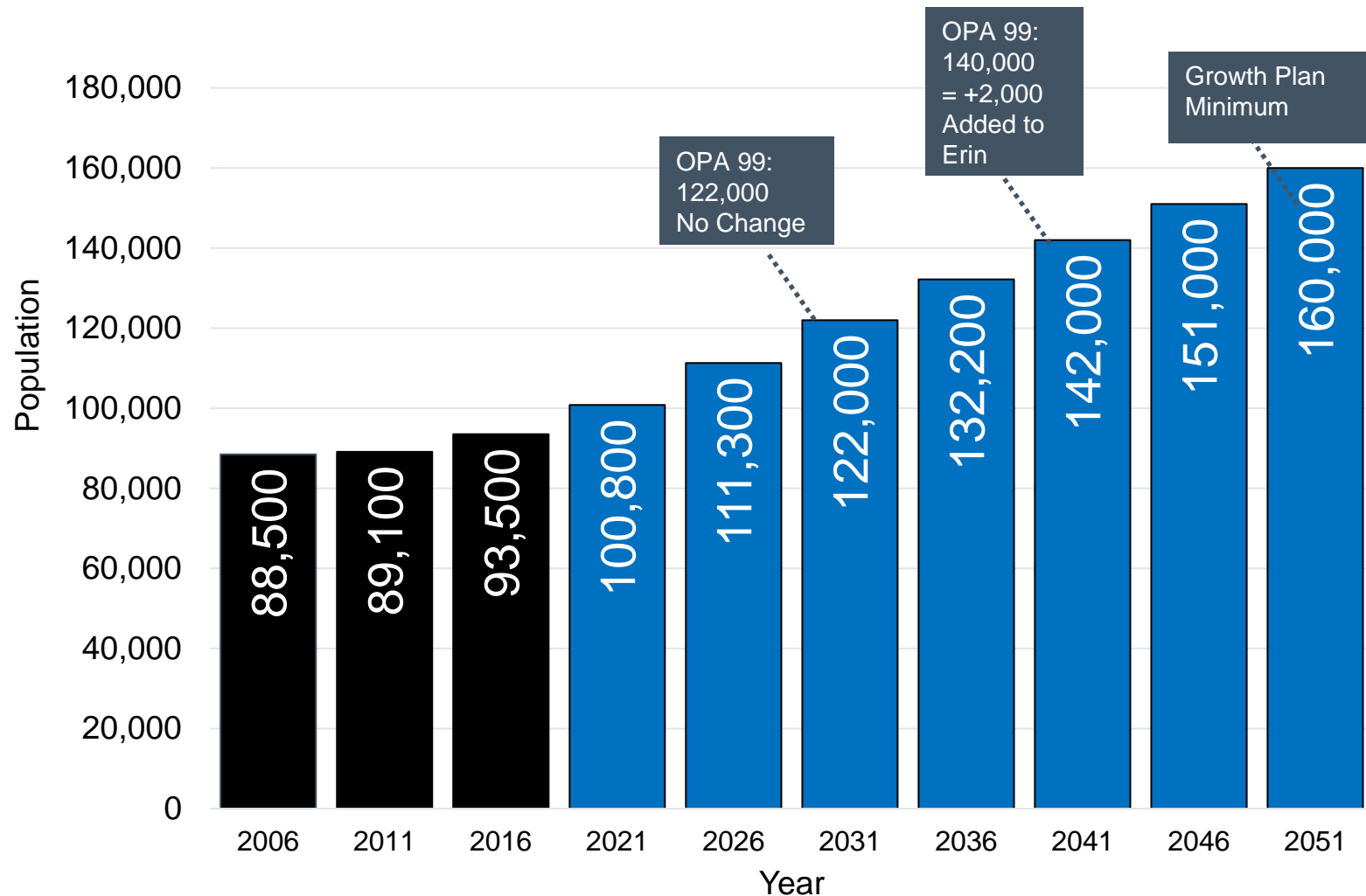


# County of Wellington Population and Employment Growth Forecasts

---



# County-Wide Population Forecast to 2051

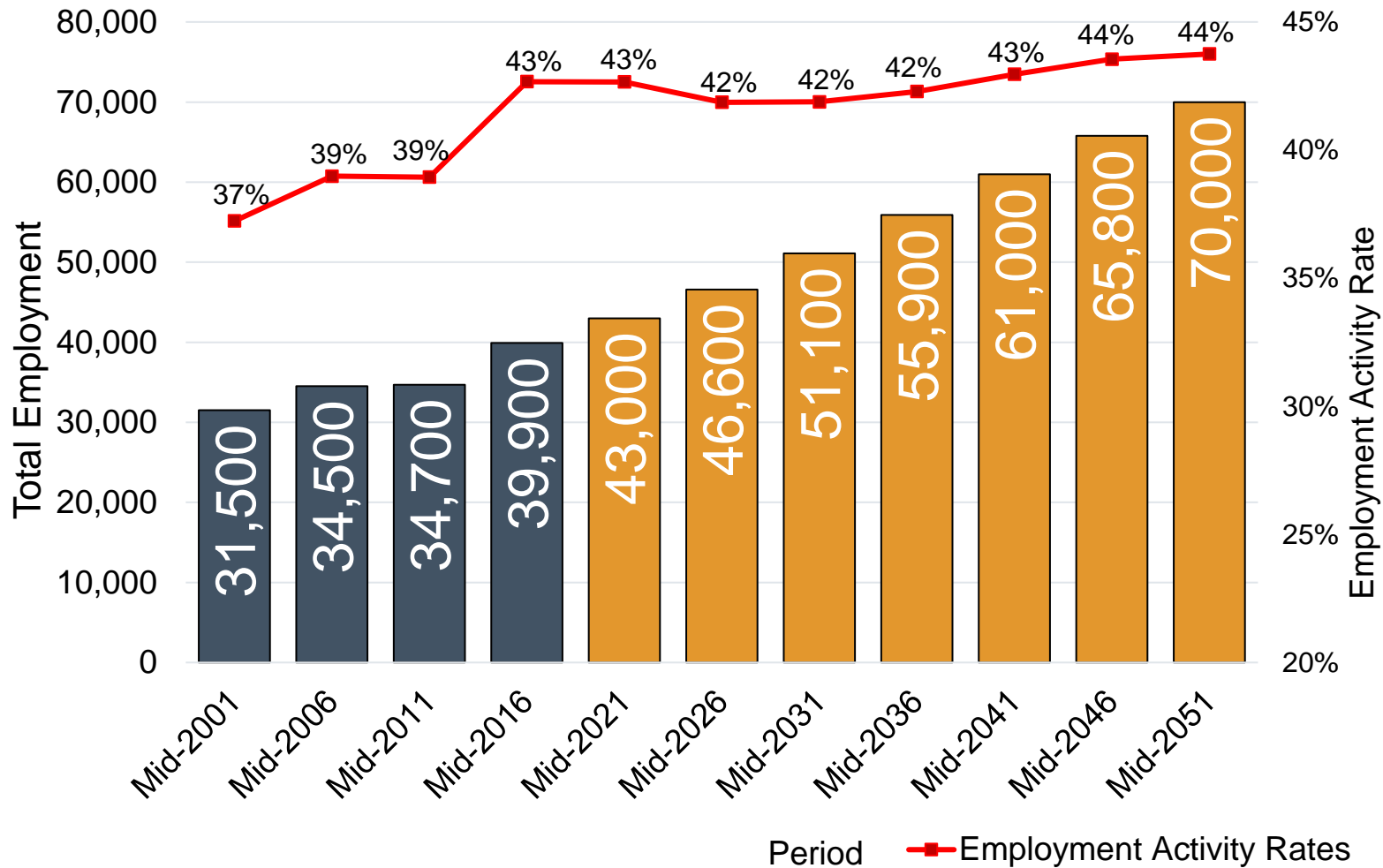


Source: 2009 to 2019 from County of Wellington building permit data, 2020 estimated based on Statistics Canada July YTD building permit data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd., 2020.



# County-Wide Employment Forecast to 2051

## Employment and Employment Activity Rate



Source: Watson & Associates Economists Ltd.





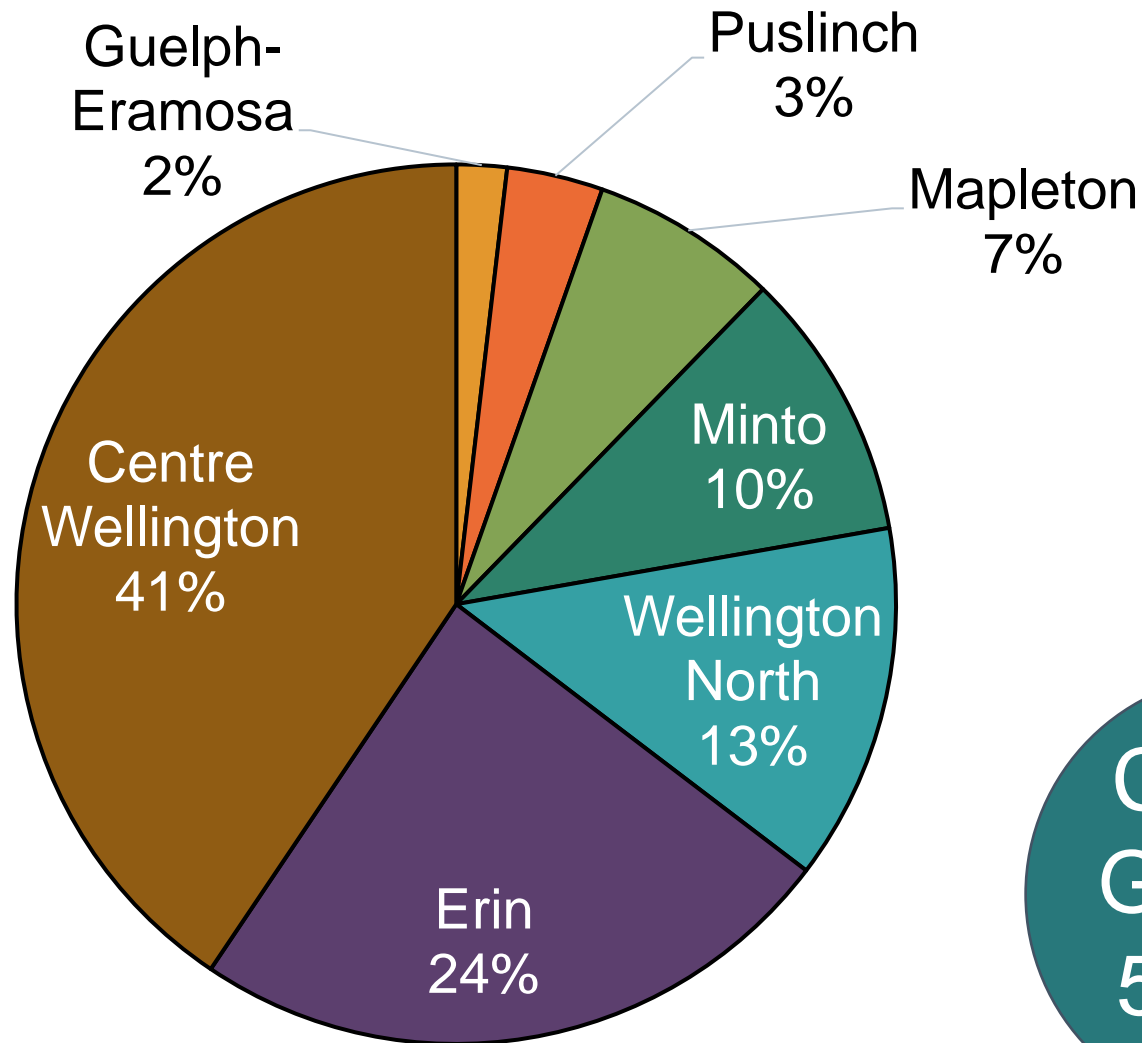
# County of Wellington Growth Forecasts

---

## Area Municipal Allocations



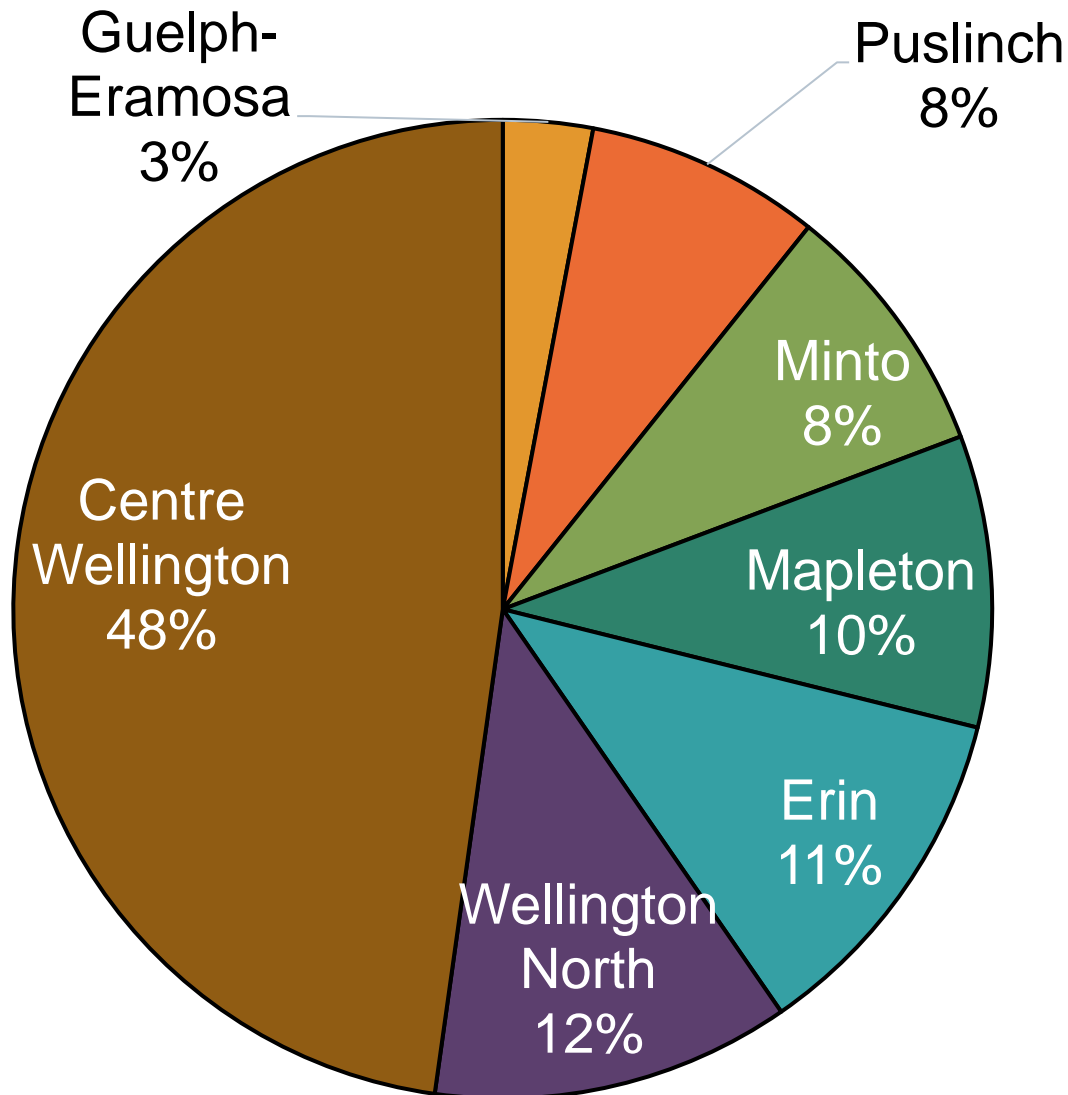
# Population Growth Allocations by Area Municipality, 2021 to 2051



County  
Growth:  
59,300



# Employment Growth Allocations by Area Municipality, 2021 to 2051



County  
Growth:  
27,000





## Urban Land Needs Approach and Methodology

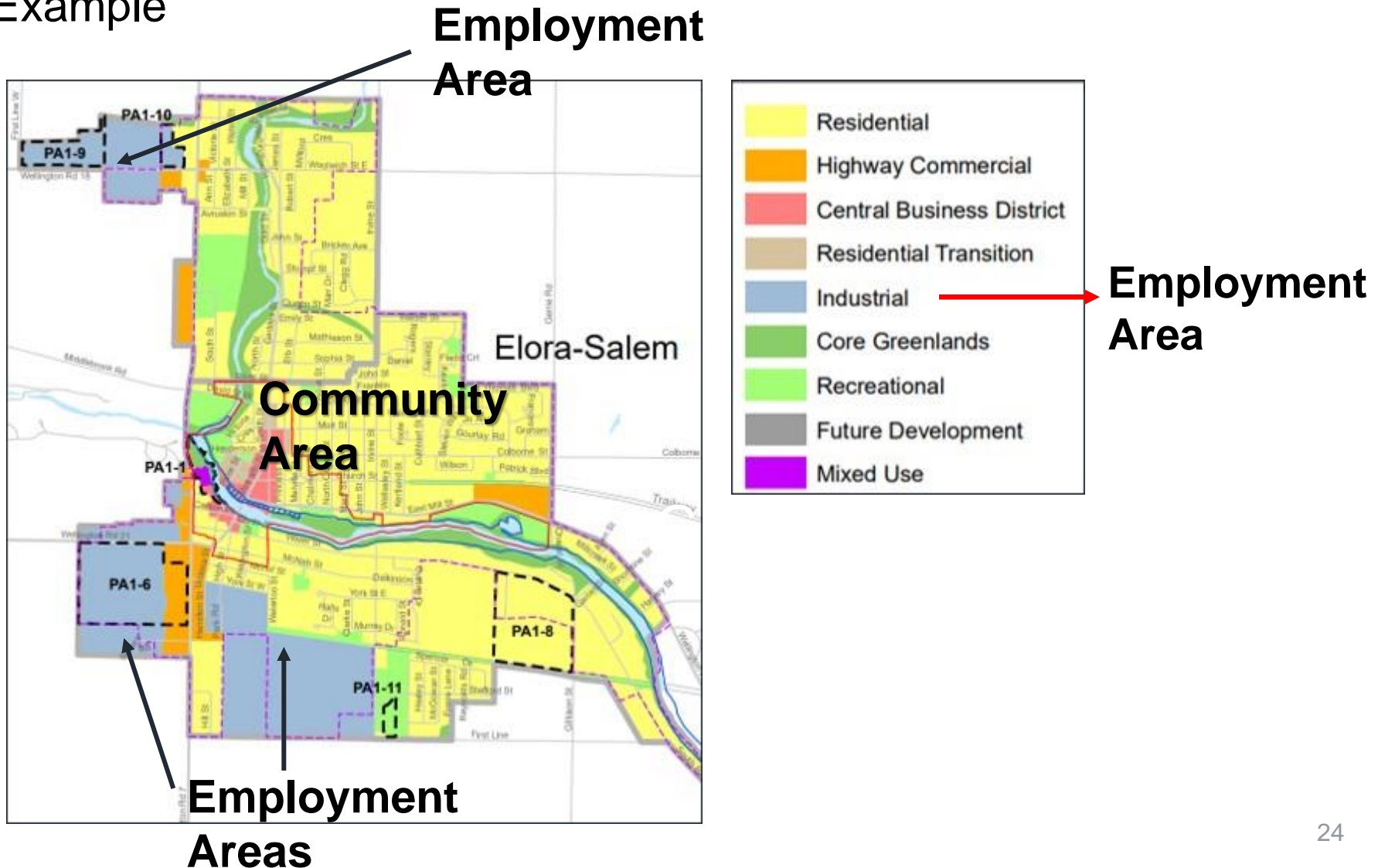
---

Community Area and  
Employment Area





# Urban Settlement Area – Employment Area and Community Area Example







# Urban Community Area Targets

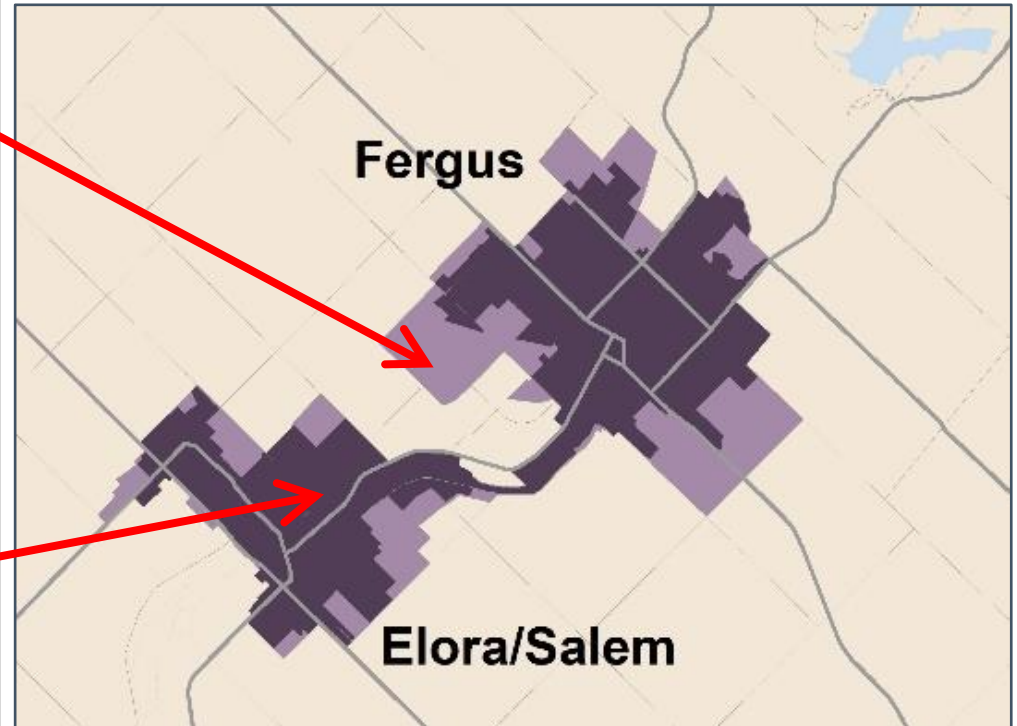
## Built-up Area and Designated Greenfield Area

### Designated Greenfield Area (D.G.A.) Density Target

Designated greenfield area lands are to accommodate growth at a minimum of 40 people and jobs per gross hectare.

### Built-up Area (B.U.A.) Intensification Target

A minimum of 20% of Wellington's housing growth is planned through intensification in the delineated built-up area.



Source: Diagram prepared by the County of Wellington, Planning Department.





# Key Growth Targets

Growth Plan, 2019

- Growth Plan includes policies and targets in managing and directing growth.

## **Intensification Target**

(Annual housing within  
Built-Up Area)



## **Community Lands Greenfield Density Target**



## **Employment Area Density Target**







# D.G.A. Density Example #1

Fergus – Tower St. S./McQueen Blvd.

Housing Units: 300 Units; 12 ha (25 units/gross ha)





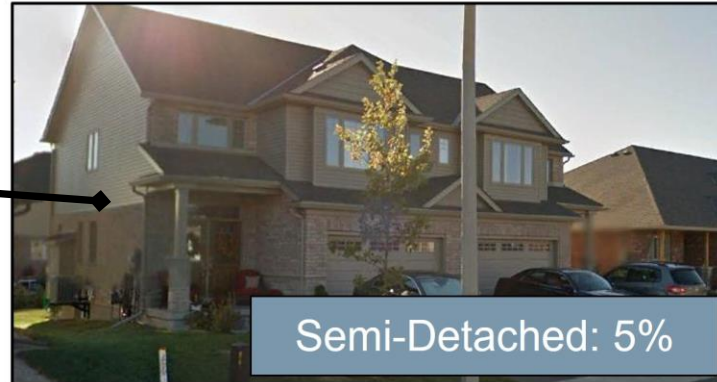
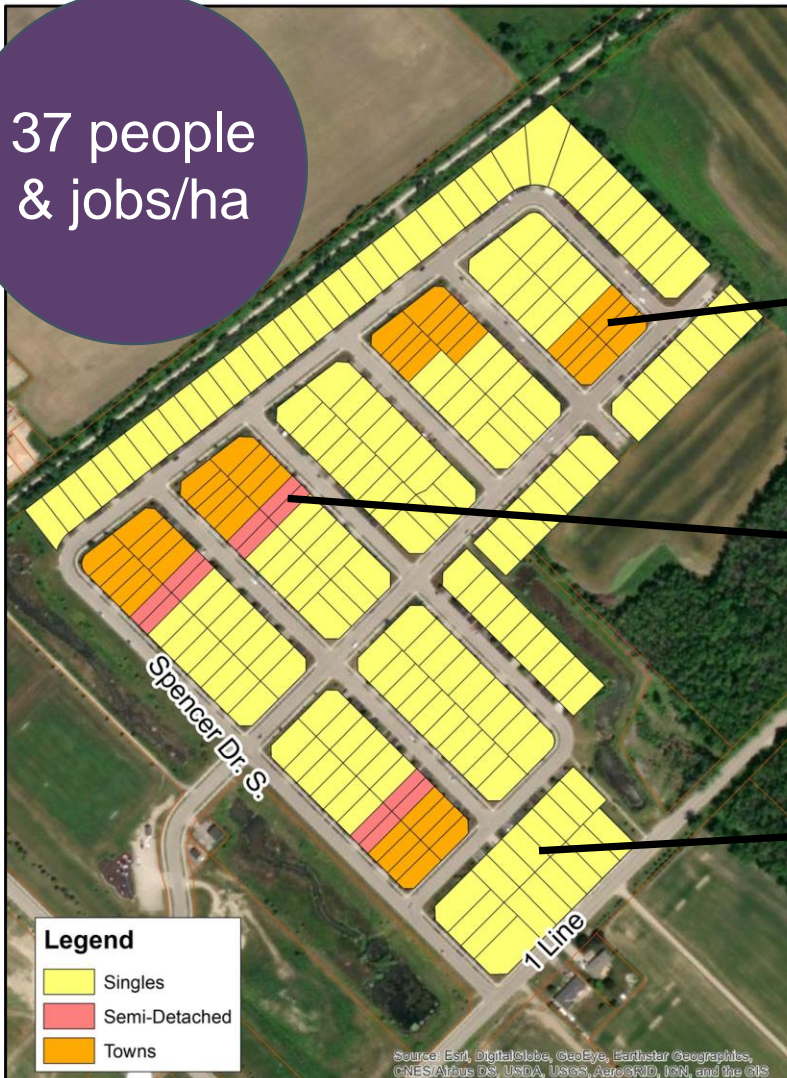


# D.G.A. Density Example #2

Elora – Spencer Dr. S./1 Line

Housing Units: 230 Units; 18 ha (13 units/gross ha)

37 people  
& jobs/ha







# D.G.A. Density Example #3

Arthur – Carroll St./Schmidt Dr.

Housing Units: 68 Units; 8 ha (9 units/gross ha)

26 people  
& jobs/ha



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





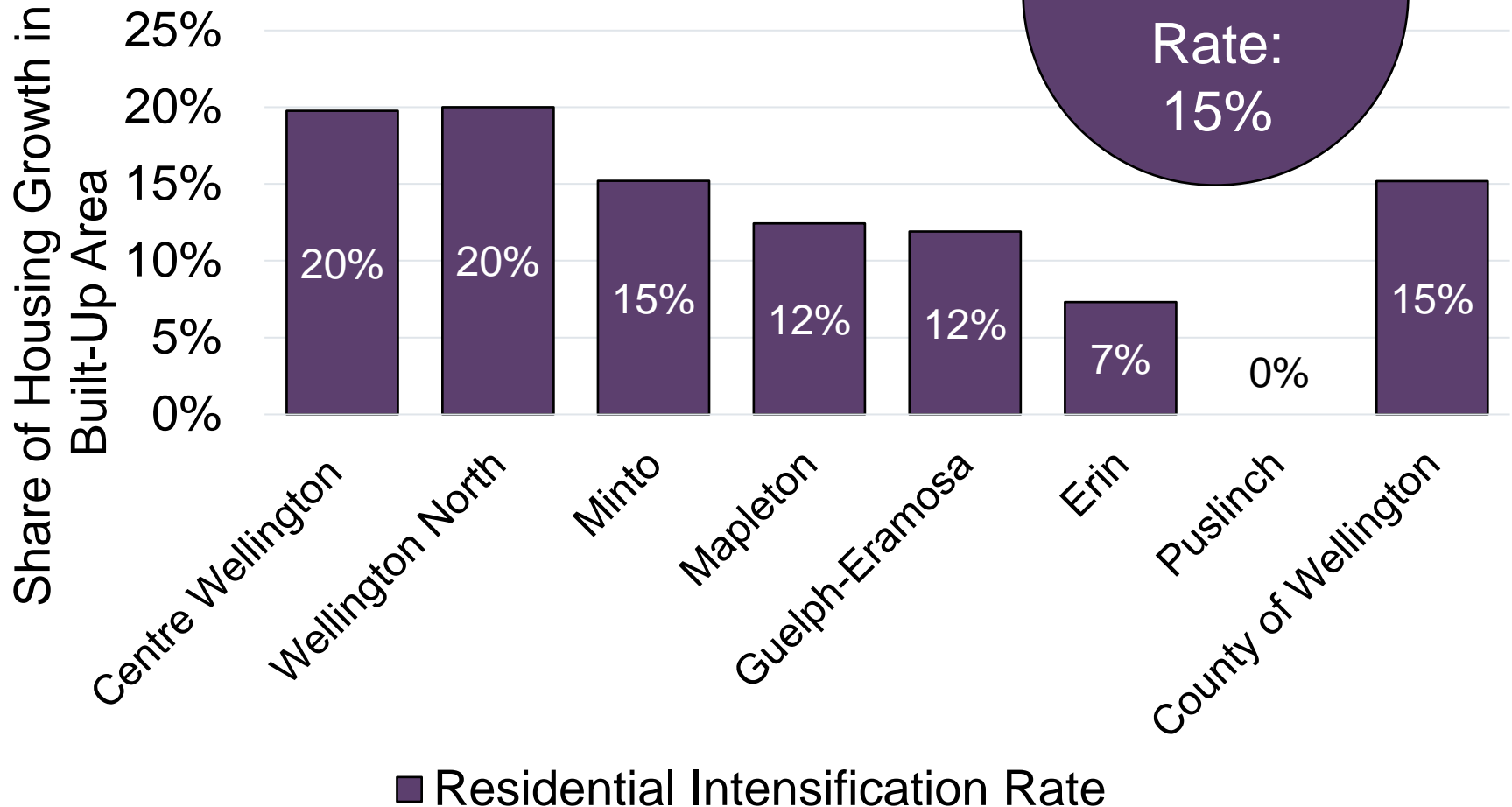
## Residential Intensification and Urban Land Needs Forecast

---

Community Area and  
Employment Area



# Residential Intensification Rate, 2022 to 2051





# Urban Community Area Land Needs to 2051



People & Jobs Growth Not  
Accommodated on  
Designated Urban Lands



÷

People & Jobs  
Density on  
Expansion Lands



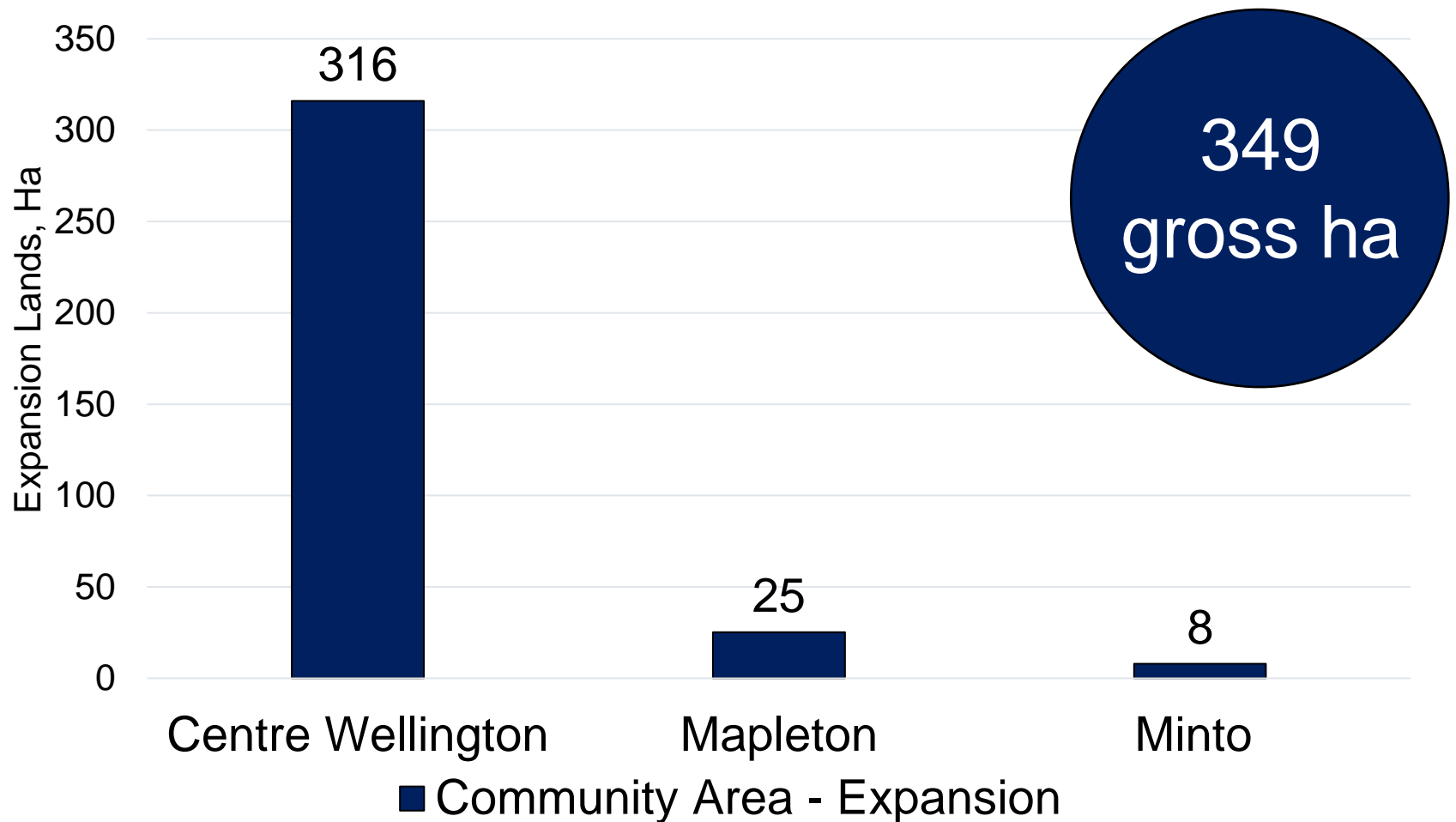
=

Community Area  
Land Required





# Urban Community Area Land Needs by Area Municipality





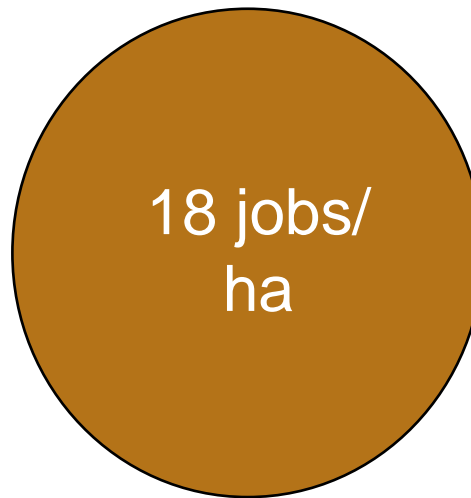
# Urban Employment Area Land Needs to 2051

Employment Growth  
Not Accommodated on  
Designated Urban  
Lands



÷

Employment  
Density on Expansion  
Lands



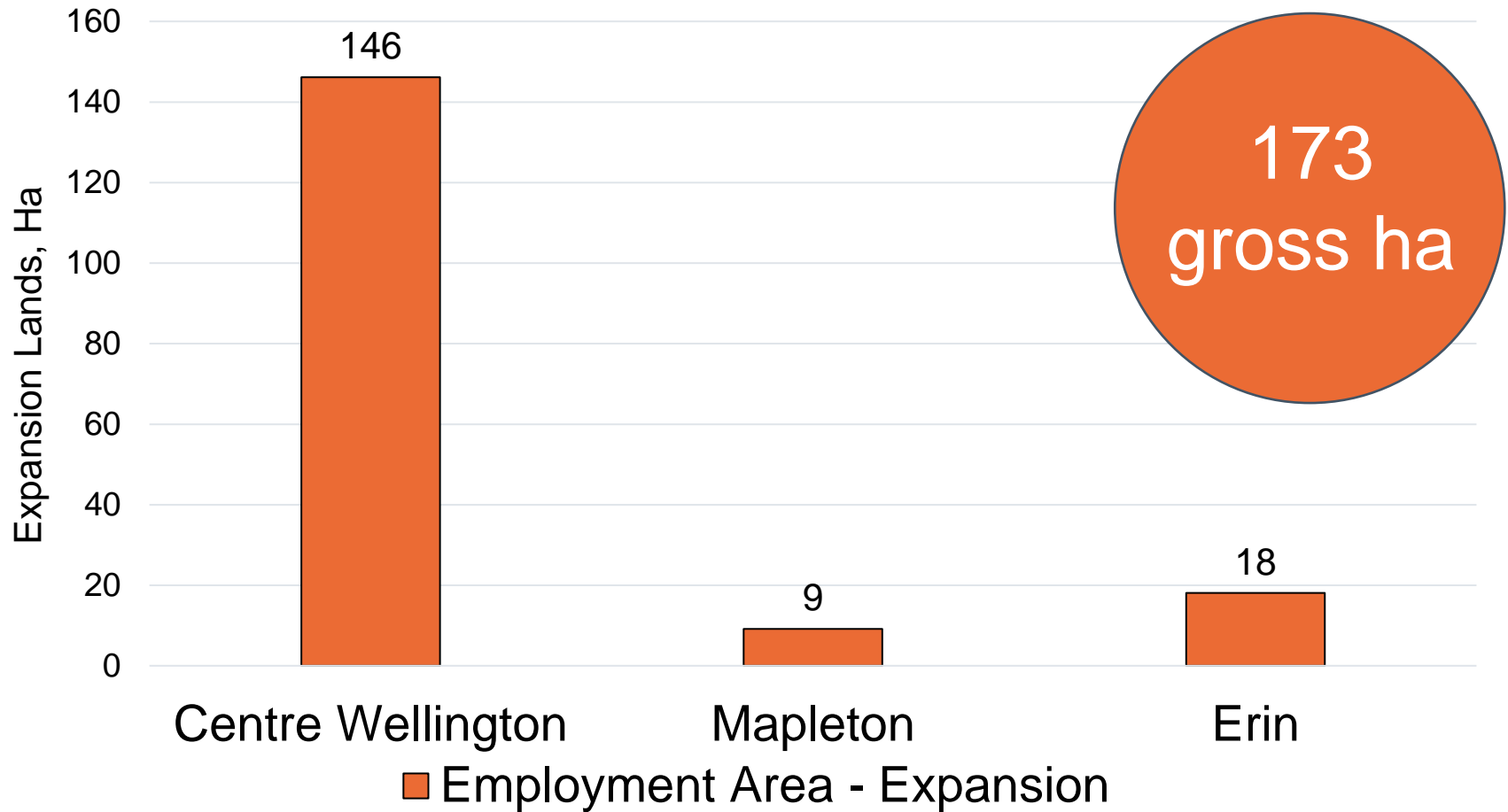
=

Urban  
Employment  
Area Land  
Required





# Urban Employment Area Land Needs by Area Municipality





# What is a Settlement Area Boundary Expansion?



- Strategically expanding the development boundary to accommodate future urban growth to 2051 that cannot be accommodated on existing urban designated lands.
- Settlement Area Boundary Expansion requires a detailed study that will review strategic location options based on a wide range of considerations, such as:
  - Provincial, municipal, Indigenous, agency and public input;
  - Phasing of growth;
  - Fiscal responsibility;
  - Efficient use of infrastructure;
  - Minimizing potential impact on cultural heritage, natural environment and agriculture system;
  - Building complete communities with a range of housing and employment options; and
  - Requirements for a successful Employment Area.



# What Are Excess Lands?



- Vacant, unbuilt but developable land within **settlement areas**, but **outside of the delineated built-up area** that have been designated in an Official Plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.
- According to Growth Plan Policy 2.2.1.6, municipalities will:
  - Determine which lands will be identified as **excess lands** based on the hierarchy of settlement areas established in accordance with policy 2.2.1.3
  - **Prohibit development** on all **excess lands** to the horizon of this Plan; and
  - Where appropriate, use **additional tools to reduce the land** that is available for development, such as those set out in policies 5.2.8.3 and 5.2.8.4.



# Urban Land Needs – Excess Lands



## **Township of Wellington North Excess Lands**





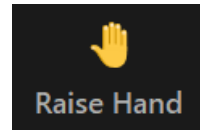
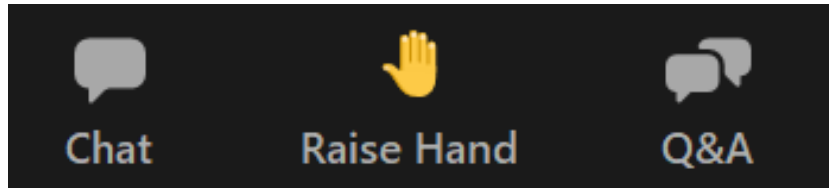
# Questions?



# Zoom Webinar Controls – Main Toolbar

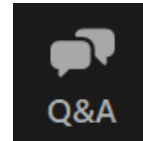


If you are joining the Town Hall by the desktop or mobile Zoom app, a toolbar with these buttons appears at the bottom of your screen.



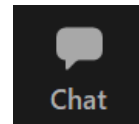
Click or tap the Raise Hand button to enter the queue to ask a question or make a comment out loud. The button will be shaded yellow while your hand is raised and you are in the queue.

---



Click or tap the Q&A button to open the Q&A window and submit a written question or comment.

---



You may use the Chat function to provide comments throughout the meeting. Use the Raise Hand or Q&A button to ask a question.



# Zoom Webinar Controls – Q&A



Use the Q&A module to submit written questions or comments during the Town Hall.

A screenshot of the Zoom 'Question and Answer' window. It shows a list of questions from participants. At the top, there are two tabs: 'All questions (4)' and 'My questions (3)'. The first question is from Zoie Browne LURA (You) at 02:08 PM, asking 'Why is the TTC creating an updated fare policy?'. It has one upvote. The second question is from Susan Hall at 02:12 PM, asking 'Why are the TTC and YRT collaborating on this initiative?'. It also has one upvote. The third question is from Zoie Browne LURA (You) at 02:16 PM, asking 'Why is the TTC creating an updated fare policy?'. It has one upvote. Below the list is a text input field with the placeholder 'Type your question here...'. At the bottom of the input field, there is a checkbox for 'Send anonymously', a 'Cancel' button, and a 'Send' button. Red callout boxes and arrows highlight the 'All questions (4)' tab, the upvote button on the third question, and the question input area.

The **All questions** tab will show questions submitted by both you and other participants.

The **My questions** tab will only show questions that you have submitted.

Use the **Upvote** button on other participants' questions and comments to indicate that you have the same question or feel the same way.



To submit a written question or comment, type it into this box and then click **Send**.



# Zoom Webinar Controls – Telephone Call-in Participants



Call-in participants can raise their hand and unmute or mute themselves with these keys.



**\*9**

**Raise/Lower  
Hand**

To **raise your hand**, press **\*9** on your telephone's keypad. Press **\*9** again to **lower your hand**.

**Note:** You may hear an audio prompt if the host lowers your hand on your behalf.

**\*6**

**Unmute/Mute**

When it is your turn to speak, you will hear an audio prompt asking you to **unmute** by pressing **\*6** on your phone's keypad. Press **\*6** again to **mute** when you are done speaking.

**Note:** You may hear an audio prompt if the host mutes you on your behalf.





What questions, comments and feedback do you have on the approach to accommodating population and employment growth in Wellington County?



# Are there any Major Considerations we Should Add to Settlement Area Boundary Expansion?



- Settlement Area Boundary Expansion requires a detailed study that will review strategic location options based on a wide range of considerations, such as:
  - Provincial, municipal, Indigenous, agency and public input;
  - Phasing of growth;
  - Fiscal responsibility;
  - Efficient use of infrastructure;
  - Minimizing potential impact on cultural heritage, natural environment and agriculture system;
  - Building complete communities with a range of housing and employment options; and
  - Requirements for a successful Employment Area.





## Next Steps

---





# M.C.R. Next Steps

## **Phase 1 – Winter 2021/2022**

- O.P.A. #119 Public Open House(s) (Q1 2022 Target)
- O.P.A. #119 Public Meeting (Q1 2022 Target)

## **Phase 2 and 3 – 2022**

- Release of Phase 2 Draft Report (Q1 2022)
- Completion of Phase 3 – Settlement Area Boundary Expansion (T.B.D.)



# Thank-you for joining us!

## REMINDER

If you have additional comments on tonight's presentation, they should be sent to [planwell@wellington.ca](mailto:planwell@wellington.ca) or by regular mail to 74 Woolwich Street, Guelph, ON, N1H 3T9  
**by January 9, 2022**