



PLANWELL^{OM}

Wellington County Official Plan Review

OPA 126 Urban Boundary Expansions

Public Meeting
March 13, 2025

Presentation Outline

- Official Plan Review Context
- Overview of OPA 126
 - County-wide Changes
 - Centre Wellington Changes
 - Greenbelt Area Changes
- Consultation to Date
- Next Steps



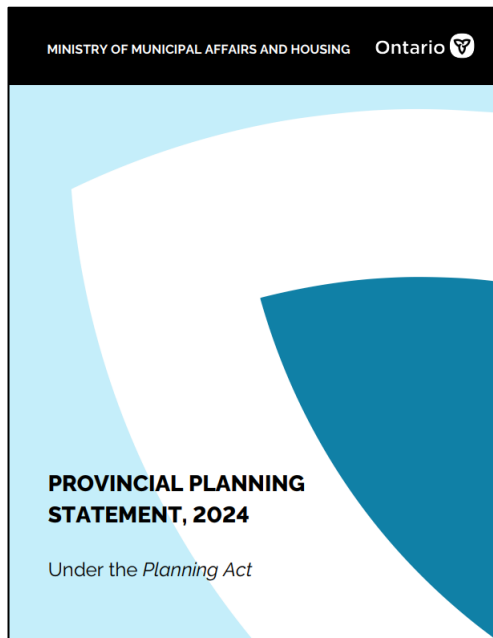
Official Plan Review Context



Official Plan Review



PLANWELL^{ON}



LIVEWELL



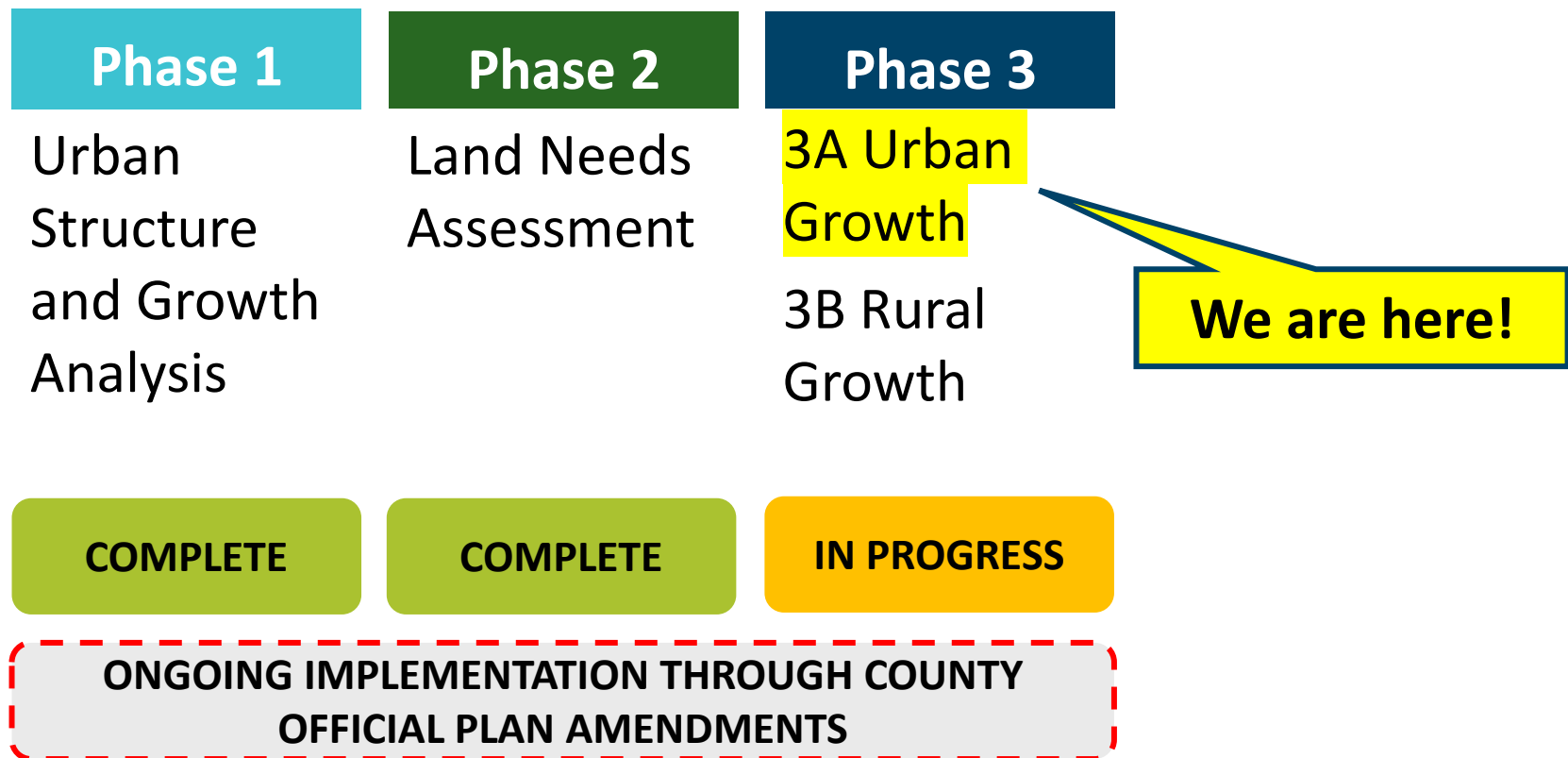
GROWWELL



SUSTAINWELL

Official Plan Review

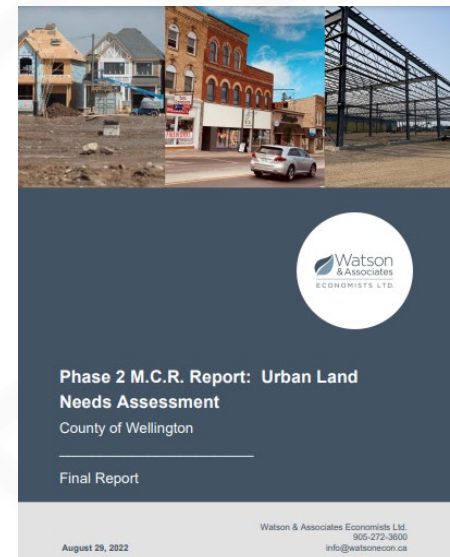
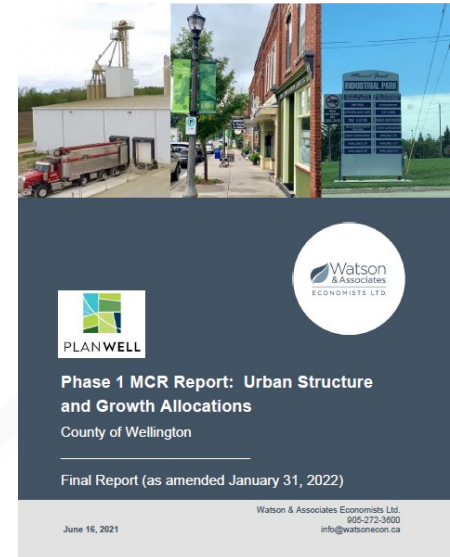
Three key phases of technical work to date:



Implementation

Technical work implemented through a series of Official Plan Amendments:

1. **OPA 119 (County Growth Structure)**
Approved
2. **OPA 120 (County Growth Forecast)**
Approved
3. **OPA 123 (Future Development Lands)**
Adopted - Provincial decision pending
4. **OPA 126 (Urban Boundary Expansions)**
In Progress



Overview of OPA 126



Purpose of Amendment

- To make enough urban area land available in Centre Wellington (Fergus and Elora/Salem) for an appropriate range and mix of land uses over the long-term.
- To support intensification, increased densities and appropriate phasing of growth and development County-wide.
- Agricultural Impact Mitigation.
- Minor Greenbelt Plan area updates.
- Other policy and housekeeping changes.

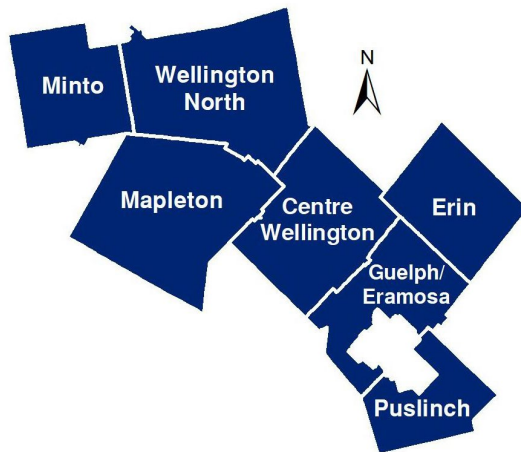
Beyond the Scope of OPA 126

- OPA 126 does not assign land use designations to new urban lands added to Fergus and Elora/Salem as:
 - Local Official Plan amendments are required.
- OPA 126 does not address broader issues of:
 - Consistency with the 2024 Provincial Planning Statement, and
 - Conformity with the 2017 Greenbelt Plan.
- OPA 126 does not address rural growth matters such as:
 - Expansions to hamlets/secondary urban centres,
 - Secondary Agricultural severances, and
 - Rural employment areas.

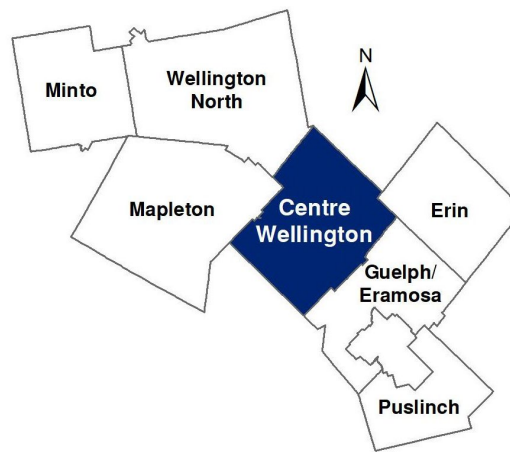
Geographic Areas Impacted

Proposed amendment impacts policies and/or maps in the following areas:

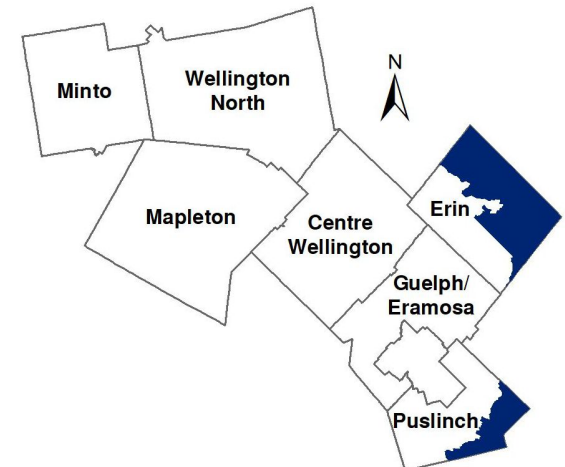
County-wide



Centre Wellington



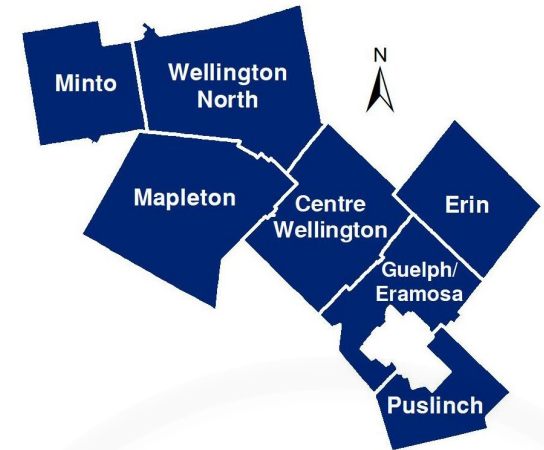
Greenbelt



County-wide Changes



County-wide Changes



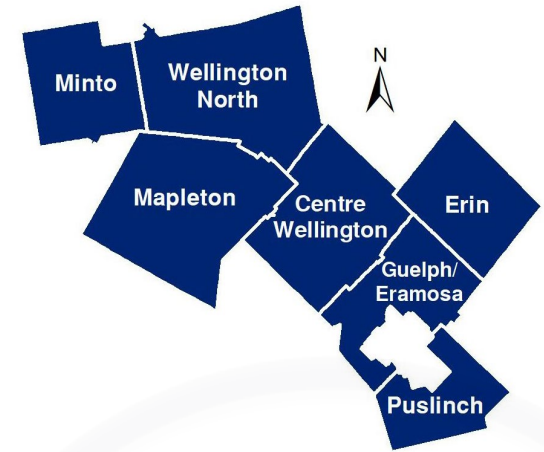
Urban Growth Matters

- Intensification and Density Targets
- Phasing of New Growth
- Agricultural Impact Mitigation
- Targeted 2024 Provincial Planning Statement Updates

Sourcewater Protection

- Mapping updates
- Removal of policy duplication

Intensification and Density Targets



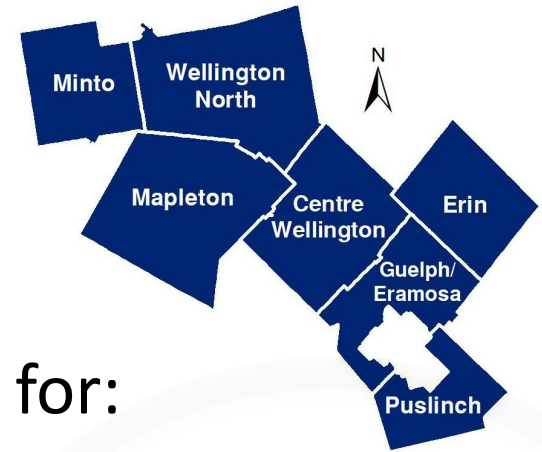
Intensification

- Municipalities encouraged to exceed minimum intensification target of 15%
- Centre Wellington and Wellington North encouraged to exceed minimum intensification target of 20%

Density

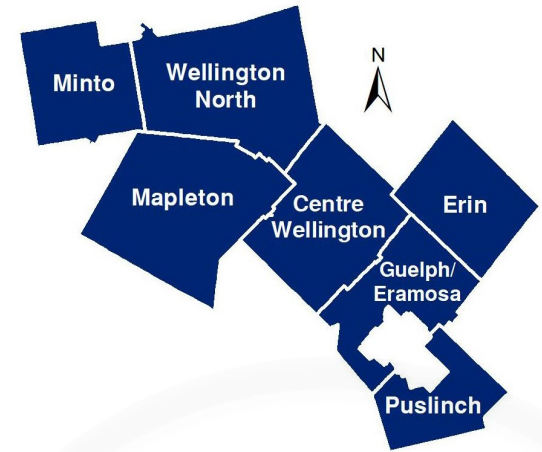
- Municipalities encouraged to exceed minimum density target of 40 residents and jobs per hectare
- Centre Wellington encouraged to exceed minimum density target of 55 residents and jobs per hectare

Phasing of New Growth



- Requires local municipalities to plan for:
 - logical and timely extension and sequencing of growth in coordination with the County
- Flexibility built into policies for municipalities to choose from an implementation process(es):
 - Secondary Plan implemented through County OPA and/or Local OPA if applicable
 - County OPA and/or Local OPA
 - Growth Management and Phasing Plan

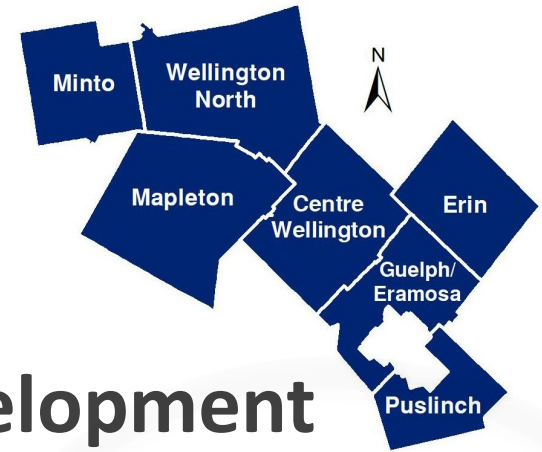
Phasing of New Growth



Supporting Agriculture

- Phasing options should keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed

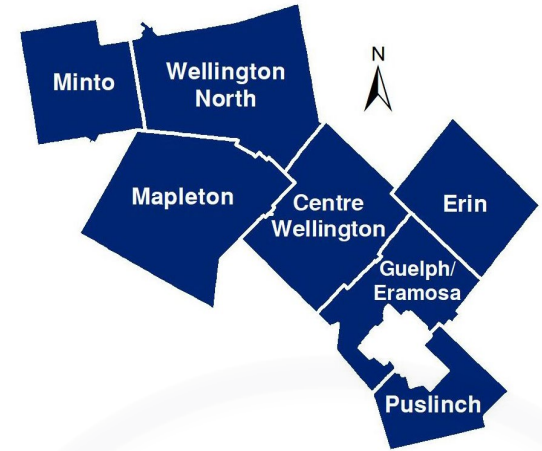
Agricultural Impact Mitigation



New policies for Urban-side Development

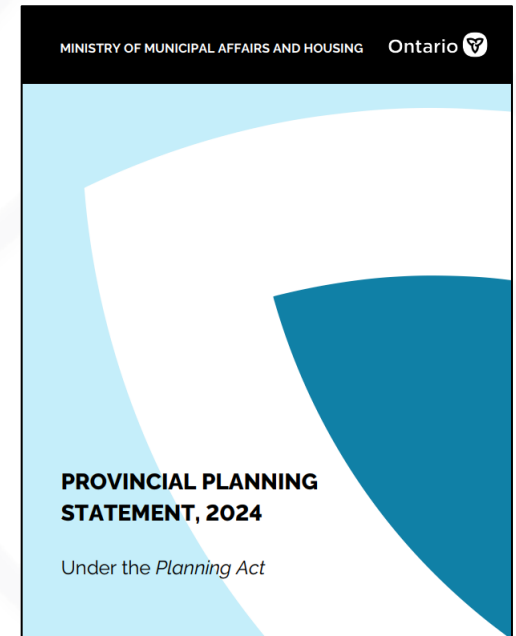
- Applies when new urban development is proposed within 300 m of designated Prime Agricultural land
- Impact assessment of agricultural activities in the area
- Methods to minimize and mitigate the impact on agricultural uses

2024 Provincial Planning Statement (PPS)

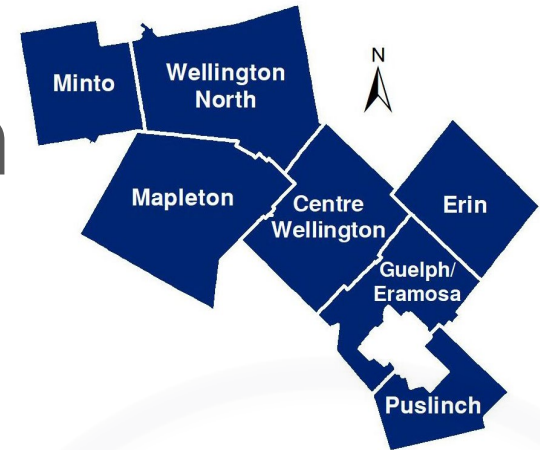


Targeted Changes:

- Reflects new PPS requirement for a 20 to 30 year planning period
- Removal of “municipal comprehensive review” references
- Other minor changes



Sourcewater Protection



Mapping

- Routine updates for each municipality to be consistent with approved Source Protection Plans

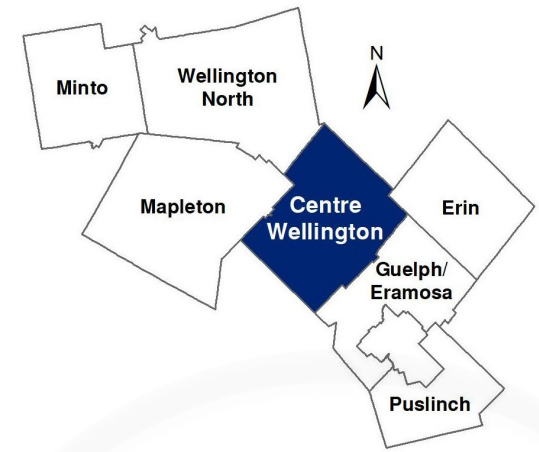
Text

- Removal of land use policies duplication from the Source Protection Plans

Centre Wellington Changes



Centre Wellington Changes



Urban Boundary Expansion

- Fergus and Elora/Salem expansions
- Identify new Designated Greenfield Area and Employment Area Lands

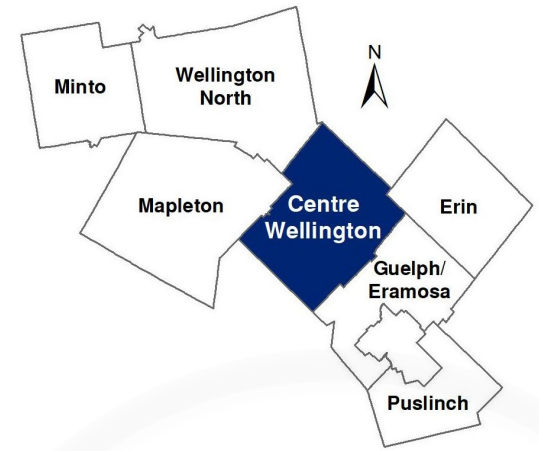
Community Planning Study Area

- Removal of local planning policy area

Mineral Aggregate Resource Overlay

- Removal of overlay for urban expansion lands and associated buffer

Urban Boundary Expansions



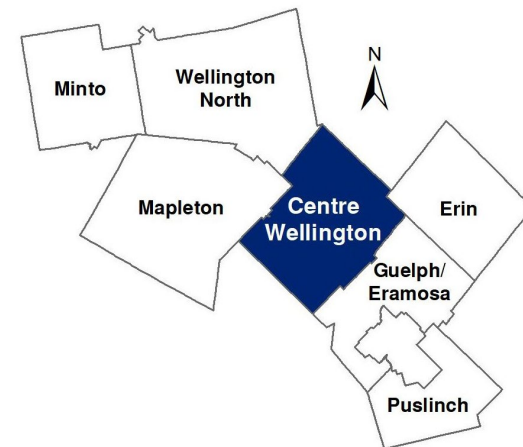
Basis for Land Need



- County Phase 2 Land Needs Assessment
- Adjustment for South Fergus Secondary Plan
- Township increased density scenario from 47 up to 55 people and jobs per hectare

Urban Boundary Expansions

Adjustments to Land Need



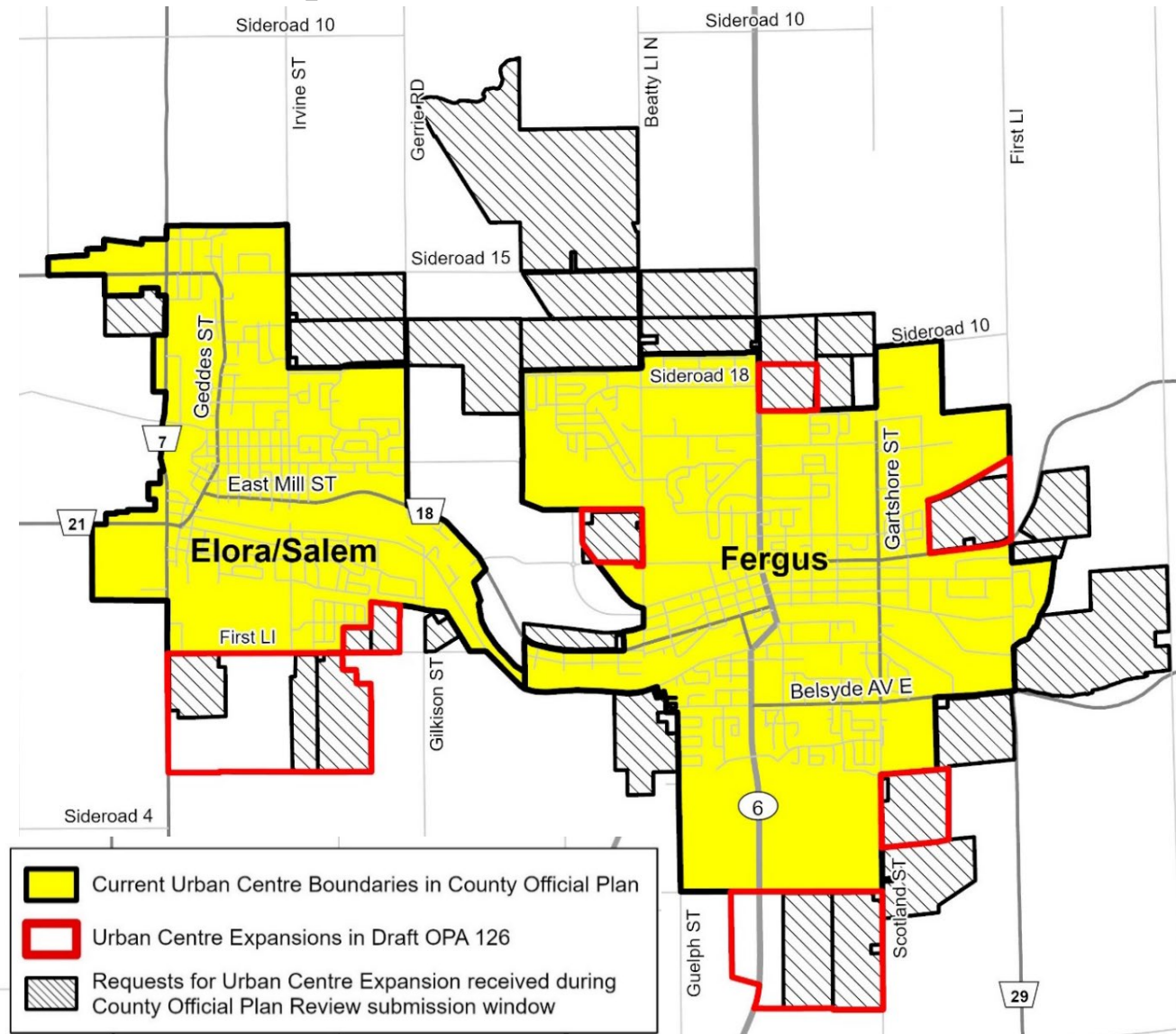
Township of Centre Wellington Land Need	Community Area ¹	Employment Area ²	TOTAL
County MCR Phase 2 Results	238 ha	160 ha	398 ha
South Fergus Secondary Plan Adjustment	204 ha	194 ha	398 ha
Township Scenario Review Adjustment (Basis for Township Recommendation)	132 ha	194 ha	326 ha
County Adjustments (Basis for OPA 126)	169 ha	195 ha	364 ha

¹ Community Areas is mainly residential, but also commercial, office and institutional

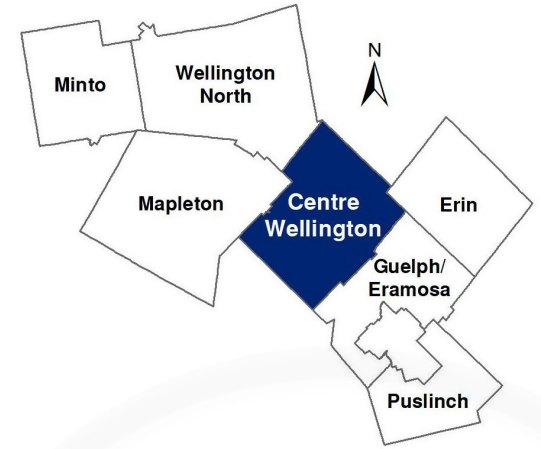
² Employment Area is industrial designated land

Requests for Expansion

The number of requests far exceed the land needed for growth to 2051



Urban Boundary Expansions



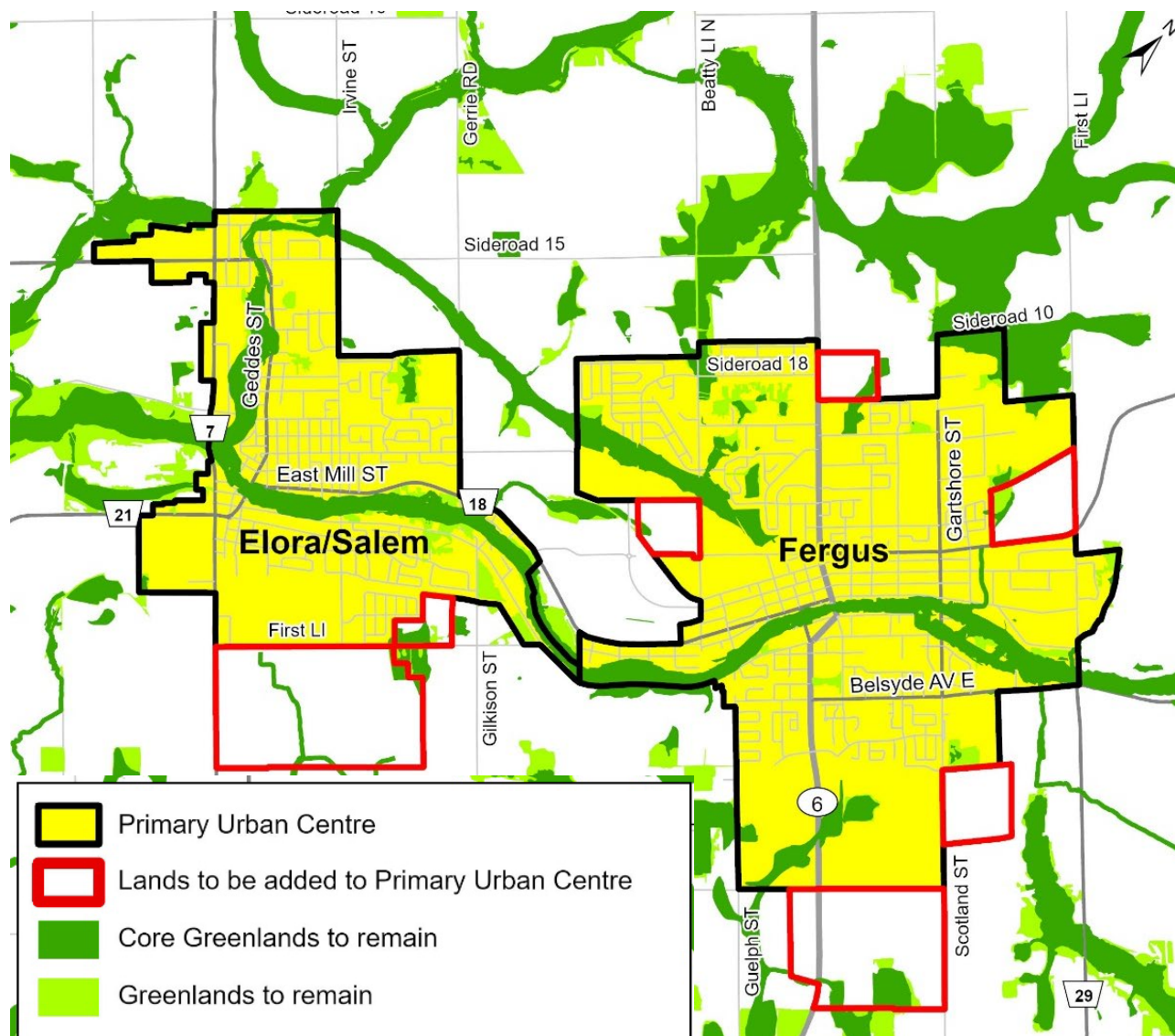
Basis for Location

- County Urban Boundary Expansion Review Framework
- Township-led evaluation process in consultation with County staff
- County-led Agricultural Impact Assessment



Draft OPA 126 Boundaries

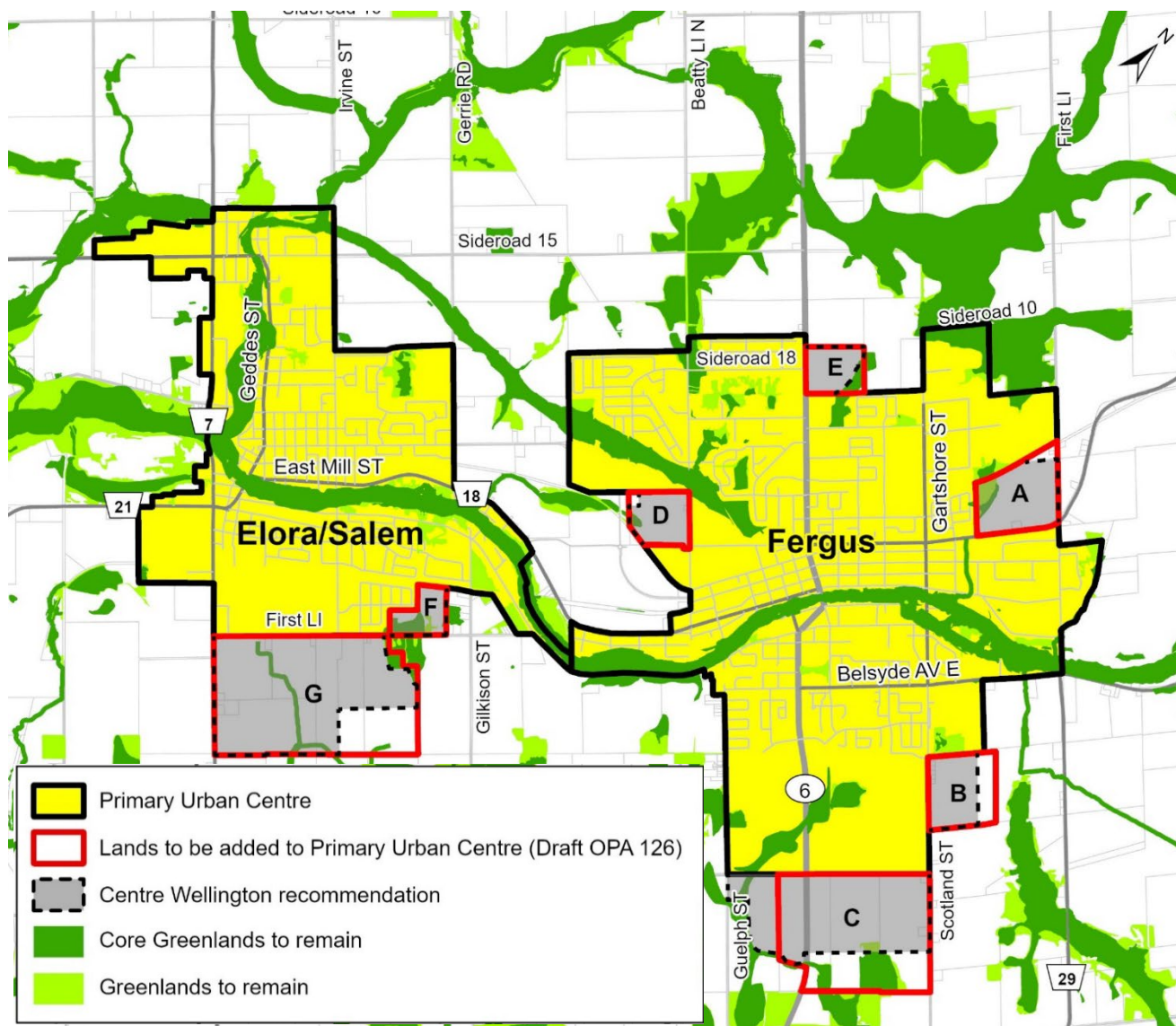
Expansion
boundaries
proposed
through
County OPA
126



Draft OPA 126 Boundaries

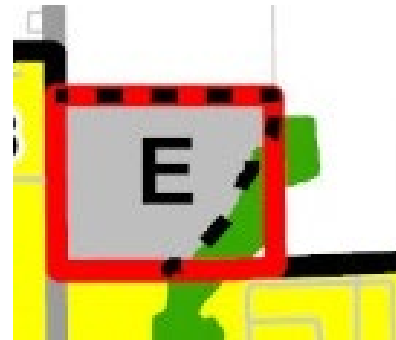
County has made some changes to Township-recommended boundaries for:

- Minor rounding out
- Addressing land-locked parcels

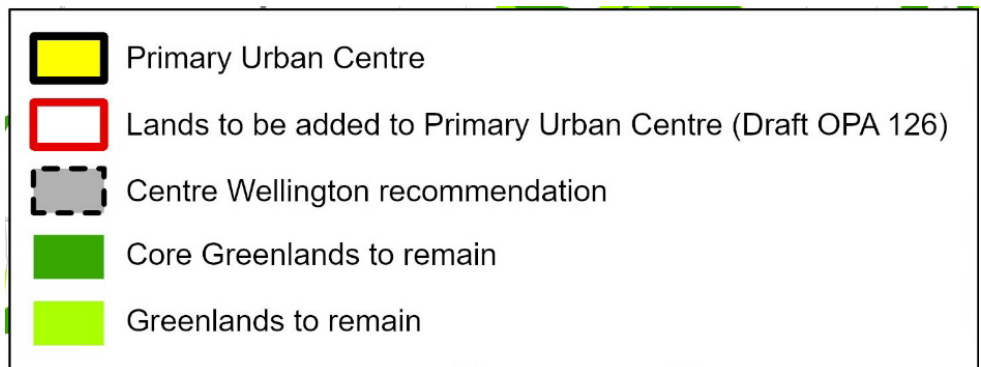


Minor Rounding Out

Fergus

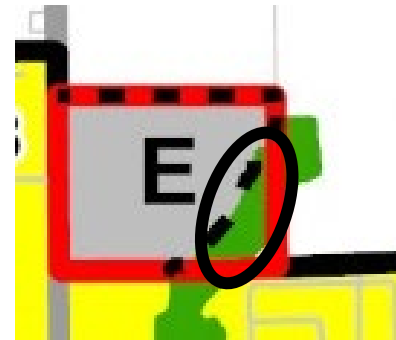


Elora

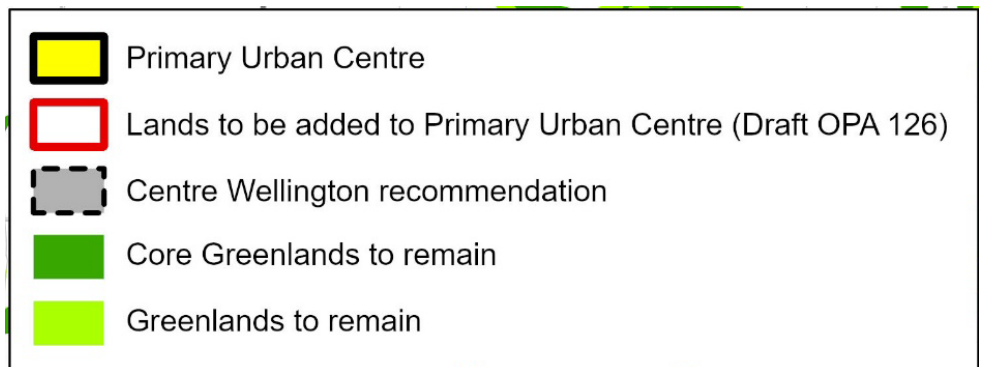


Minor Rounding Out

Fergus



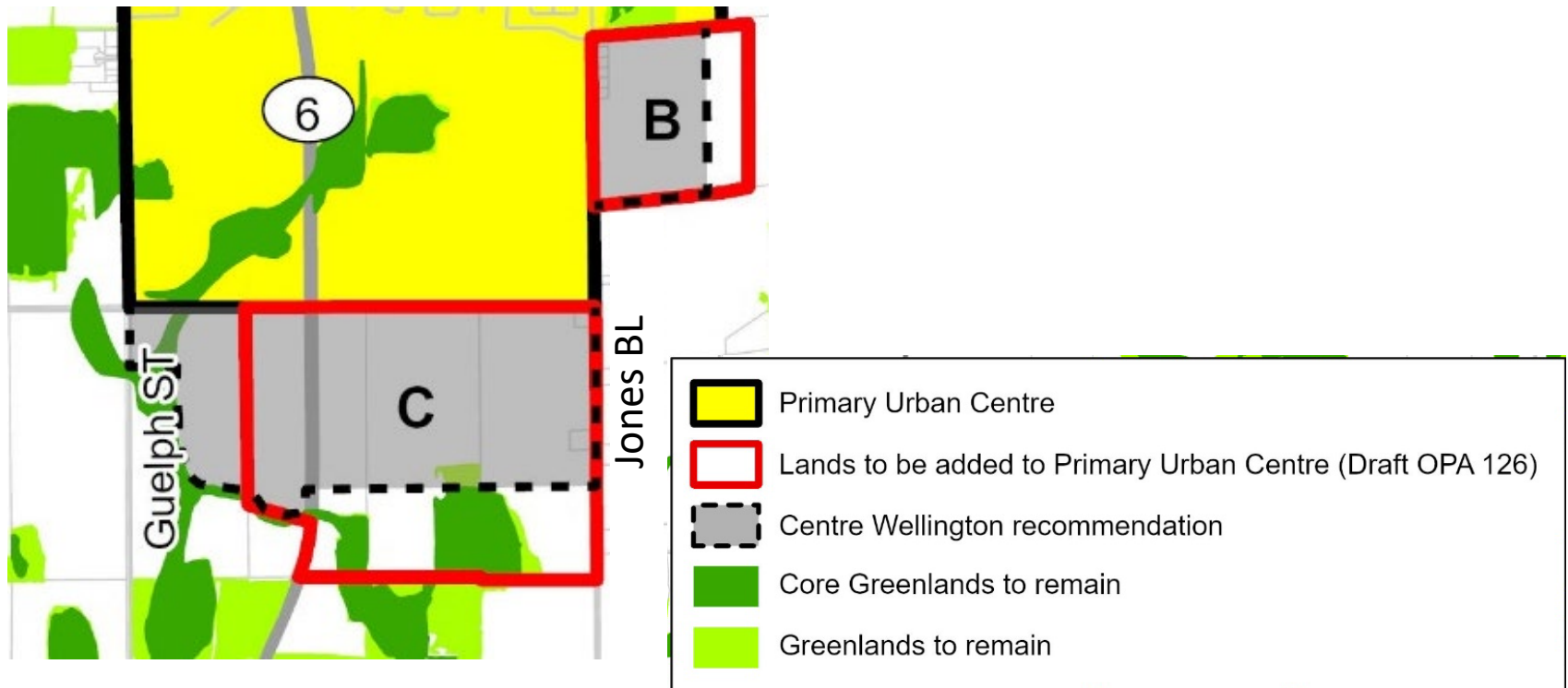
Elora



Addressing Landlocked Parcels

Reconfiguration

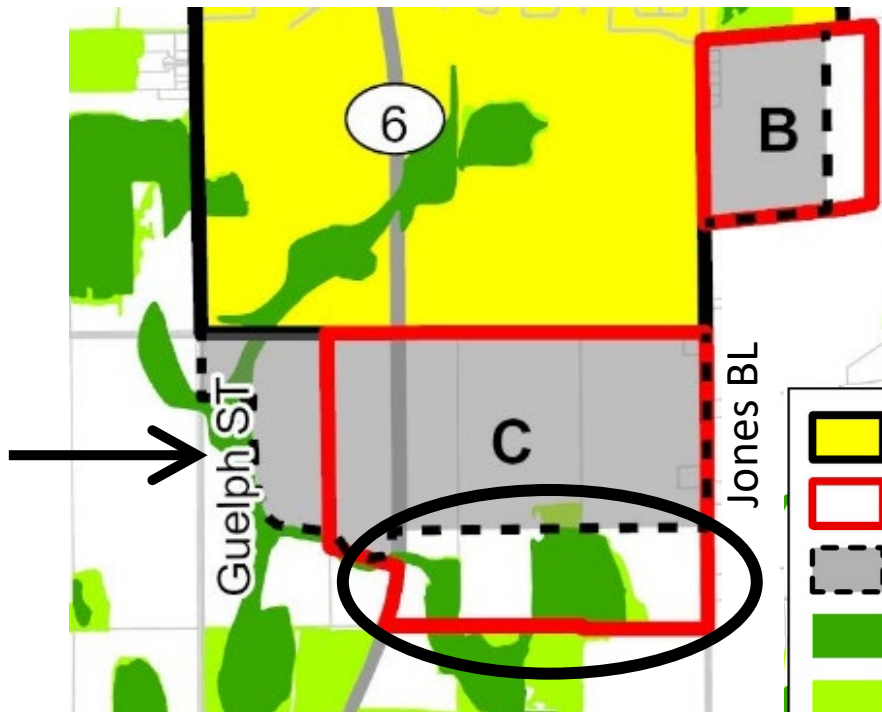
Fergus – Area 'C'








Addressing Landlocked Parcels

Reconfiguration

Fergus – Area 'C'



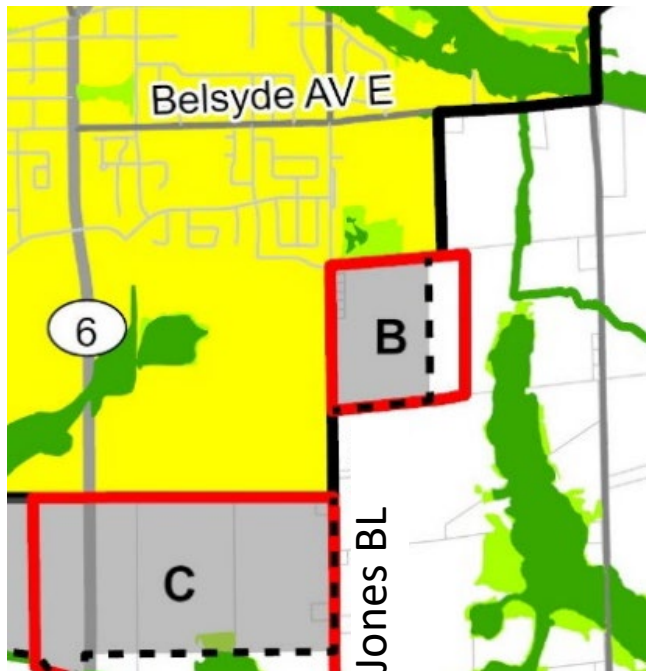
- Shifted expansion boundary from lands to the west of Highway 6 to round out parcels between Highway 6 and Jones Baseline

	Primary Urban Centre
	Lands to be added to Primary Urban Centre (Draft OPA 126)
	Centre Wellington recommendation
	Core Greenlands to remain
	Greenlands to remain

Addressing Landlocked Parcels

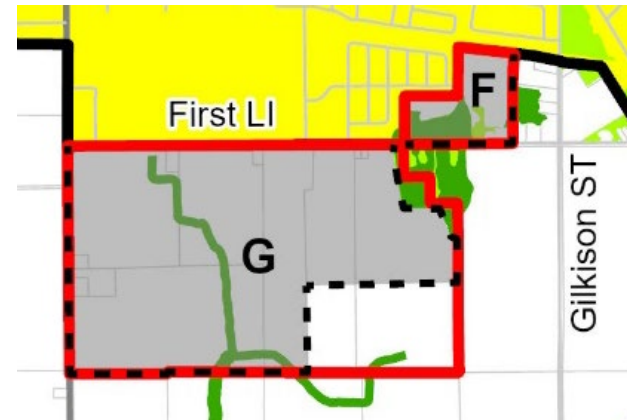
Extension






Fergus – Area 'B'



Extension

Elora – Area 'G'

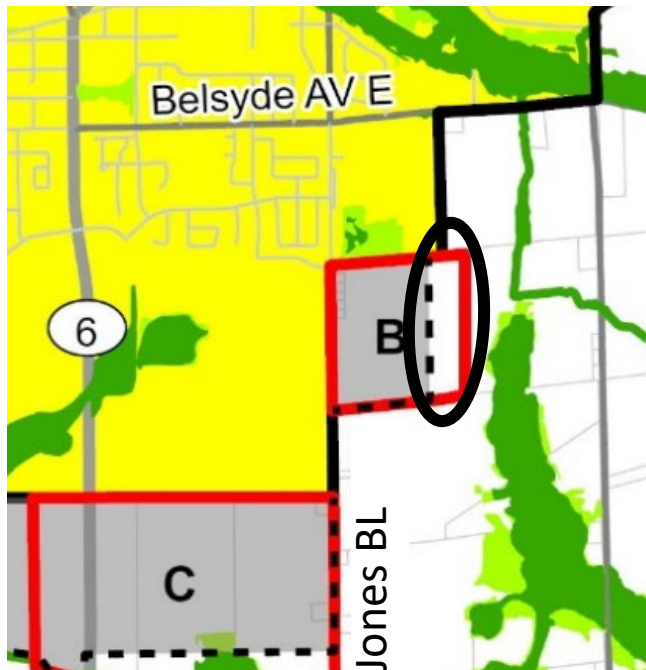


-  Primary Urban Centre
-  Lands to be added to Primary Urban Centre (Draft OPA 126)
-  Centre Wellington recommendation
-  Core Greenlands to remain
-  Greenlands to remain

Addressing Landlocked Parcels

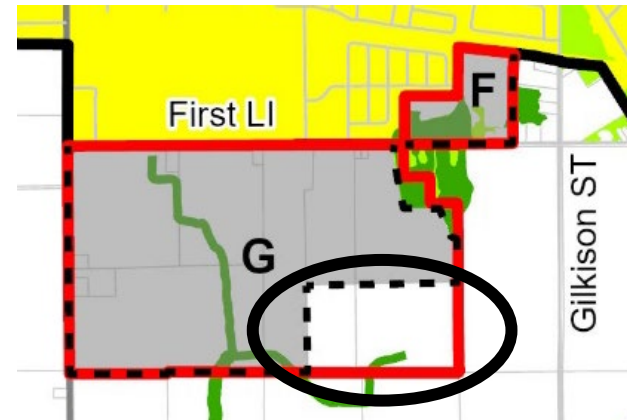
Extension






Fergus – Area 'B'



Extension

Elora – Area 'G'

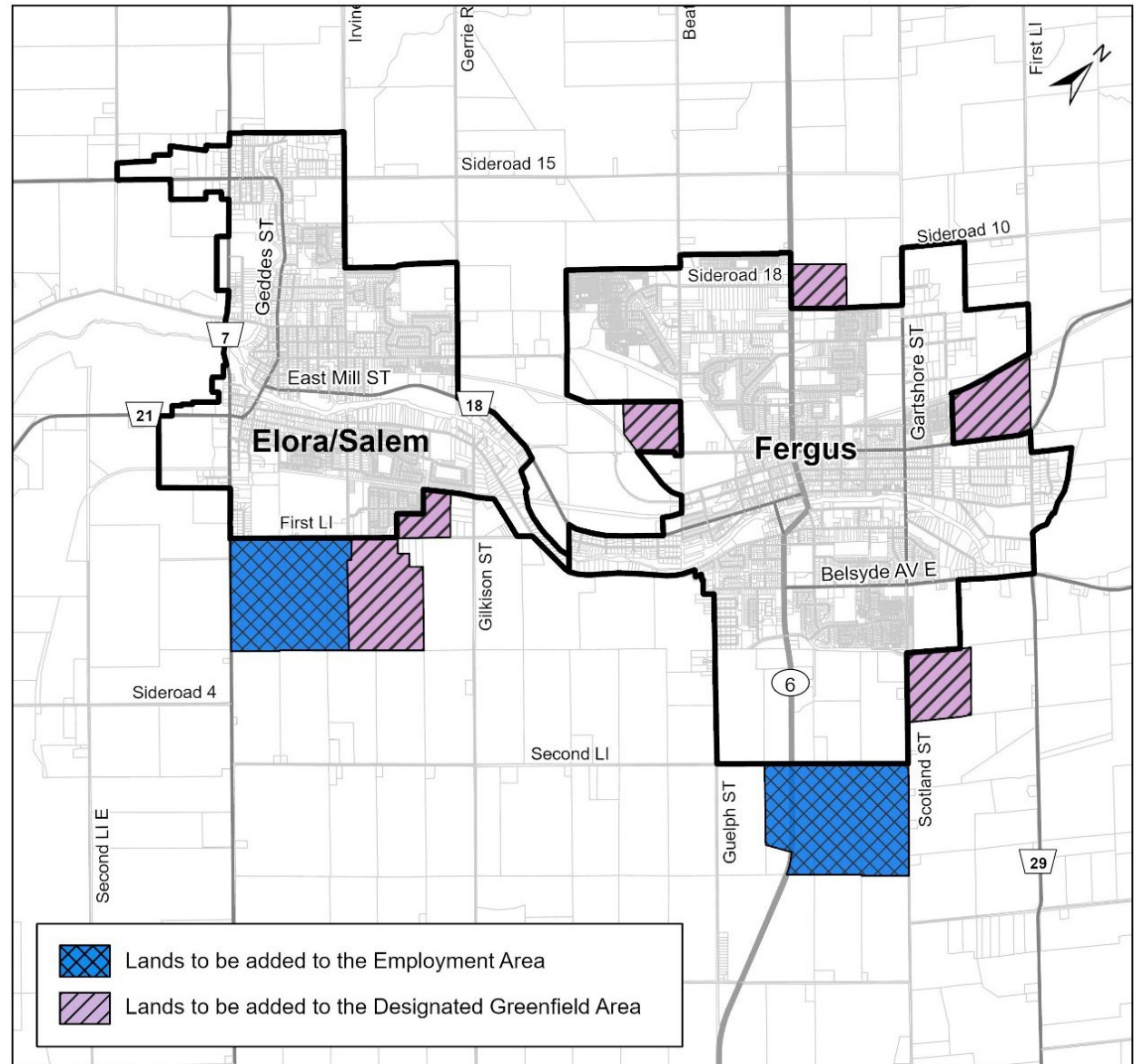


-  Primary Urban Centre
-  Lands to be added to Primary Urban Centre (Draft OPA 126)
-  Centre Wellington recommendation
-  Core Greenlands to remain
-  Greenlands to remain

Community and Employment Areas

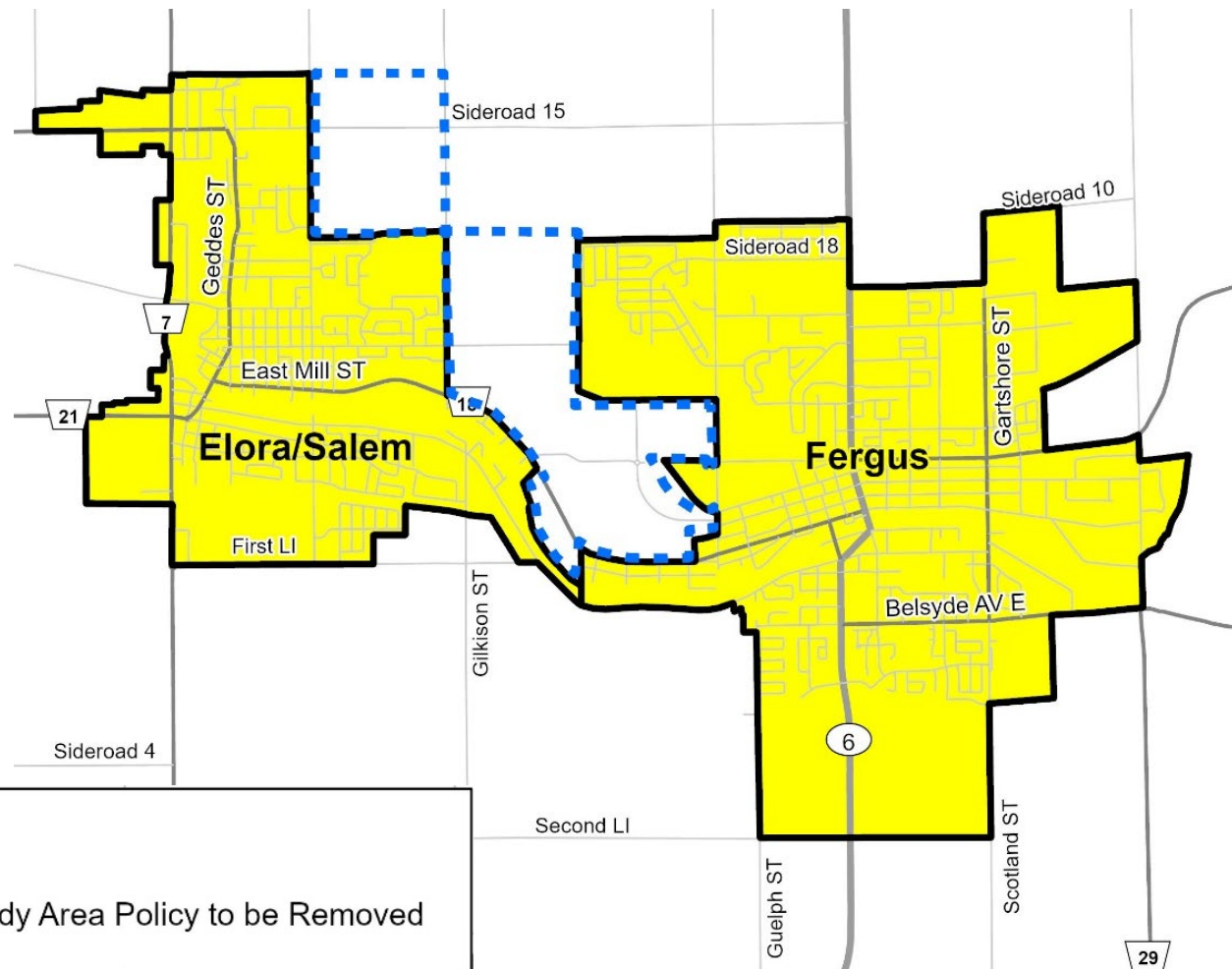
Community Areas
mainly Residential
(but also Commercial,
Office and Institutional)

Employment Areas
Industrial
designated land



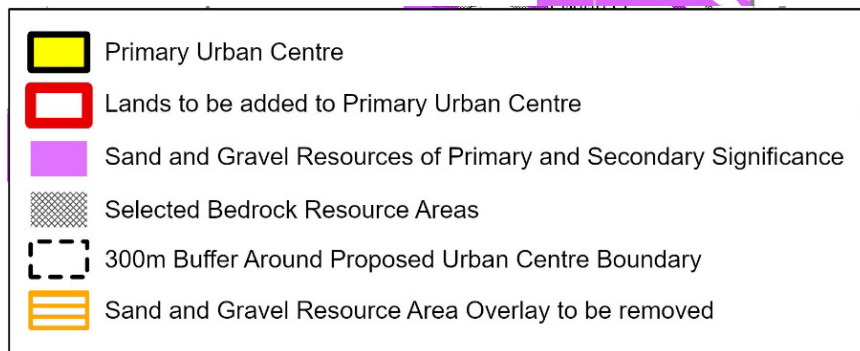
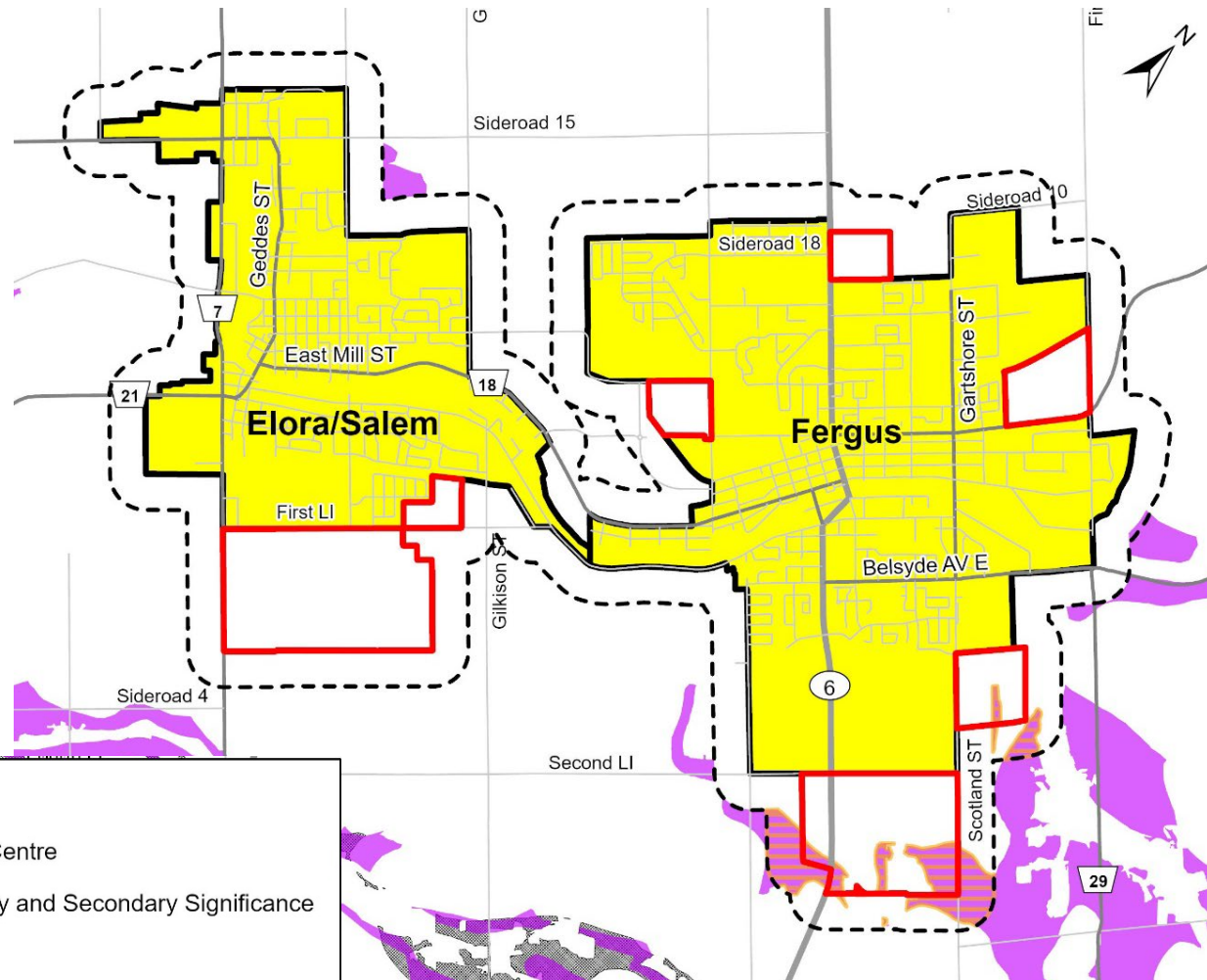
Community Planning Study Area

- Area between Fergus and Elora/Salem
- Policies proposed to be removed

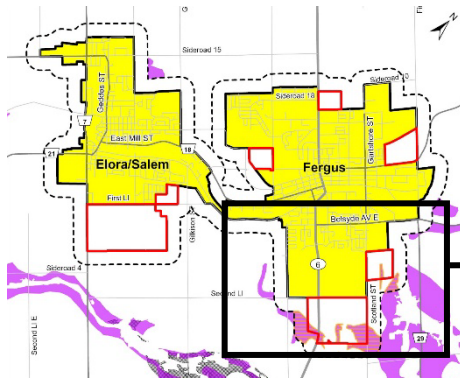


Mineral Aggregate Resource Overlay

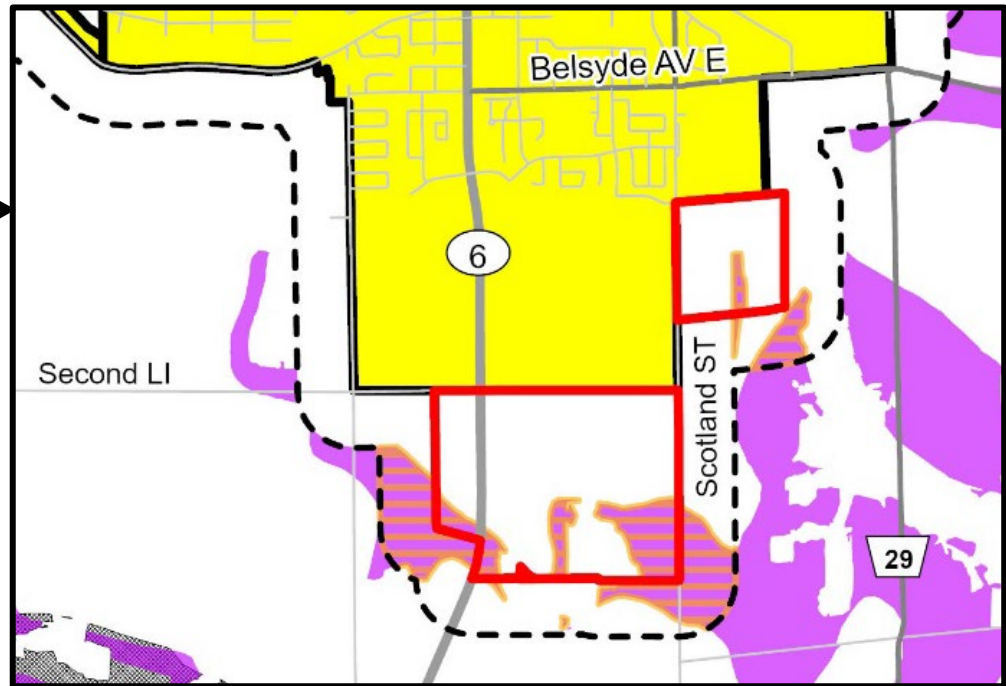
Removal of
overlay for urban
expansion lands
and associated
buffer east and
southeast of
Fergus









Mineral Aggregate Resource Overlay



Detail Area

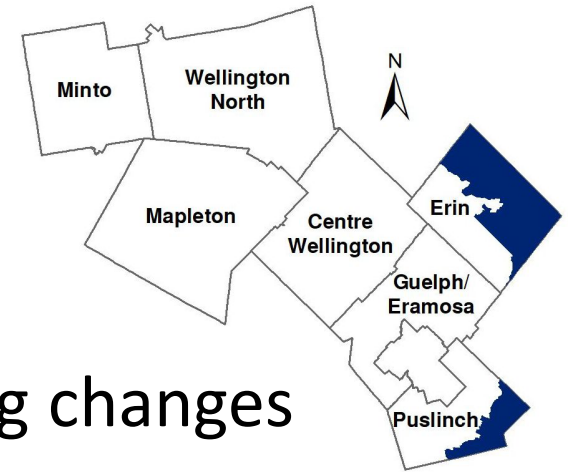


-  Primary Urban Centre
-  Lands to be added to Primary Urban Centre
-  Sand and Gravel Resources of Primary and Secondary Significance
-  Selected Bedrock Resource Areas
-  300m Buffer Around Proposed Urban Centre Boundary
-  Sand and Gravel Resource Area Overlay to be removed

Greenbelt Area Changes



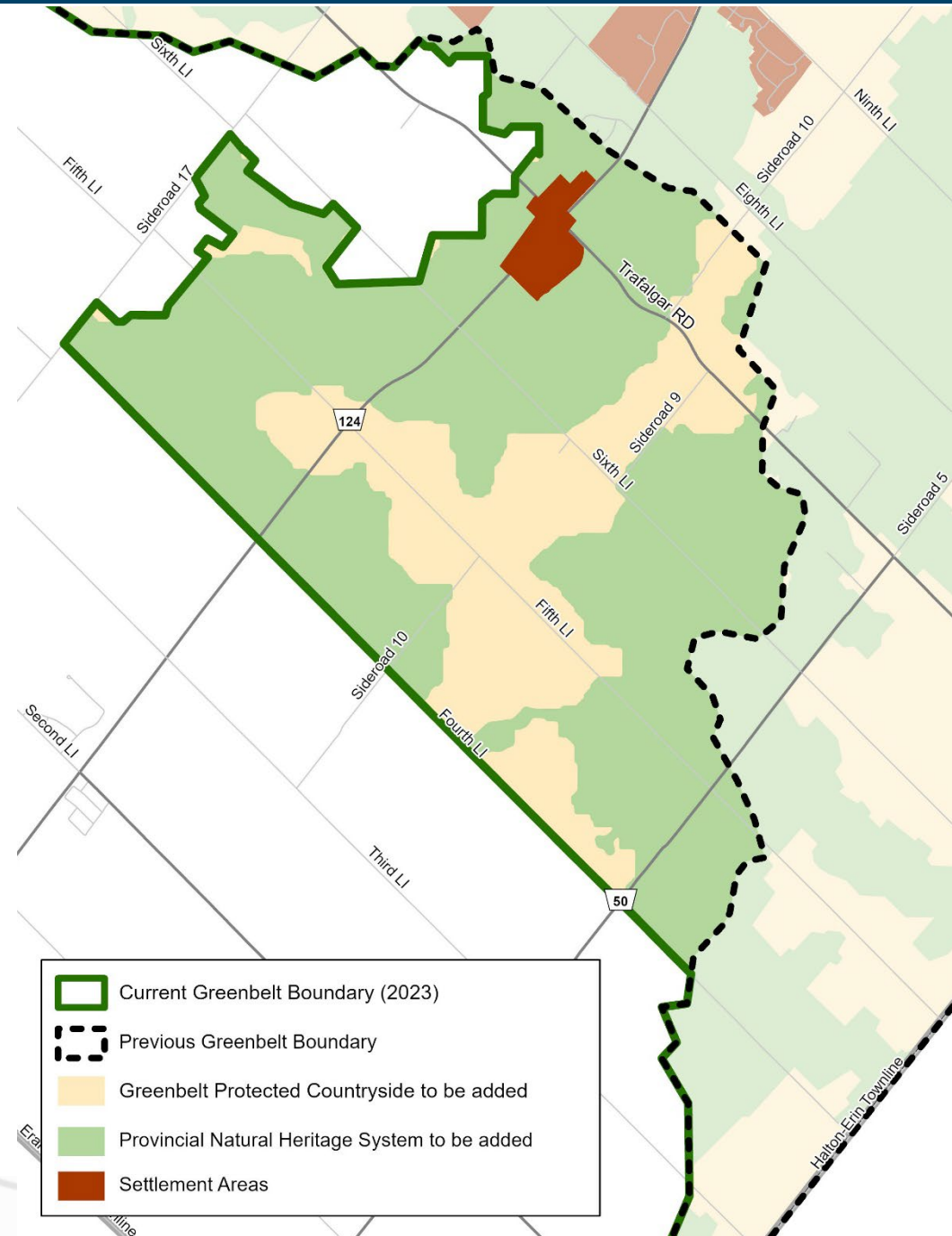
Greenbelt Area



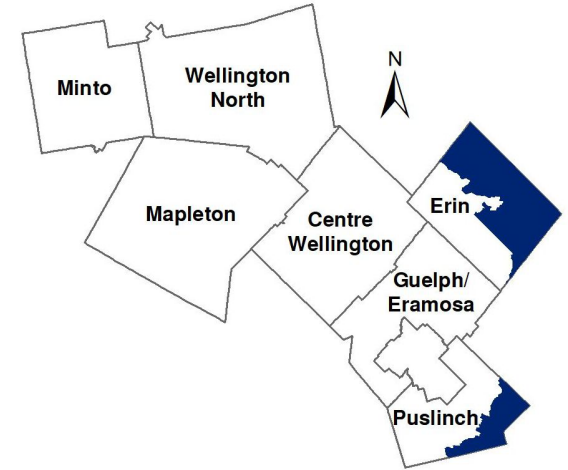
- Mapping changes
(Erin only)
- Policy text changes
(Erin and Puslinch)

Greenbelt Mapping

- Map change to align with Provincial mapping of Protected Countryside and Greenbelt Natural Heritage System
- Applies to area added to Greenbelt in 2023 by Province



Greenbelt Policies



Clarification proposed to be added to Official Plan to ensure Policy connections to 2020 Provincial Planning Statement and 2019 Growth Plan to continue to apply in Greenbelt

Consultation to Date



Circulation for Comment

Draft OPA 126 was circulated to:

- Ministry of Municipal Affairs and Housing for 90-day review
- Agencies and members of the Public with a comment deadline of January 16, 2025

Other Consultation

- County has exceeded minimum requirements
 - Email broadcast list of approx. 300 subscribers
 - Landowner notices February 2025 (after postal-strike)
 - Ongoing reporting through Planning Committee and County Council
 - Project webpage updates
- Township has also reported to its Council

Comments Received to Date

Comments

- Township of Puslinch
- City of Guelph
- Grand River Conservation Authority
- Wellington Catholic District School Board
- Multiple submissions on behalf of landowners
- Ontario Stone, Sand & Gravel Association

No Comments or Concerns

- Chippewas of the Kettle and Stony Point First Nation
- Saugeen Conservation
- Conservation Halton
- Enbridge Gas

Key Themes from Public Comments

- Requests for other parcels to be added to the Fergus and Elora/Salem urban boundaries for residential purposes
- Support for areas identified for expansion through OPA 126
- Forecasts and calculated land need should be higher
- Phasing policies should not be limited to a municipally initiated process

County staff will respond to these and other comments through future reporting on OPA 126

Draft OPA 126 may be revised in response to input and further review prior to County Council's consideration.

Key Themes from Open House Comments

- Greenfield density target
- Future phasing of growth
- Centre Wellington Official Plan implementation of OPA 126
- Rural residential severance review and timing

County staff will respond to these and other comments through future reporting on OPA 126

Draft OPA 126 may be revised in response to input and further review prior to County Council's consideration.

OPA 126

Next Steps



Next Steps

- 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 a final decision

How to Provide Written Comments

Please send to the County of Wellington Planning and Development Department no later than:

March 20, 2025

By email: planwell@wellington.ca

By regular mail: Sarah Wilhelm, Manager of Policy Planning
Wellington County Planning and
Development Department
Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9



Thank you for joining us!

For more information

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Project email: planwell@wellington.ca