

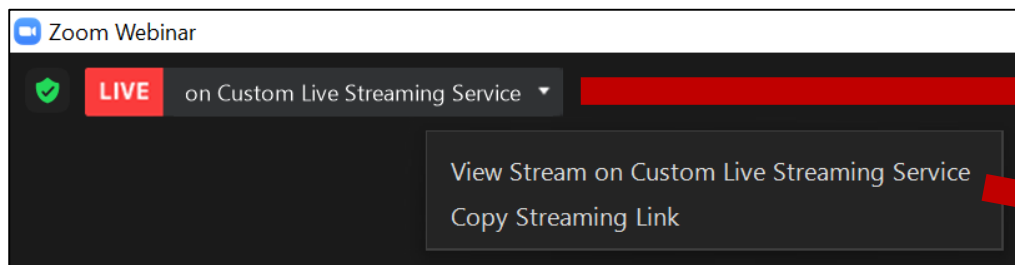
# Welcome to the Open House for Official Plan Amendment (OPA) 119

The virtual meeting will begin at 6:30 pm. 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”**

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**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.



PLANWELL<sup>OM</sup>

## Wellington County Official Plan Review

# OPA 119 County Growth Structure

Virtual Public Open House  
January 31, 2022

# Welcome and Introductions



# 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

## **LURA Consulting**

Susan Hall, Partner

Alexander Furneaux, Project Manager

Lovely Juson, Community Engagement Specialist

# Agenda

- 6:30** Meeting Housekeeping
- 6:35** Welcome
- 6:40** Agenda Review and Introductions
- 6:45** Presentation – Sarah Wilhelm  
County of Wellington
- 7:15** Questions & Discussion
- 7:55** Next Steps
- 8:00** Adjourn

# Purpose of Meeting

- Hosted by Planning and Development Department to provide a chance to:
  - Learn about the proposed Official Plan Amendment (OPA 119)
  - Ask staff questions
  - Provide comments
- Open House required under Section 26 of Planning Act
- In addition to this Open House, a Public Meeting hosted by County Planning Committee will be held on **Thursday, February 10, 2022 at 10:30am**

OPA 119

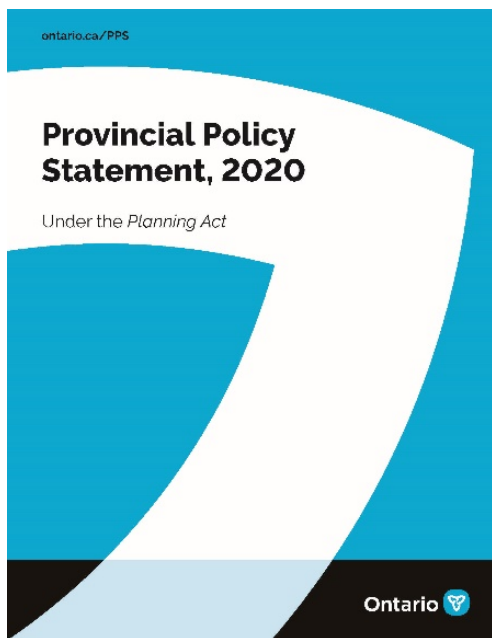
# Policy Context





# Provincial Planning Policy Structure

## PROVINCE-WIDE Provincial Policy Statement



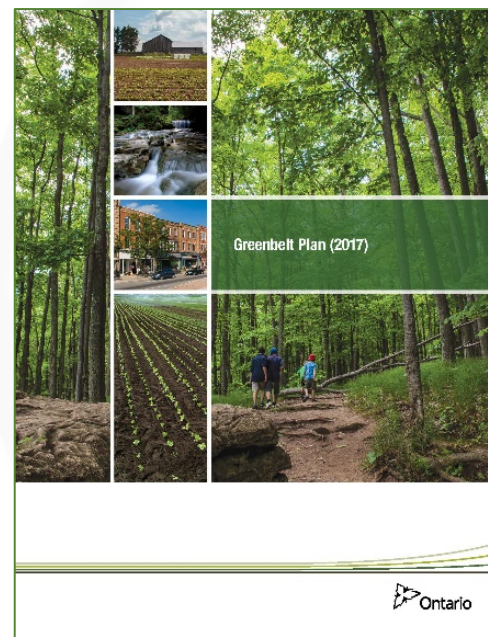
Applies  
County-wide

## PARTS OF PROVINCE Growth Plan



Applies  
County-wide

## PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of  
County

# Provincial Planning Policy Structure

## PROVINCIAL POLICY

Provincial  
Interests and  
Policies

**Provincial Policy Statement  
/ Provincial Plans**

## IMLEMENTATION OF PROVINCIAL POLICY

Land Use  
Designations  
and Policies

**Official Plans**

## IMLEMENTATION OF PROVINCIAL, COUNTY & LOCAL POLICY

Land Use  
Zoning and  
Regulations

**Zoning By-laws**



# County and Local Planning Policy

- The County Official Plan:
  - Applies to all seven Member Municipalities in Wellington
  - There are also local policy sections for each Member Municipality
- Centre Wellington and Erin also have local Official Plans
- Local Zoning By-laws are also important implementation tools

## COUNTY-WIDE County of Wellington Official Plan

### COUNTY OF WELLINGTON Official Plan



#### OFFICE CONSOLIDATION

This is an office consolidation of the Wellington County Official Plan which was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999.

Last Updated: January 8, 2021

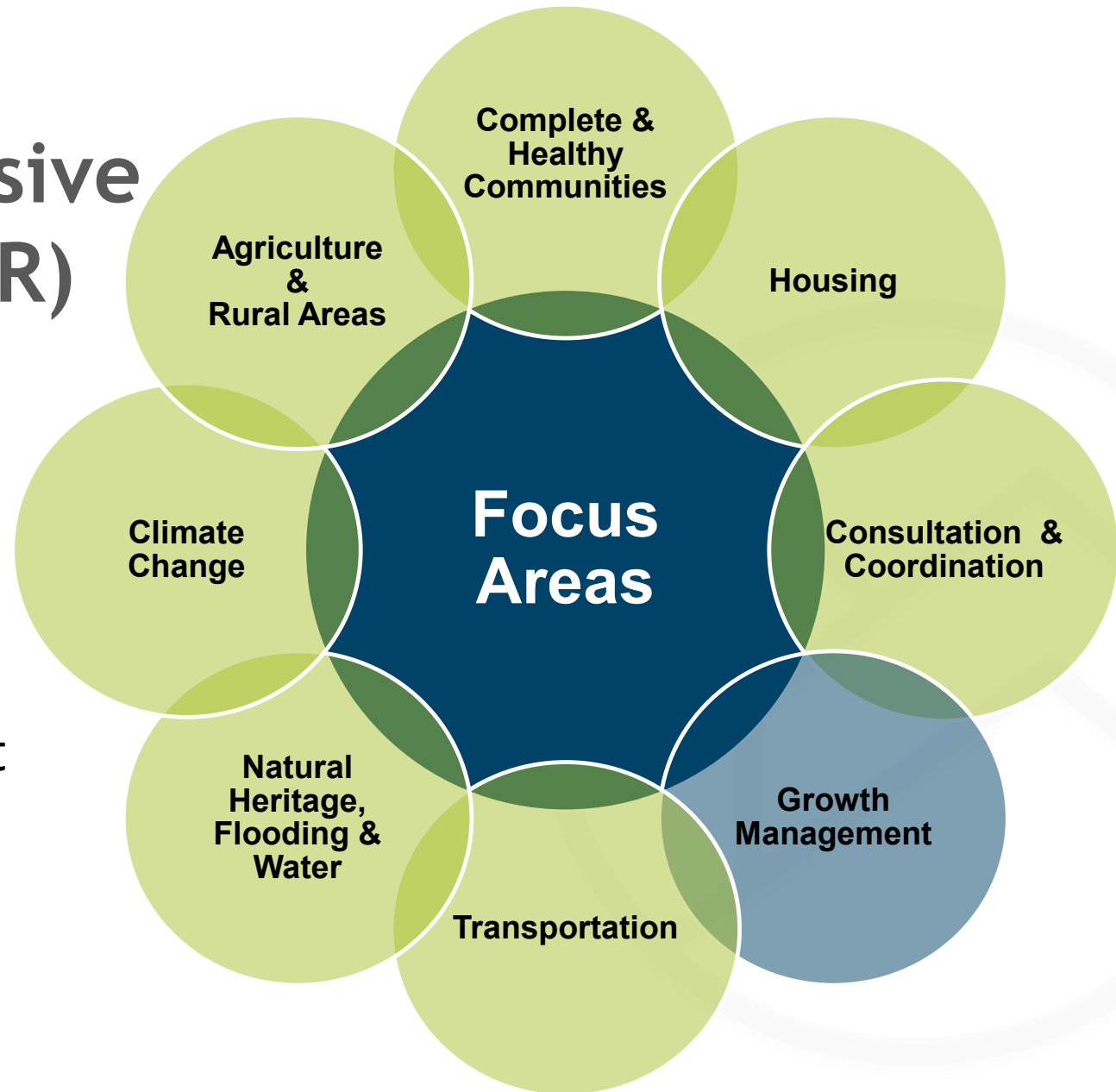
# OPA 119

# Context



# Municipal Comprehensive Review (MCR)

- Interrelated and overlapping focus areas
- OPA 119 implements part of growth management technical work



# Work Plan



Three key phases of technical work:

## Phase 1

Urban  
Structure  
and Growth  
Analysis

## Phase 2

Land Needs  
Assessment

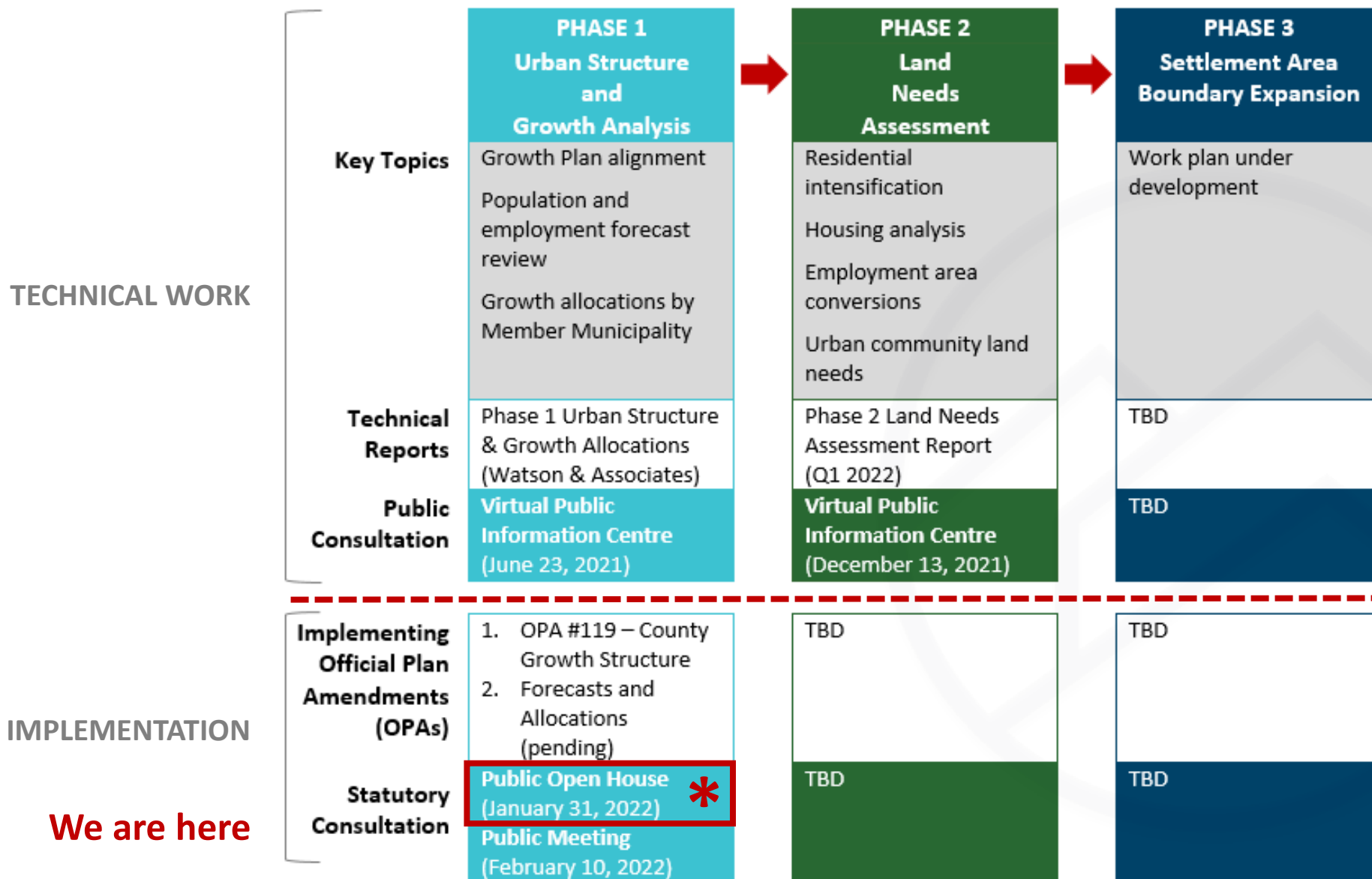
## Phase 3

Settlement  
Area  
Boundary  
Review

**Growth  
Management**

OPA 119 Implements part of the  
Phase 1 work

# Work Plan



# County Growth Structure OPA 119





# Purpose of Amendment

- Add new policies for complete communities
- Revise and map the County growth structure based on servicing
- Add new policies for a Regionally Significant Economic Development Study Area in Puslinch
- Re-designate the existing historic rural settlement of Puslinch as a Hamlet
- Other technical and formatting changes

# Complete Communities

- One of the guiding principles of the Growth Plan
- Amendment introduces complete communities as a key planning concept and objective of the Official Plan
- Complete communities are designed to support healthy and active living to meet people's needs for daily living for an entire lifetime

# County Structure

- Includes three Systems identified on the Land Use Schedules of Official Plan:
  - Greenlands System
  - Rural System
  - Urban System
- OPA 119 introduces a revised settlement area hierarchy in the Rural System and Urban System

# County Structure

	Greenlands System	Rural System	Urban System
<b>CURRENT OFFICIAL PLAN</b>	<ul style="list-style-type: none"><li>• Core Greenlands</li><li>• Greenlands</li><li>• Areas of Natural Scientific Interest (ANSI)</li></ul>	<ul style="list-style-type: none"><li>• Prime Agricultural</li><li>• Secondary Agricultural</li><li>• Other Rural Lands</li></ul>	<ul style="list-style-type: none"><li>• Urban Centre</li><li>• Hamlet</li></ul>
<b>OPA 119</b>	<ul style="list-style-type: none"><li>• No changes</li></ul>	<ul style="list-style-type: none"><li>• Retain existing, but add Secondary Urban Centre and Hamlets</li></ul>	<ul style="list-style-type: none"><li>• Primary Urban Centres</li></ul>

# Revised Settlement Hierarchy

## Primary Urban Centres

### **12 Urban Centres re-classified as Primary Urban Centres**

- Distinguishes from unserviced Urban Centres in Puslinch
- Recognizes majority of forecast growth to be allocated to areas with water and wastewater servicing
- Continue to be part of Urban System

## Secondary Urban Centres

### **2 Urban Centres re-classified as Secondary Urban Centres (Aberfoyle and Morriston)**

- Distinguishes from serviced Urban Centres
- Recognizes that growth to be limited in areas without water and wastewater servicing
- Moved to Rural System, but recognize importance as community hubs

# Revised Settlement Hierarchy

## Rural Settlement Areas

**37 existing Hamlets and Hamlet of Puslinch to be recognized as newly defined Rural Settlement Areas**

- Move Hamlets from Urban System to Rural System
- In Greenbelt Area, the Secondary Urban Centre of Morriston is not considered a Rural Settlement Area

### **Policy 6.4.7 Removal**

- Proposed removal of policy which allows for limited residential infilling in unmapped rural settlements in Prime Agricultural and Secondary Agricultural Areas

# County Growth Structure

## Current Land Use Schedule

- Maps the Built Boundary for all Urban Centres in County and policies (but not mapping) specifies Built-up Areas and Greenfield Areas
- Maps Urban Centres and Hamlets
- Maps Urban Employment (Industrial) Areas in Urban Centres, except Centre Wellington and Erin, and maps all Rural Employment Areas

## New Growth Structure Schedule

- For greater clarity, maps the **Built-up Areas** and **Greenfield Areas** based on established Built Boundary
- For greater clarity, maps the **Primary and Secondary Urban Centres** and **Hamlets**
- Maps all **Employment Areas** to meet Growth Plan requirement

# County Growth Structure

## Urban System

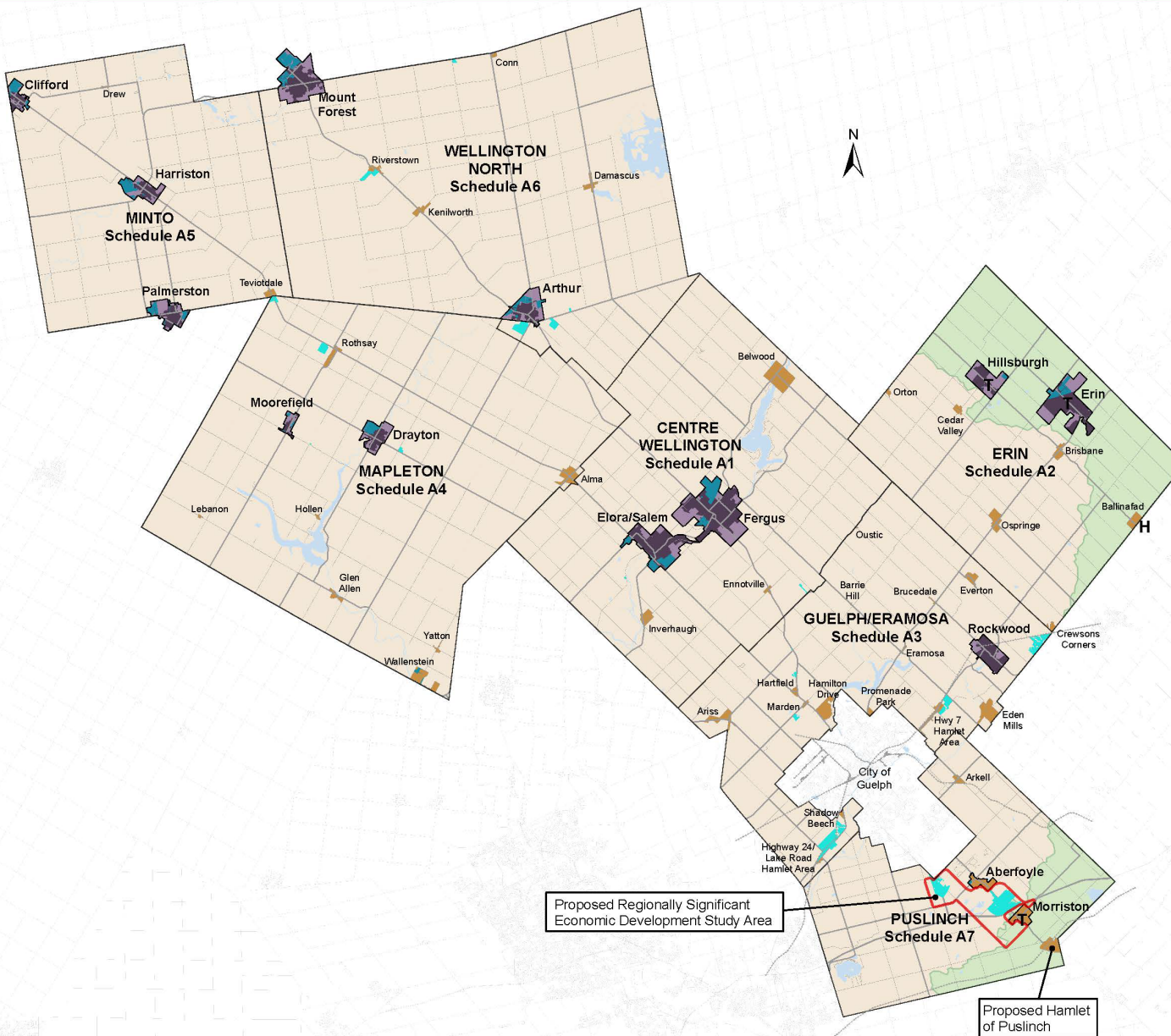
-  Primary Urban Centre
-  Delineated Built-up Area
-  Designated Greenfield Area
-  Employment Area

## Rural System

-  Secondary Urban Centre
-  Hamlet
-  Employment Area
-  Rural Employment Area
-  Regionally Significant Economic Development Study Area to be added

## Other

-  Greenbelt Area
-  Greenbelt Town/Village
-  Greenbelt Hamlet
-  Waterbody/Watercourse

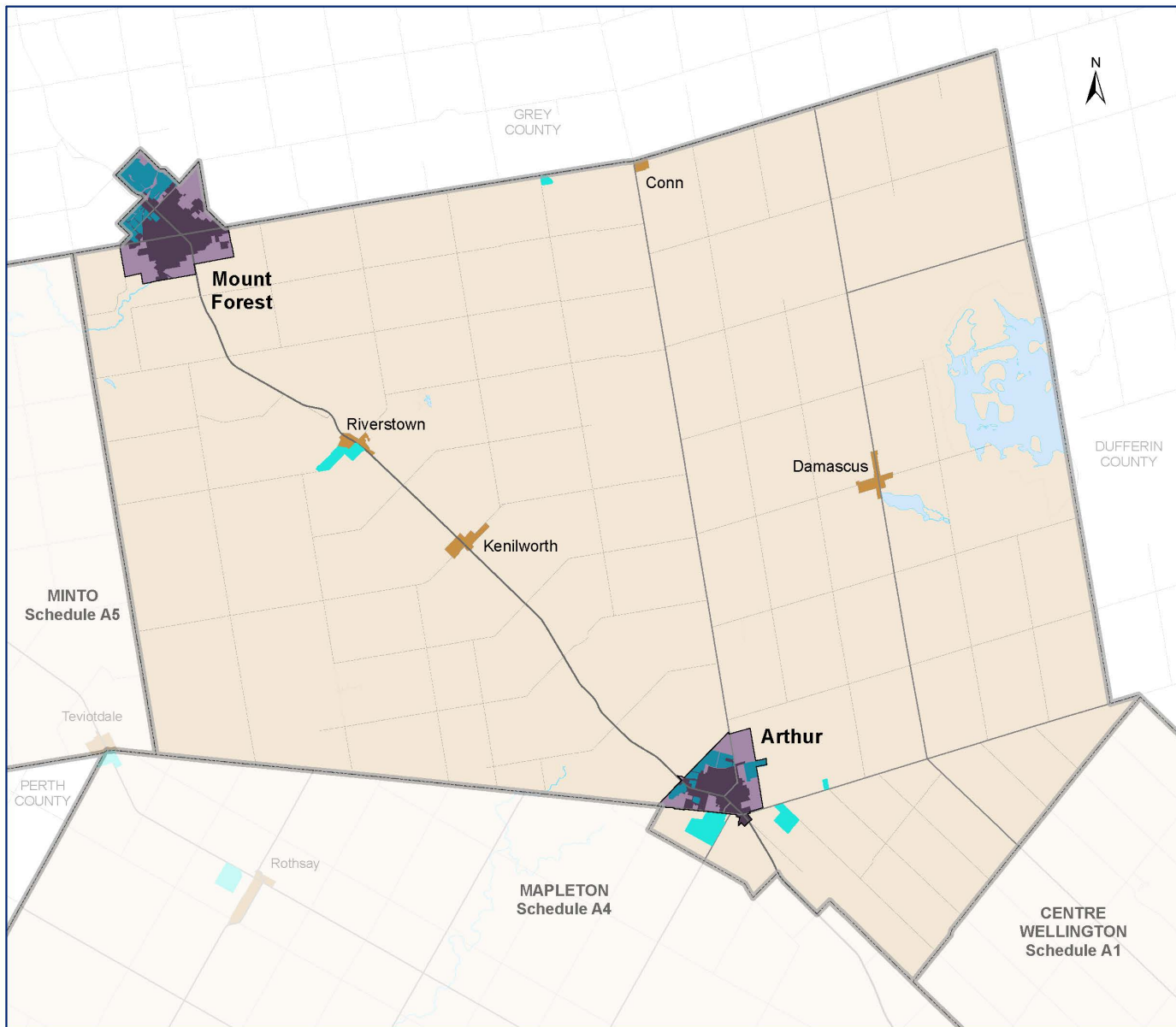


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 Sources: County of Wellington  
 Planning and Development Department 2019.  
 Ministry of Natural Resources 2008.

Consolidation Date: October 2021  
 Date printed: October 2021







## County Growth Structure WELLINGTON NORTH

### Urban System

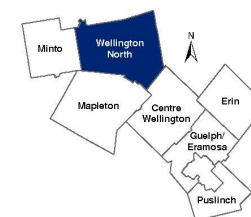
- Primary Urban Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Employment Area

### Rural System

- Hamlet
- Rural Employment Area

### Other

- Waterbody/Watercourse



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Ministry of Natural Resources 2008


Consolidation Date: October 2021  
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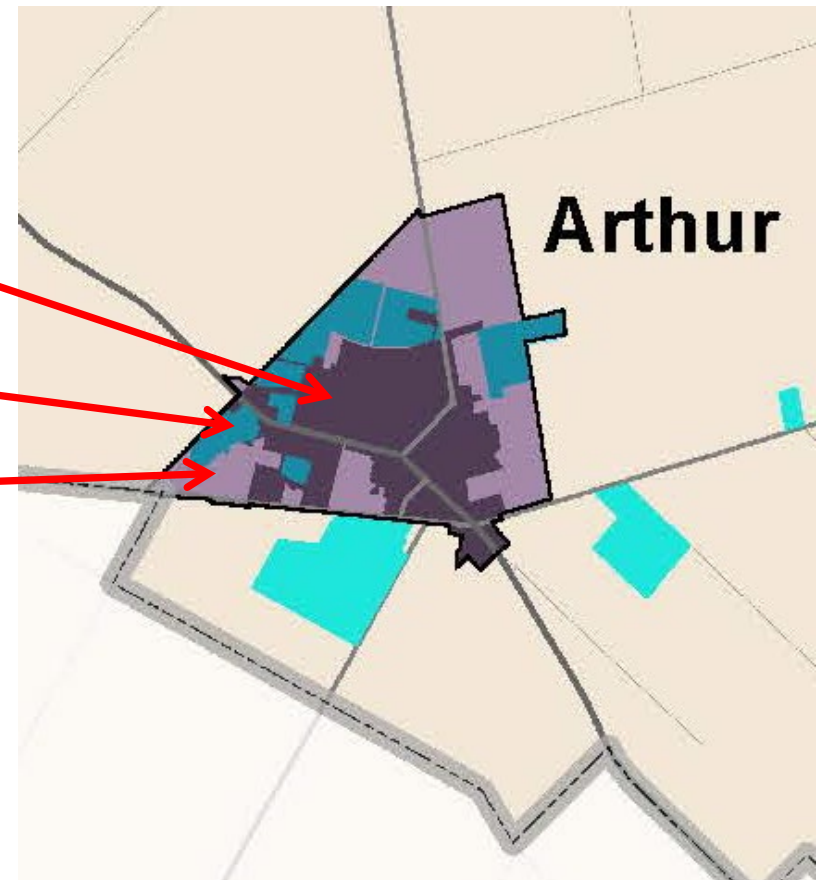
# County Growth Structure

## Primary Urban Centre Detail

 Delineated Built-up Area

 Employment Area

 Designated Greenfield Area

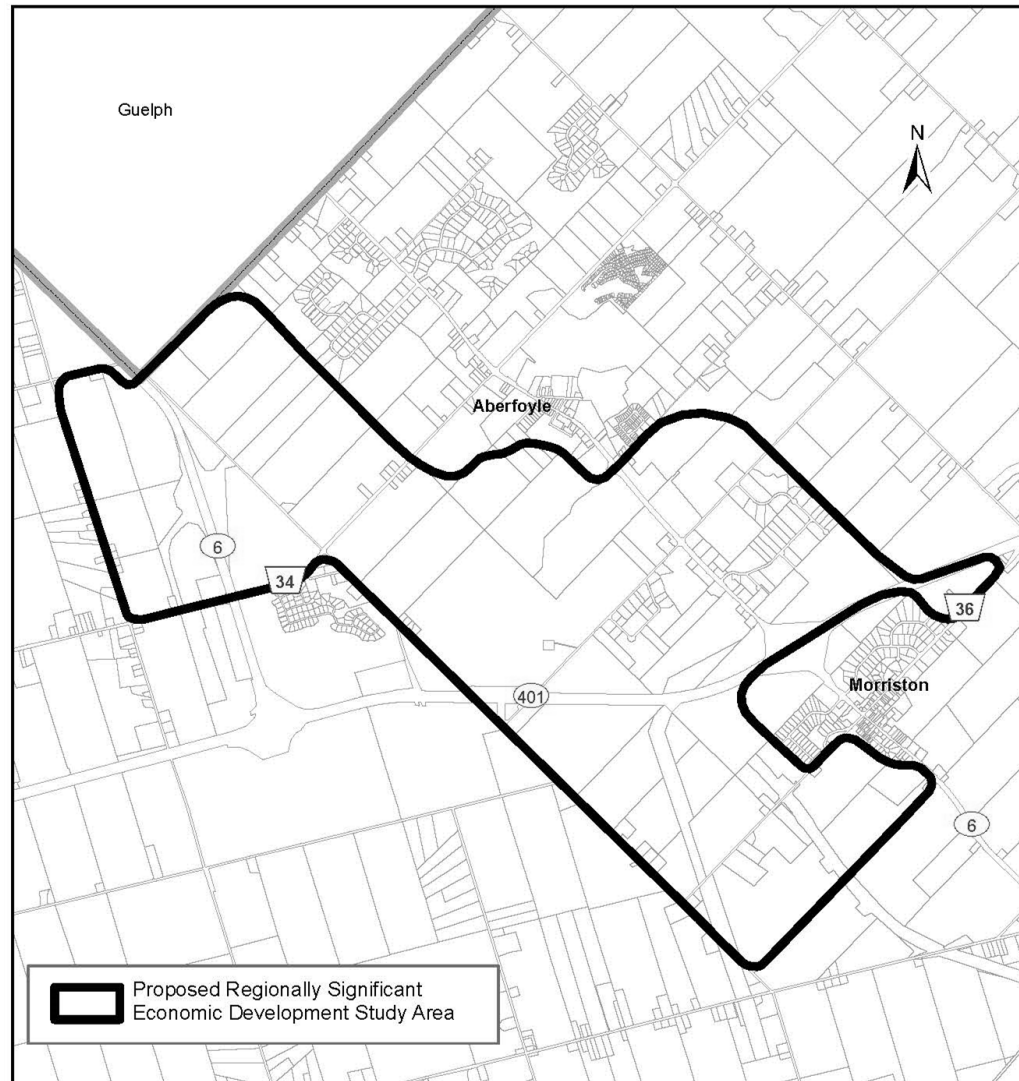


# Regionally Significant Economic Development Area (RSEDA)

- Examining new options for South Wellington through MCR
- Provincial policies place restrictions on growth in Puslinch
- Highway 6 and 401 Morriston By-pass expansion project presents unique constraints and opportunities
- Need support of Province to proceed with establishing study area

# RSEDA Study Area and Policy

- Study to be initiated by the Township in consultation with the County
- Township and County to prepare detailed terms of reference
- The Study is to incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review

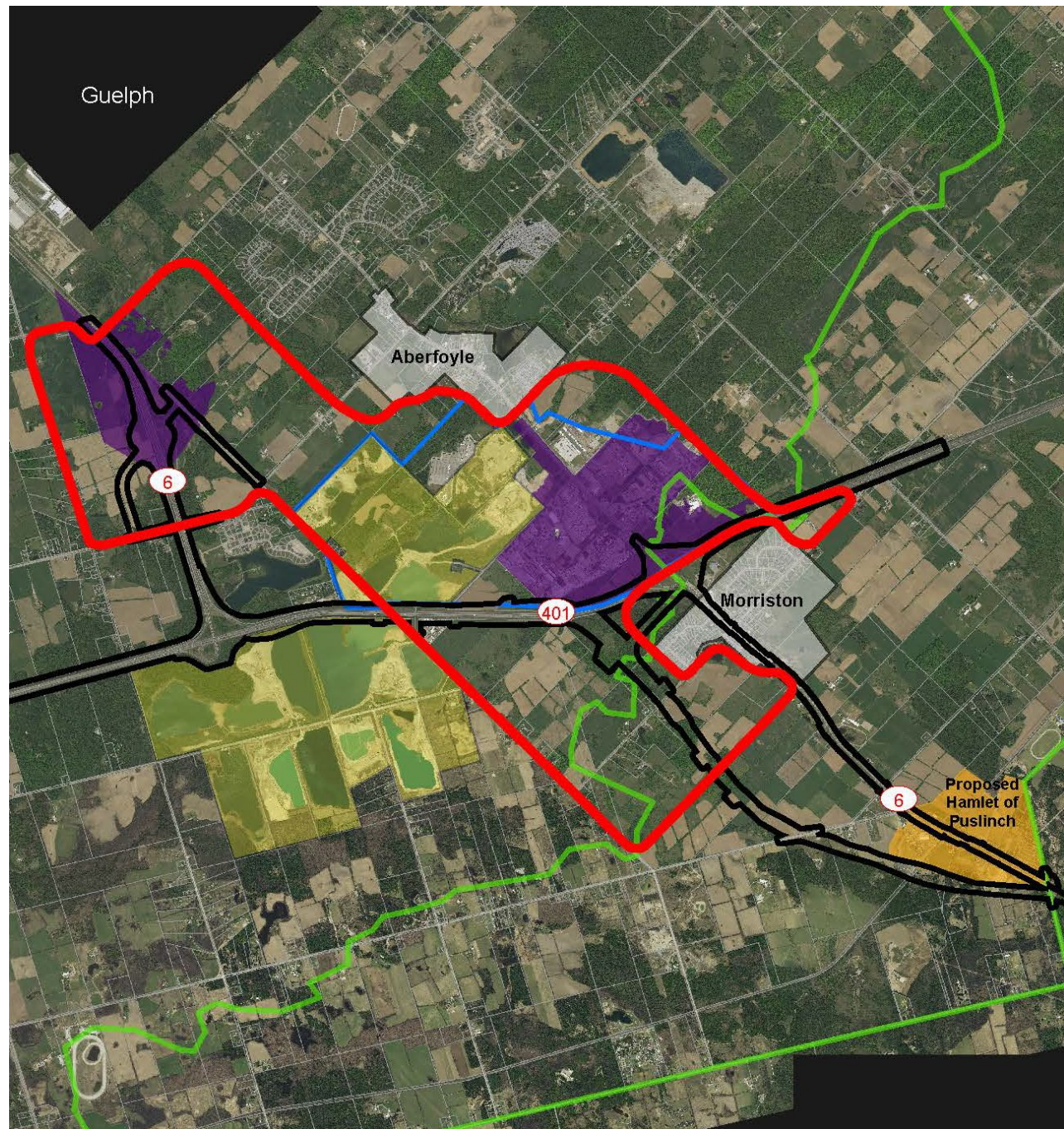




# RSEDA Study Area Context

## Legend

-  Proposed Regionally Significant Economic Development Study Area
-  Proposed Hamlet of Puslinch
-  Hwy 6 & 401 Right-of-Way Extension with 45m Offset
-  Greenbelt Area
-  Existing Rural Employment Areas
-  Existing Puslinch Economic Development Area (PA7-1)
-  Nearby Licenced Aggregate Operations



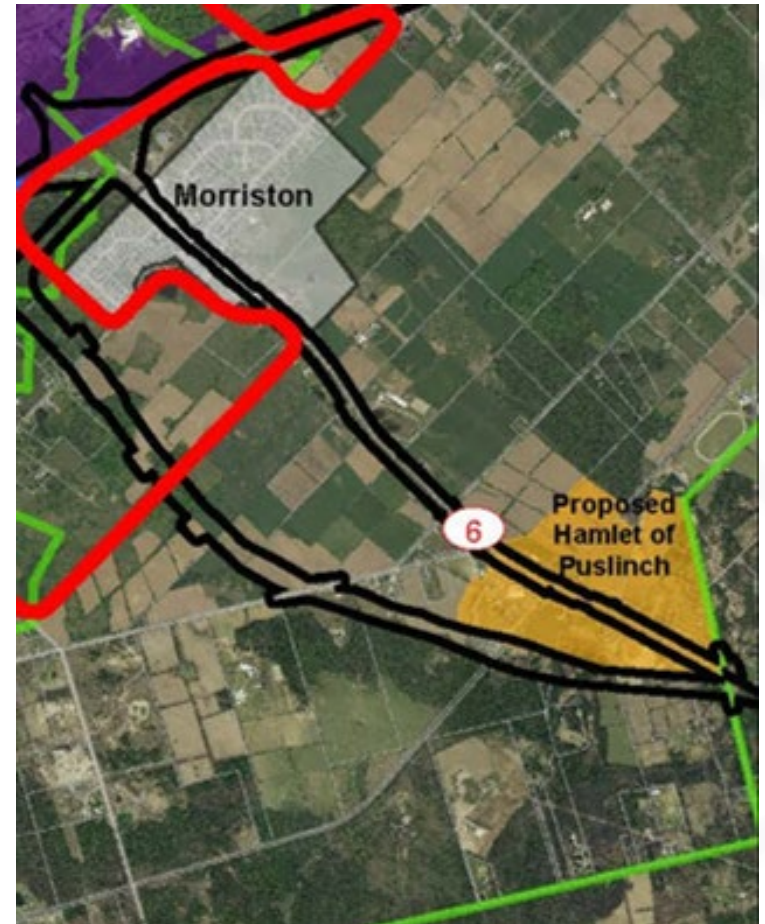
# RSEDA Implementation

- Implementation details will be addressed as part of the future Study
- Further Official Plan Amendment(s) necessary to introduce new land use designation(s)
- Zoning By-law Amendment(s) to introduce new permitted uses and regulations



# Re-designating Puslinch as Hamlet

- Historic Hamlet of Puslinch is a long standing small, mixed use community in southern Puslinch
- Hamlet was recognized with a special policy in 1988 Puslinch Official Plan
- Re-designation is logical at this time due to status of Highway 6 realignment



# Lands within Re-designated Hamlet of Puslinch

## Current Designations

- Limited or prohibited residential lot creation
- Focus on agricultural and agriculture-related uses
- Potential for small scale commercial, industrial and institutional uses in Secondary Agricultural Area subject to criteria

## New Hamlet Designation

- Residential lot creation potential, subject to appropriate zoning
- Potential for Local commercial, small scale industrial, institutional and parks and open space where compatible and adequate servicing can be provided

Proposed new uses are subject to necessary planning approvals. Current Ministry of Transportation access restrictions apply to Highway 6 South.



# Other Changes

- Adds, removes, revises and italicizes definitions
- Terminology updates
- Map and text formatting
- Changes of a housekeeping nature

# Future Implementation Matters

- OPA 119 does **not** include implementation of 2051 growth forecasts or other phases of the technical work
- Changes to land use designations or policies related to Phase 2 Land Needs Assessment or Phase 3 Settlement Area Boundary Review are subject to review and evaluation through the ongoing MCR process

OPA 119

# Consultation to Date



# Circulation for Comment

- Draft OPA 119 was circulated as follows:
  - Ministry of Municipal Affairs and Housing for 90-day review
  - Agencies and members of the Public with a comment deadline of December 10, 2021

# Comments Received

- 22 from Members of the Public
- Town of Minto
- Saugeen Ojibway Nation
- Conservation Halton, Saugeen Conservation, Hamilton Conservation Authority
- Upper Grand District School Board
- City of Guelph
- Wellington Federation of Agriculture
- Wellington Source Water Protection

# Key Themes from Comments

- RSEDA Study Area
- Protection of Farmland
- Cultural Heritage vs Residential Intensification
- Establishment of Natural Heritage System
- Protection of Natural Heritage Features
- Interest in keeping rural settlement area policy 6.4.7 and flexible settlement area boundaries
- Requests:
  - to expand Rural Employment Areas, Urban Centres and Hamlets
  - other site-specific re-designation, and
  - for clarification about Employment Conversion requests

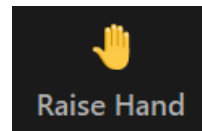
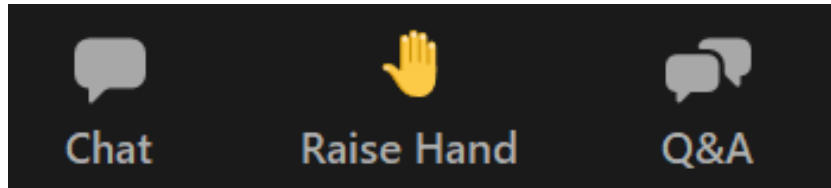
OPA 119

Questions?



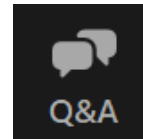
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Click or tap the Raise Hand button to enter the queue to ask a question or make a comment out loud. The button will be shaded yellow while your hand is raised and you are in the queue.

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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.

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**\*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 County Growth Structure Official Plan Amendment?

OPA 119

# Next Steps



# Next Steps

- Statutory Public Meeting  
**Thursday, February 10, 2022 at 10:30 am**

If you wish to participate in the Public Meeting please email [planwell@wellington.ca](mailto:planwell@wellington.ca) or call (519) 837-2600 x 2300 to pre-register and obtain more information about how to access the meeting.

- Review of all comments and submissions through circulation of OPA, Open House and Public Meeting
- Preparation of final draft OPA
- Recommendation report to County Council for adoption
- Submission to Province for approval



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**Thank you for joining us!**

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