



Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, February 13, 2025
Subject: **County Official Plan Review – Progress Report #12**



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1.0 Purpose

This progress report for the County Official Plan Review covers the period from June 2024 to January 2025.

2.0 Report Highlights

- Official Plan Amendment 123 (Future Development Lands) is with the Province for a decision.
- Upcoming community engagement:

February 26, 2025	Open House	Puslinch by Design - Employment Lands Study
March 3, 2025	Open House	Official Plan Amendment 126
March 13, 2025	Public Meeting	Official Plan Amendment 126
- The Official Plan Review work plan is being updated to adapt to the new 2024 Provincial Policy Statement.
- The following County Planning Committee Reports have been brought forward to Council since the last progress report:

PD2024-23	County Official Plan Review - Progress Report #11
PD2024-28	2024 Provincial Planning Statement
PD2024-29	County Official Plan Review - 2024 Rural Residential Growth Analysis
PD2024-34	County Official Plan Review - OPA 123 Recommendation Report
PD2024-40	County Official Plan Review - OPA 126 Urban Boundary Expansions

3.0 Work Plan

3.1 Future Development Lands - Official Plan Amendment 123 (OPA 123)

OPA 123 was adopted by County Council on October 31, 2024 and is with the Province for a decision.

3.2 Urban Boundary Expansions - Official Plan Amendment 126 (OPA 126)

Draft OPA 126 has been circulated for Provincial, Municipal, Indigenous, agency and public comment. Staff have been reviewing the input and will report to Committee following formal public input required under Section 26 of the Planning Act.

In November 2024, County Council authorized staff to hold an open house and authorized the Planning Committee to hold a public meeting at the appropriate time.

We have scheduled these statutory meetings as follows:

- **Virtual Open House** Monday, March 3, 2025 at 6:30 pm
- **In Person Public Meeting** Thursday, March 13, 2025 at 10:30 am

The public meeting will be held as part of the regularly scheduled Planning Committee meeting. The public meeting will be held in the County Council Chamber.

Notice of the open house and public meeting will be given in accordance with the Planning Act. Staff will exceed these requirements by also providing notice through the Official Plan Review project's digital mailing list which reaches about 300 subscribers. As part of those notices, further details will be shared about how to register for the Open House (registration for the Public Meeting is not required). These details will also be posted on the project webpage at www.wellington.ca/planwell.

3.3 Puslinch by Design - Employment Lands Study

The purpose of this study is to identify additional land for rural employment growth in Puslinch. The project consultants (NPG Planning Solutions) have completed detailed background work, which helped them to identify preliminary land options and evaluation criteria. NPG will present this information to the public at an Open House hosted by the Township of Puslinch:

- **In Person Open House** Wednesday, February 26, 2025 at 7:00 pm

The meeting will be held at the Puslinch Community Centre.

3.4 Provincial Planning Statement Consistency

The introduction of the new Provincial Planning Statement (PPS) in 2024 has a significant impact on our work. In 2025 staff will focus on drafting new and/or revised official plan policies for consideration as part of the 5-year review consistency exercise with the new PPS for key areas such as:

- Agriculture and Rural Areas
- Housing (including rural severance policy review)
- Complete and Healthy Communities
- Consultation and Coordination
- Growth Management
- Transportation
- Climate Change

In 2026, our aim is to develop a work plan to address additional areas including natural heritage, hazards, water resources and additional matters related climate change not covered in 2024.

3.5 Provincial Greenbelt Plan Conformity

The County will need to update the Official Plan to bring it into conformity with the 2017 Greenbelt Plan. This undertaking is complicated because the Province has maintained existing policy connections in the Greenbelt Plan to the 2020 Provincial Policy Statement and 2019 Growth Plan (rather than the new 2024 Provincial Planning Statement) by adding the following statement to the Greenbelt:

“A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked.”

The Province is required to complete a 10-year review of the Greenbelt Plan. While it is staff's hope that the above policy connections will be made clear, the timing of the review is unknown. Planning staff will consult with the Ministry of Municipal Affairs and Housing to determine the best path forward with the Official Plan Review and Greenbelt conformity. In the meantime, the policies of the 2017 Greenbelt Plan shall continue to be applied to planning matters.

4.0 Strategic Action Plan

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

Making the best decisions for the betterment of the Community.

Recommendation:

That the County Official Plan Review – Progress Report #12 be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

In consultation with/approved by:

Aldo Salis, Director of Planning and Development
Scott Wilson, Chief Administrative Officer