



## Committee Report

**To:** Chair and Members of the Planning Committee  
**From:** Sarah Wilhelm, Manager of Policy Planning  
**Date:** Thursday, April 10, 2025  
**Subject:** **County Official Plan Review – OPA 126 Recommendation Report**



PLANWELL

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### 1.0 Purpose

This report seeks Council's adoption of proposed Official Plan Amendment 126 (OPA 126) set out in Appendix A. The report provides highlights of the amendment and the results of the community engagement process.

### 2.0 Overview

- This County-initiated amendment identifies urban boundary expansions in Centre Wellington, addresses County-wide policy updates related to growth, and other policy and housekeeping changes.
- OPA 126 is the fourth of a series of amendments to the County's Official Plan as part of the Official Plan Review under section 26 of the Planning Act.
- This amendment is based on the forecasts and allocations in the County Official Plan to 2051 which were approved by the Province in July 2024 and are consistent with the 2024 PPS.
- OPA 126 addresses the results of the Land Needs Assessment pertaining to Centre Wellington through urban area expansions to Fergus and Elora-Salem which represent the most feasible and appropriate locations for future growth.
- By addressing the need for urban boundary expansions in Centre Wellington, OPA 126 brings the County's urban expansion work as part of the Official Plan Review to a conclusion. A review of rural growth needs is underway as part of Phase 3B of the Official Plan Review.
- There will be opportunities before 2051 for the County to reconsider the forecasts, allocations and land requirements in Wellington County to maintain a planning horizon within a 20 to 30 year range as part of future County Official Plan review cycles.
- Consultation for Draft OPA 126 included circulations for comments, a statutory open house on March 3, 2025, and a statutory public meeting on March 13, 2025 in accordance with the Planning Act.
- For the reasons outlined in this report, staff recommend that OPA 126 be adopted by County Council and forwarded to the Minister of Municipal Affairs and Housing for a decision.

### **3.0 Background**

The County's ongoing Official Plan Review was launched in 2019 as a joint municipal comprehensive review (MCR) and 5-year review. Since then, municipalities have been inundated with changes to Provincial policies, legislation and regulations. As a result, the County has used a phased approach to the Official Plan Review to be better positioned to respond to changes in Provincial policy direction.

OPA 126 is supported by numerous technical studies, reports and implementing OPAs, including:

#### **3.1 Technical Studies**

Urban Structure and Growth Allocations (June 16, 2021) and Amended (January 31, 2022)

Land Needs Assessment Report (August 29, 2022)

Urban Boundary Expansion Review Framework (February 2024)

Minimum Distance Separation Study for Centre Wellington SABE (June 2024)

Agricultural Impact Assessment for Centre Wellington SABE (September 2024)

#### **3.2 County Reports**

|           |   |
|-----------|---|
| PD2021-06 | Employment Area Conversions             |
| PD2021-16 | Alternative Intensification Target      |
| PD2021-21 | Consultation and Engagement Overview    |
| PD2021-30 | Municipal Feedback                      |
| PD2022-07 | Growth Forecasts and Allocations        |
| PD2022-11 | Draft Land Needs Assessment             |
| PD2022-17 | Consultation and Engagement Overview #2 |
| PD2022-20 | Land Needs Assessment                   |
| PD2023-09 | Urban Expansion Requests                |
| PD2024-08 | Urban Boundary Expansion Review         |
| PD2024-40 | OPA 126 Urban Boundary Expansions       |

#### **3.3 Township of Centre Wellington Reports**

|            |   |
|------------|---|
| PLN2024-34 | Greenfield Density and Intensification Target Preferred Scenario  |
| PLN2024-35 | Centre Wellington Recommended Settlement Area Boundary Expansions |
| PLN2024-38 | Settlement Area Boundary Expansion Recommendation Report          |
| PLN2025-19 | Municipal Endorsement of County of Wellington OPA 126             |

#### **3.4 County-initiated Implementing OPAs**

OPA 119 County Growth Structure – Provincial approval granted

OPA 120 County Growth Forecast – Provincial approval granted

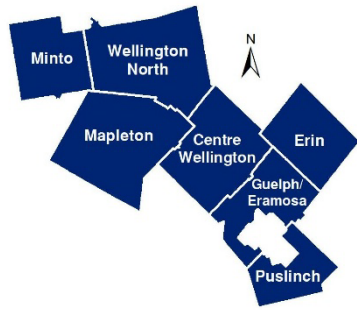
OPA 123 Future Development Lands – Provincial decision pending

Each of these documents were made available for public review through the Official Plan Review project webpage ([www.wellington.ca/planwell](http://www.wellington.ca/planwell)). There are many more reports which are also available for review related to OPA 119, OPA 120 and OPA 123, plus those providing commentary on various provincial planning initiatives.



## 4.0 Summary of OPA 126

Official Plan Amendment 126 revises the Official Plan as part of Urban Phase 3A of the County's Official Plan Review. The proposed amendment addresses the following key areas:

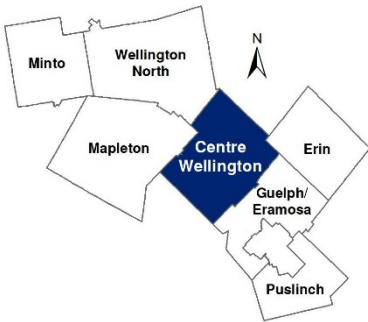


### County-wide

- Policy changes related to intensification and density targets, new policies for phasing of new growth and agricultural impact mitigation, and scoped 2024 Provincial Planning Statement updates (further PPS conformity exercise is pending).
- Housekeeping changes to replace Sourcewater Protection Schedules and delete duplicate policies.

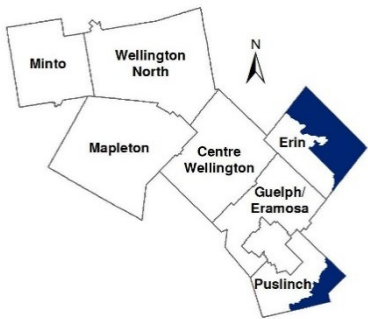
### Centre Wellington

- Expansion of the urban area boundaries of Fergus and Elora-Salem and identification of new Designated Greenfield Area and Employment Area lands.
- Addition of greenfield area density targets for lands being added to Fergus and Elora-Salem.
- Addition of policies to support potential future expansion of livestock facilities near the Employment Area expansion lands south of Fergus and Elora-Salem.
- Removal of local planning policy in Centre Wellington for Community Planning Study Area.
- Removal of Fergus urban expansion lands and a 300 m buffer from segments of the Mineral Aggregate Resource Overlay to the southeast of the current urban boundary.



### Greenbelt Plan Area

- Housekeeping changes to update mapping of the Provincially-expanded Greenbelt lands in Erin to reflect the in-effect Greenbelt Protection Countryside and Greenbelt Natural Heritage System and to update text to refer to the Hamlet of Brisbane.
- Housekeeping change to add text to implement Provincial policy direction to maintain policy connections in the Greenbelt Plan to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019).



## 5.0 Provincial Policy Review

This amendment is subject to the Provincial Planning Statement, 2024 (PPS) and Greenbelt Plan, 2017.

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act. Planning staff are satisfied that OPA 126 is consistent with the 2024 Provincial Planning Statement.

All decisions on planning applications shall conform with the policies in the Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur to provide permanent agricultural and environmental protection. Planning staff are satisfied that OPA 126 conforms with the Greenbelt Plan.

For further detail, Appendix B highlights how OPA 126 aligns with key applicable policies of the PPS and Greenbelt Plan.

## **6.0 Consultation**

The consultation for Draft OPA 126 included:

- Circulation to the Ministry of Municipal Affairs and Housing in November 2024
- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders in December 2024 and February 2025
- Statutory Open House on March 3, 2025
- Statutory Public Meeting on March 13, 2025

To obtain public feedback, the County provided notification of engagement opportunities through the project email list, website updates and direct mail. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. Staff reviewed over 40 written submissions which were filed directly in response to OPA 126.

## **7.0 Comments**

An overview of key comments is provided below.

### **7.1 Open House and Public Meeting**

With a total of 86 participants combined, there was a good turnout at the statutory Open House and Public Meeting. Comments related to OPA 126 were largely focused on three areas:

- Requests for additional urban boundary expansions in Centre Wellington.
- Emphasis on using Ministry of Finance projections as the basis for growth forecasts.
- Reconsideration of land needs assessment results.

Further details are provided in Appendix C (Open House Meeting Summary) and Appendix D (Public Meeting Minutes).

### **7.2 Municipal Comments**

As outlined below, our office received comments from the Township of Puslinch and the Township of Centre Wellington. No other comments were received from our Member Municipalities.

#### **Puslinch**

Through comments of December 18, 2024 (resolution No. 2024-473) Township Council has requested that the wording of the text added to Greenbelt Policies (Erin and Puslinch) subsection 9.9.3 Relationship to the Official Plan be reviewed to make it clear.

The original wording in OPA 126 is verbatim to the Provincial text added to the Greenbelt Plan:

“A reference in the Greenbelt 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.”

County staff have revised the draft OPA 126 wording so that it now reads as follows:

“Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.”

### **Centre Wellington**

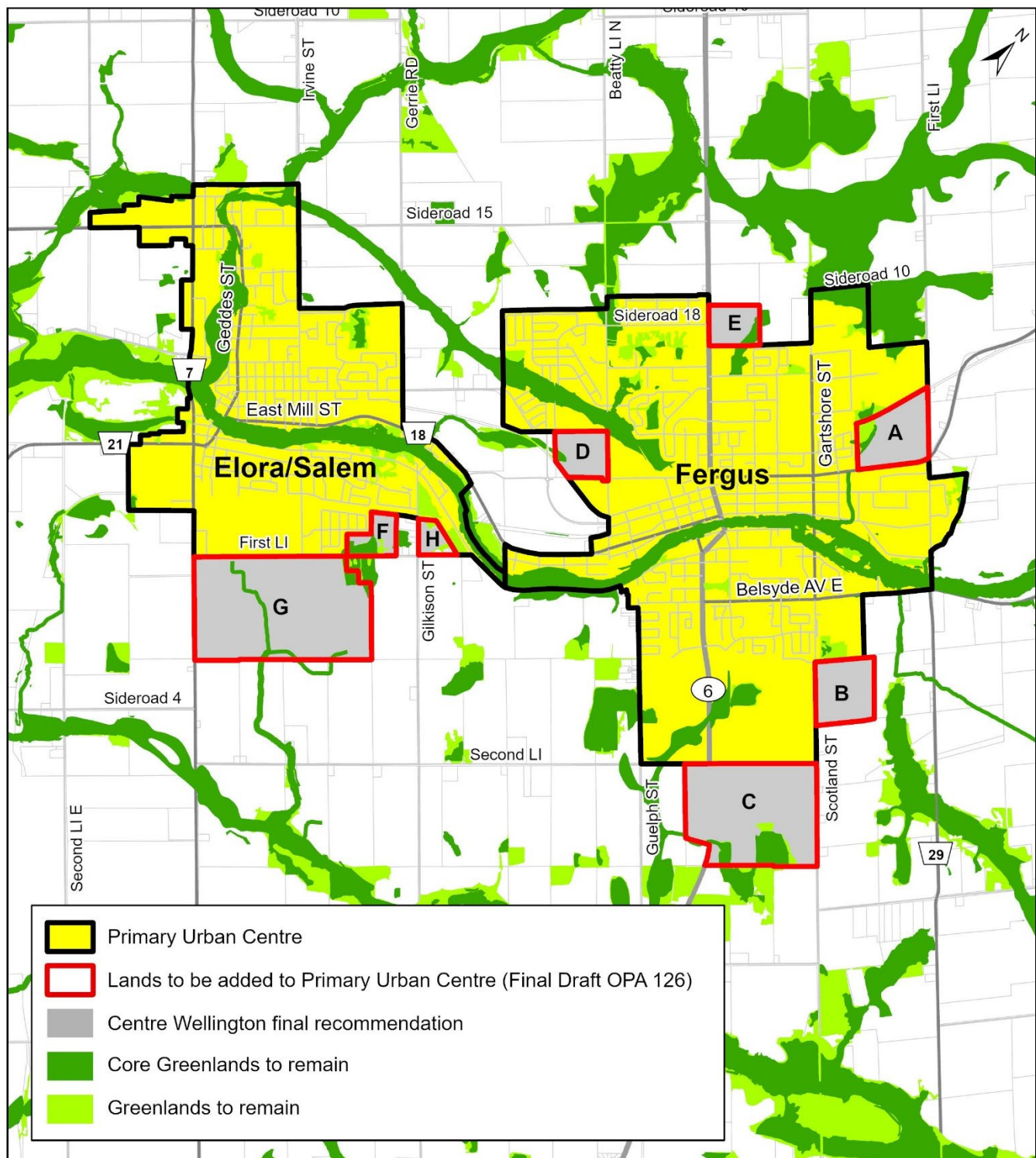
On March 24, 2025, Council for the Township of Centre Wellington passed a resolution to endorse OPA 126 and submit comments outlined in Report PLN2025-19 (Municipal Endorsement of County of Wellington OPA 126). Township Council is supportive of the following:

- Urban boundary expansions put forward through Draft OPA 126, including changes made by the County to address fragmentation of agricultural land and rounding out to ensure logical boundaries.
- No further additions to urban boundaries except for 264 First Line (further discussion below).
- Use of the forecasts and allocations in the Official Plan, including confirmation that the forecasts used by the County meet the 2024 PPS and that there is no requirement for the County to use the Ministry of Finance forecasts at this time.
- An overall density target of 52 people and jobs per hectare for Centre Wellington and separate targets for lands to be added to the Fergus and Elora-Salem Urban Centres.
- Consideration of an additional policy to permit relief from MDS II for future expansion of existing livestock operations that may be impacted by the proposed urban boundary expansion.
- Agreement that the Community Planning Study Area policy be deleted.
- No objection to the removal of the mineral aggregate resource area reflected in OPA 126.

The final Centre Wellington Urban Boundary Expansions are identified in Figure 1 which demonstrates the County and Township are in alignment.

OPA 126 has been revised to address the Township's comments related to density targets and MDS II relief (see Section 9.0 for detail).

**Figure 1** Centre Wellington Urban Boundary Expansions  
**OPA 126 Alignment with Final Township Council Recommendation**

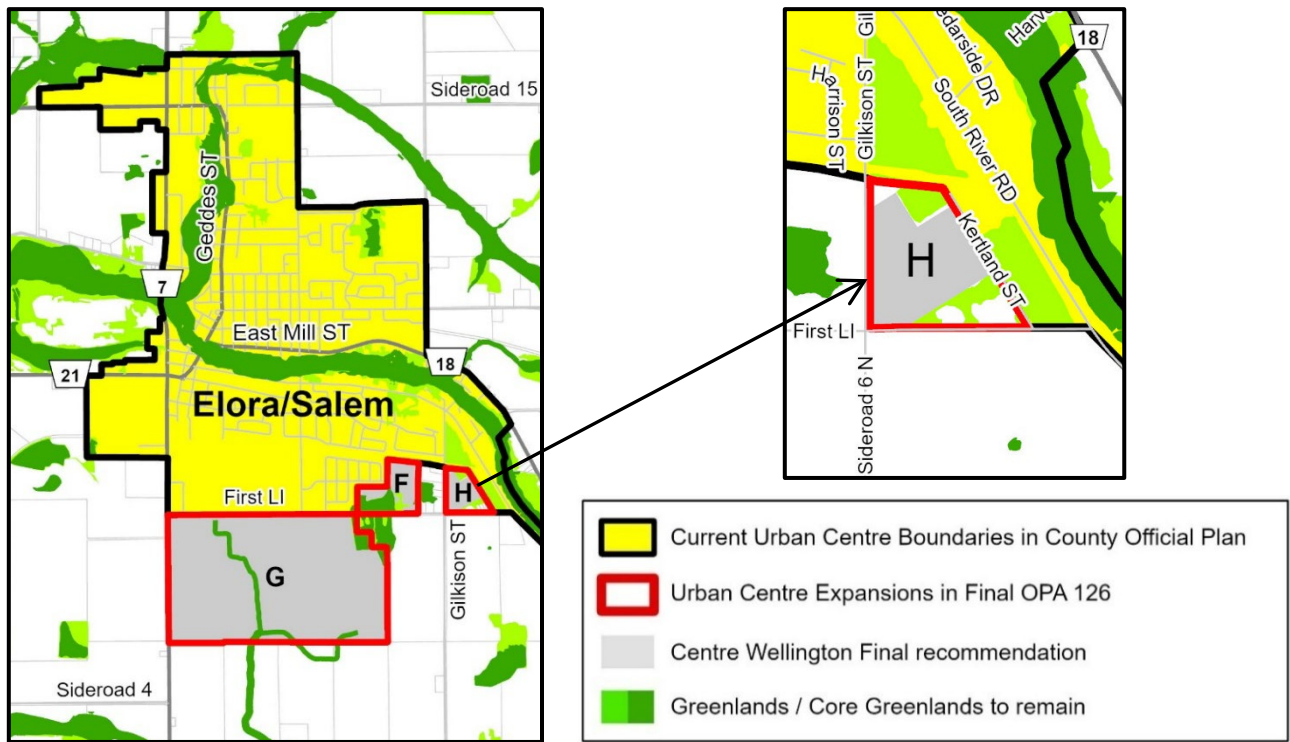


The amendment has also been revised to add 264 First Line to the urban boundary of Elora-Salem recommended by the Township (see Figure 1, Area H above). This parcel is proposed for a privately serviced estate residential development with approximately 10 lots.

Historically, the parcel was included within the Aboyne Village Plan 88 and is the only parcel within that Plan that is not already in the urban centre.

As part of Area H, the County has also included parcels to the east and west of 264 First line for a more logical boundary (see Figure 2 below). The additional lands added by the County are the white and green areas within the red outline, whereas 264 First Line is the grey area. While this change isn't covered in the Township resolution it is similar to other rounding out areas previously included in the amendment. Staff consider this a minor change as development is very limited due to the small size of the parcels, the presence of existing single detached dwellings and the constraints associated with significant woodlands protected by a Greenlands Official Plan designation.

**Figure 2      264 First Line Detail**



### 7.3 Adjacent Municipality Comments

Comments of January 15, 2025 received from the City of Guelph did not trigger any changes to OPA 126 (see Appendix E for more details).

### 7.4 Indigenous Communities

No changes to OPA 126 were requested as a result of comments received from the Chippewas of Kettle and Stony Point First Nation and Chippewa of the Thames First Nation. Staff met with Six Nations of the Grand River regarding OPA 126 and ongoing discussions are anticipated.

Staff received comments from Mississaugas of the Credit First Nation (MCFN) more broadly focused on the Official Plan Review than on OPA 126. Staff met with MCFN and as these comments have a County-wide focus, they will be considered further through the ongoing Official Plan Review. Staff will continue to engage with MCFN.



## **7.5 Agencies – Conservation Authorities**

No changes to OPA 126 were requested as a result of comments from Saugeen Conservation, Conservation Halton and Grand River Conservation Authority (GRCA). Detailed comments from GRCA (summarized in Appendix E) address matters to be further considered as part of the implementation of approved urban expansions and the review of future development applications.

## **7.6 Agencies – Other**

Enbridge Gas has no objections to OPA 126.

The Wellington Catholic District School Board comments highlighted a proposal for an affordable housing development together with a school and childcare facility (see Appendix E).

## **7.7 Public and Stakeholder Comments**

The public and stakeholder comments received through the circulation of OPA 126 and the staff responses are included as Appendix E. Full written comments are available in the project file. Comments were largely focused on the following:

- Requests for revisions to include additional lands within the proposed Elora-Salem and Fergus urban expansion areas.
- Support for proposed urban expansion areas reflected in the draft amendment.
- That Ministry of Finance projections should be used as the basis for growth forecasting and that the results of the land needs assessment underestimate the amount of urban expansion land needed for residential growth.
- That the Community Planning Study Area policy in Centre Wellington should not be removed.
- The impact of removals from the Mineral Aggregate Resource Overlay.

Staff do not agree with the interpretation of the 2024 PPS that the Ministry of Finance projections are required to be used at this time. Staff also continue to support the expertise and professional opinions of the project consultants (Watson and Associates) regarding the County's Land Needs Assessment and the supplemental density scenario recommended by the Township of Centre Wellington.

The 2024 PPS now requires the County to ensure that sufficient land is made available to meet projected needs for a time horizon between 20 and 30 years. As a result, there will be opportunities before 2051 to reconsider the forecasts, allocations and land requirements in Wellington County as part of future County Official Plan review cycles.

## **8.0 Provincial Comments**

As legislatively required, our office circulated draft OPA 126 to the Ministry of Municipal Affairs and Housing. Comments were received from Infrastructure Ontario (IO), a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Infrastructure (MOI). IO manages several properties within the County of Wellington but had no comments or concerns with OPA 126.

No other Provincial comments were received in response to the circulation.

## 9.0 Final Draft Official Plan Amendment

The final draft of OPA 126 being recommended in this report may be found in Appendix A. A summary of the recommended changes between the November 14, 2024 Draft and the April 10, 2025 Final Draft of OPA 126 is provided below.

**Figure 3 Changes between November 14, 2024 Draft and April 10, 2024 Final Draft OPA 126**

| Changes to OPA 126   | Rationale   |
|--|---|
| To correct the greenfield density target for Centre Wellington   | In response to Centre Wellington comments staff have corrected the overall designated greenfield area density target for Centre Wellington from 55 to 52 residents and jobs per hectare.  |
| To add greenfield area density targets for designated greenfield lands being added to Fergus and Elora-Salem               | In response to Centre Wellington comments staff have included separate designated greenfield area density targets for lands being added to the Centre Wellington urban centres through OPA 126 (56 people and jobs per hectare for Fergus and 53 people and jobs per hectare for Elora-Salem)                       |
| To add 264 First Line to Elora-Salem Urban Centre.   | In response to Centre Wellington comments staff have added 264 First Line to the Elora-Salem Urban Centre. For a more logical boundary, the County has included two areas consisting of small, developed parcels with environmental constraints and very limited development potential.                             |
| To provide examples of how to mitigate and minimize impact where urban development is adjacent to Prime Agricultural Land. | Based on public input, additional text has been added to OPA 126 to clarify what measures could be used to minimize and mitigate the impact of urban development on nearby agricultural uses.   |
| To add policies to mitigate potential impacts to livestock operations in Centre Wellington.                                | In response to Centre Wellington comments staff have added policies applicable to the Employment Area expansions south of Fergus and Elora-Salem. The policies provide for future urban development while considering existing livestock operations and potential MDS II relief for expanding livestock facilities. |
| To revise the proposed sentence to be added to the Greenbelt Plan policies.  | In response to Puslinch comments staff have revised the proposed Greenbelt policy text to make it clear.  |
| To add references to the hamlet of Brisbane to Greenbelt policies  | County staff have added text references to the hamlet of Brisbane in the Provincially-expanded area of the Greenbelt in Erin, where hamlets are identified in the Official Plan policies.   |
| To change Sourcewater Protection map to remove West Montrose WHPA-E  | In response to comments from the County's Risk Management Official, a map has been corrected to no longer identify the West Montrose WHPA-E between Wellington Road 18 and 21 in Centre Wellington (see Schedule "A5" of OPA 126).  |

Staff also made changes to the Preamble of OPA 126 to remove references the Community Planning Study Area and Mineral Aggregate Resource Overlay removals as housekeeping changes.

## **10.0 Conclusion**

Staff are satisfied that OPA 126 is consistent with the Provincial Planning Statement (2024), has regard for matters of Provincial interest, and is in conformity with the Greenbelt Plan (2017). Public concerns have been considered and addressed. In our opinion, OPA 126 represents good planning and is in the public interest.

## **11.0 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.

## **12.0 Recommendation**

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 126 – Urban Boundary Expansions (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement.

That a by-law adopting County of Wellington Official Plan Amendment 126 be approved.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and 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

|            |  |
|------------|--|
| Appendix A | Final Draft OPA 126 – Urban Boundary Expansions  |
| Appendix B | Summary – Alignment of Final Draft OPA 16 with Provincial Policies                           |
| Appendix C | Public Open House Meeting Summary  |
| Appendix D | Public Meeting Minutes   |
| Appendix E | Summary of Comments and Responses  |
| Appendix F | Urban Boundary Expansion Consideration Requests Received by January 2024 Submission Deadline |



# **Appendix A**

## **Final Draft OPA 126 – Urban Boundary Expansions**

**AMENDMENT NUMBER 126**

**TO THE OFFICIAL PLAN FOR THE**

**COUNTY OF WELLINGTON**

April 10, 2025  
**Final Draft**

**COUNTY OF WELLINGTON**

**GENERAL AMENDMENT**

**(Centre Wellington Urban Boundary Expansions,  
County Growth Targets, Phasing and Other Changes)**

**Important Notice: This draft Amendment to the Official Plan for the County of Wellington may be revised after the statutory public meeting at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Wellington.**

# THE CORPORATION OF THE COUNTY OF WELLINGTON

**BY-LAW NO. \_\_\_\_\_**

A By-law to adopt Amendment No. 126 to the  
Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number 126 to the Official Plan for the County of Wellington, consisting of the attached text, maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

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**WARDEN**

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**CLERK**

**AMENDMENT NUMBER 126  
TO THE  
COUNTY OF WELLINGTON OFFICIAL PLAN**

**INDEX**

**PART A - THE PREAMBLE**

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

**PART B - THE AMENDMENT**

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number 126.

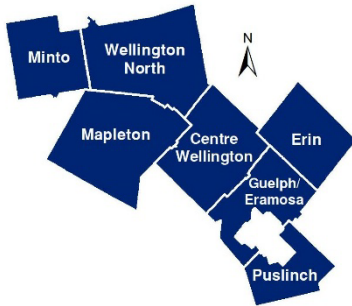
**PART C - THE APPENDICES**

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

# PART A - THE PREAMBLE

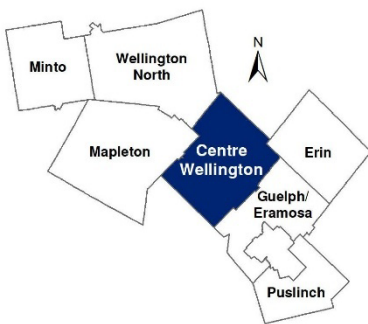
## PURPOSE

The purpose of this amendment is to make sufficient urban area land available in Centre Wellington (Fergus and Elora/Salem) to accommodate an appropriate range and mix of land uses in Wellington County over the long-term. The amendment also supports intensification, increased densities and appropriate phasing of growth and development County-wide. This amendment applies to three different geographic areas: County-wide, Centre Wellington and the Greenbelt Plan Area. This amendment will:



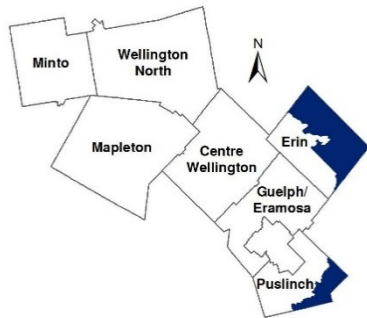
### County-wide

- Change policies related to intensification and density targets, add policies for phasing of new growth and agricultural impact mitigation.
- Make scoped 2024 Provincial Planning Statement updates to refer to the new policy document, specify a 20 to 30 year planning period and remove municipal comprehensive review references (a further PPS conformity exercise is pending).
- Make housekeeping changes to mapping and text to replace Sourcewater Protection Schedules and delete duplicate policies.
- Other minor changes.



### Centre Wellington

- Expand the urban area boundaries of Fergus and Elora-Salem and identify new Designated Greenfield Area and Employment Area lands.
- Add greenfield area density targets for lands being added to Fergus and Elora-Salem.
- Add policies to support potential future expansion of livestock facilities near the Employment Area expansion lands south of Fergus and Elora-Salem.
- Remove local planning policy in Centre Wellington for Community Planning Study Area.
- Remove Fergus urban expansion lands and a 300 metre buffer from segments of the Mineral Aggregate Resource Overlay to the southeast of the current urban boundary.



### **Greenbelt Plan Area**

- Make housekeeping changes to update mapping of the Provincially-expanded Greenbelt lands in Erin to reflect the in-effect Greenbelt Protected Countryside and Greenbelt Natural Heritage System and update text to refer to the Hamlet of Brisbane.
- Make a housekeeping change to add text to implement Provincial policy direction to maintain policy connections in the Greenbelt Plan to the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019).

## **LOCATION**

The lands subject to the proposed amendment are located within the Township of Centre Wellington. Housekeeping updates to Greenbelt Area mapping apply to the Town of Erin and housekeeping updates to Source Water Protection mapping apply to all local municipalities. Other policy changes apply broadly across the County of Wellington.

## **BACKGROUND**

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended) and a 5-year review component. The Minister of Municipal Affairs and Housing advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The County Official Plan Review has been primarily focused on the MCR technical work required by the Growth Plan and implemented through the following phased amendments:

### **OPA 119 (County Growth Structure)**

- May 2022 County Council adoption
- May 2024 final Provincial decision via Bill 162

### **OPA 120 (County Growth Forecast)**

- February 2023 County Council adoption
- July 2024 final Provincial decision

### **OPA 123 (Future Development Lands)**

- October 2024 County Council adoption
- November 2024 to Province for a decision

The Province recently concluded a process to streamline and combine the 2020 Provincial Policy Statement (PPS) and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan). The 2024 PPS came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

OPA 126 is the fourth amendment of the County's phased Official Plan Review.

### **BASIS**

This County-initiated amendment is based on the following:

- A detailed review of the County of Wellington's population, household and employment growth forecasts and allocations to 2051 as approved by the Province through OPA 120 in July 2024;
- An in-depth Land Needs Assessment carried out in accordance with the methodology established by the Province, to assess the quantity of land required to accommodate the County's forecasted growth to 2051;
- Results of a further density scenario assessment conducted by the Township of Centre Wellington which increased the overall greenfield density from 47 people and jobs per hectare to 52 people and jobs per hectare (but maintained the intensification rate of 20%).
- Results of the evaluation and overall recommendations for where the Township can most feasibly expand its urban boundaries; and
- An Agricultural Impact Assessment.

This amendment is being processed under Section 26 of the Planning Act.

### **PUBLIC AND AGENCY INPUT**

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 126) has been informed by previous consultations on the Phase 1 MCR Report: Urban Structure and Growth Allocations and Phase 2 MCR Report: Land Needs Report which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Numerous County Planning Committee reports have documented the results of public consultation and engagement

The direct consultation for OPA 126 included:

- Circulation to the Ministry of Municipal Affairs and Housing in November 2024
- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders in December 2024 and February 2025
- Statutory Open House on March 3, 2025
- Statutory Public Meeting on March 13, 2025

Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To obtain further public feedback, notification of engagement opportunities was provided through the project email list and website updates. County staff received and reviewed over 40 written submissions regarding OPA 126.



## **PART B - THE AMENDMENT**

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and schedules constitutes Amendment No 126 to the County of Wellington Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the County of Wellington is hereby amended as follows:

#### **PART 1 – INTRODUCTION**

1. THAT Section 1.2 Wellington County is amended by deleting “89,500 (in 2006)” and replacing it with “100,800 (in 2021)”.
2. THAT Section 1.3 The Plan is amended by adding the text “to 30” to the first sentence of the Section so that it reads as follows:

“This Official Plan is a legal document intended to give direction over the next 20 to 30 years, to the physical development of the County, its local municipalities and to the long term protection of County resources.”

#### **PART 2 – WELLINGTON’S PLANNING VISION**

3. THAT Section 2.4 The Province is amended by:
  - a. Deleting the phrase “Provincial Policy Statement” in the last sentence of the first paragraph and replacing it with “Provincial Planning Statement”.
  - b. Deleting the second paragraph in its entirety.
  - c. Deleting the first sentence of the third paragraph in its entirety and replacing it with the following:

“The province has established a Greenbelt Plan which maintains policy connections to the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended).”

4. THAT Section 2.7 Local Planning is amended by:
  - a. Deleting the fifth paragraph in its entirety and replacing it with the following:

“Local municipalities will also exercise *development* control functions in a manner consistent with the Provincial Planning Statement, Greenbelt Plan, County Official Plan and any local official plans.”
  - b. Adding the following text to the end of the Section:

“Local municipalities will also follow a phasing process for extending and sequencing growth in accordance with Section 3.6 of this Plan.”

### **PART 3 – WELLINGTON COUNTY GROWTH STRATEGY**

5. THAT Section 3.3 Guiding growth is amended by:
  - a. Deleting the word “and” at the end of the eleventh bullet;
  - b. Changing the punctuation at the end of the twelfth bullet from a period to a semi-colon and adding the word “and”;
  - c. Adding a new bullet at the end of the Section which states the following:

“• to establish and implement phasing policies, where appropriate, to ensure that *development* within designated greenfield areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.”
  - d. Deleting the target number of “20” percent and replace it with “15” percent under subsection 3.3.1 Targets – Residential Intensification.
  - e. Adding the following text after the first sentence of Subsection 3.3.1 Targets – Residential Intensification:

“Local municipalities are encouraged to exceed the minimum target and the Township of Centre Wellington and Township of Wellington North are encouraged to exceed a minimum target of 20 percent.”

- f. Adding the following text after the first sentence of subsection 3.3.1 Targets – Greenfield Density:

“All local municipalities are encouraged to exceed the overall minimum density target, and the Township of Centre Wellington is encouraged to exceed an overall minimum density target of not less than 52 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Fergus through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 56 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Elora-Salem through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 53 people and jobs per hectare.”

6. THAT a new Section 3.6 Phasing Growth is added as follows:

**“3.6 PHASING GROWTH**

Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in *designated greenfield areas* as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include the following:

- a) a Secondary Plan implemented through a County or local Official Plan Amendment;
- b) a County Official Plan Amendment and/or local Official Plan Amendment;
- c) a Growth Management and Phasing Plan approved by a local Council;
- or
- d) a combination of any of the above.

Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of *municipal sewage services*, *municipal water services*, roads, active transportation, other *infrastructure* and *public service facilities* to support fully serviced and *complete communities* and *employment areas*. Other County or local planning criteria considered appropriate in the circumstances may also apply.

Phasing will sequence *development* to ensure the substantial completion of new community area and *employment areas* before additional community areas and *employment areas* are opened up for development.

Land identified for urban *development* or future urban *development* within primary urban centres may include active *agricultural uses*. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.

This policy does not apply to prevent the completion of previously approved development, logical infilling or *development* of a minor nature if the overall intent of this section is met.”

## **PART 4 – GENERAL COUNTY POLICIES**

7. THAT Section 4.2 Economic Development is amended by deleting the phrase “through a *municipal comprehensive review* and” from the first sentence of subsection 4.2.2 Conversion;
8. THAT Section 4.3 Farmland Protection is amended by deleting the phrase “*municipal comprehensive review*” from subsection 4.3.3(b) Policy Direction;
9. THAT Section 4.4 Housing is amended by:
  - a. Adding the phrase “a minimum of” to subsection 4.4.4(b) Greenfield Housing after the phrase “density target of”;
  - b. Removing “strive to” from the beginning of subsection 4.4.4(b)(i) Greenfield Housing;
10. THAT Section 4.6 Impact Assessment is amended by:
  - a. Adding the following subsection heading “4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas” immediately following the heading for subsection 4.6.5 Agricultural Impact Assessment;
  - b. Adding the following subsection:

**“4.6.5.2 Urban Development Adjacent to Prime Agricultural Land**  
Where *development* is proposed in primary urban centres within 300 metres of designated *prime agricultural land*, a Council may require an assessment of the impacts the *development* may have on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on *agricultural uses*, having regard for the nature and type of the *agricultural uses* and the sensitivity of the proposed urban land uses.

Examples of such methods may include, but are not limited to, planning and design approaches which maximize the separation between agricultural and non-agricultural uses by considering density, road and lot patterns; and those which provide deterrents to trespassing on farms such as fences, vegetated buffers and berms where warranted.”
11. THAT Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets is amended by:

- a. Deleting the phrase “as part of a *municipal comprehensive review*” from the first sentence of subsection 4.8.2 Primary Urban Centre Expansion Criteria;
  - b. Deleting the phrase “as approved by the Province” and adding the phrase “the phasing policies of Section 3.6,” to subsection 4.8.2(c) Primary Urban Centre Expansion Criteria;
  - c. Deleting the phrase “on a *municipal comprehensive review* and” and replace it with “on the” to the second sentence of subsection 4.8.3 Secondary Urban Centre Expansion;
  - d. Deleting the phrase “on a municipal comprehensive review and” from the third sentence of subsection 4.8.4 Hamlet Expansion;
12. THAT Section 4.9 Water Resources is amended by deleting the remainder of the text which follows the phrase “Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP’s specific land use policies, the reader should consult the specific SPP.” from subsection 4.9.5.5 Source Protection Plan Specific Land Use Policies.

## **PART 9 – LOCAL PLANNING POLICY**

13. THAT Section 9.2 Centre Wellington Local Policies is amended by deleting subsection 9.2.5 Community Planning Study Area in its entirety.
14. THAT Section 9.2 Centre Wellington Local Policies, new subsection 9.2.5 is added as follows:

### **“9.2.5 Fergus and Elora/Salem Fringe Area**

Lands added to the Employment Area on Schedule “A” through Official Plan Amendment 126 are planned to contain industrial uses in the future. Where practical, future urban development will be planned to reduce nuisance issues related to odour from existing livestock operations by locating new infrastructure, storage, parking and other appropriate non-sensitive uses closest to the areas of existing livestock operations.

Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to the livestock operations located at 6235 Guelph Street, 6374 Wellington Road 7 and 6340 Wellington Road 7. Zoning relief may be used to consider such expansions to ensure future viability of these operations while also ensuring that expansion is managed so that impacts to urban areas will be mitigated.”

15. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by removing the phrase “and hamlet of Ballinafad” from the second sentence of the second paragraph and replacing it with “and the hamlets of Ballinafad and Brisbane.”
16. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended by adding the following sentence to the end of the first paragraph of subsection 9.9.3 Relationship to the Official Plan:

“Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.”

17. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 Settlement Areas to the Official Plan is amended by removing the first sentence of the second paragraph which reads:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington is the designated Hamlet of Ballinafad. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

And replacing it with the following:

“The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington are the designated Hamlet of Ballinafad and Brisbane. These *settlement areas* are shown on Schedules B2-1 and B7-3.”

18. THAT Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.7 under the Hamlets heading is amended by adding the words “and Brisbane” following the word “Ballinafad”.

## **PART 15 – DEFINITIONS**

19. THAT Part 15 – Definitions is amended by deleting the defined term for “Municipal Comprehensive Review”.

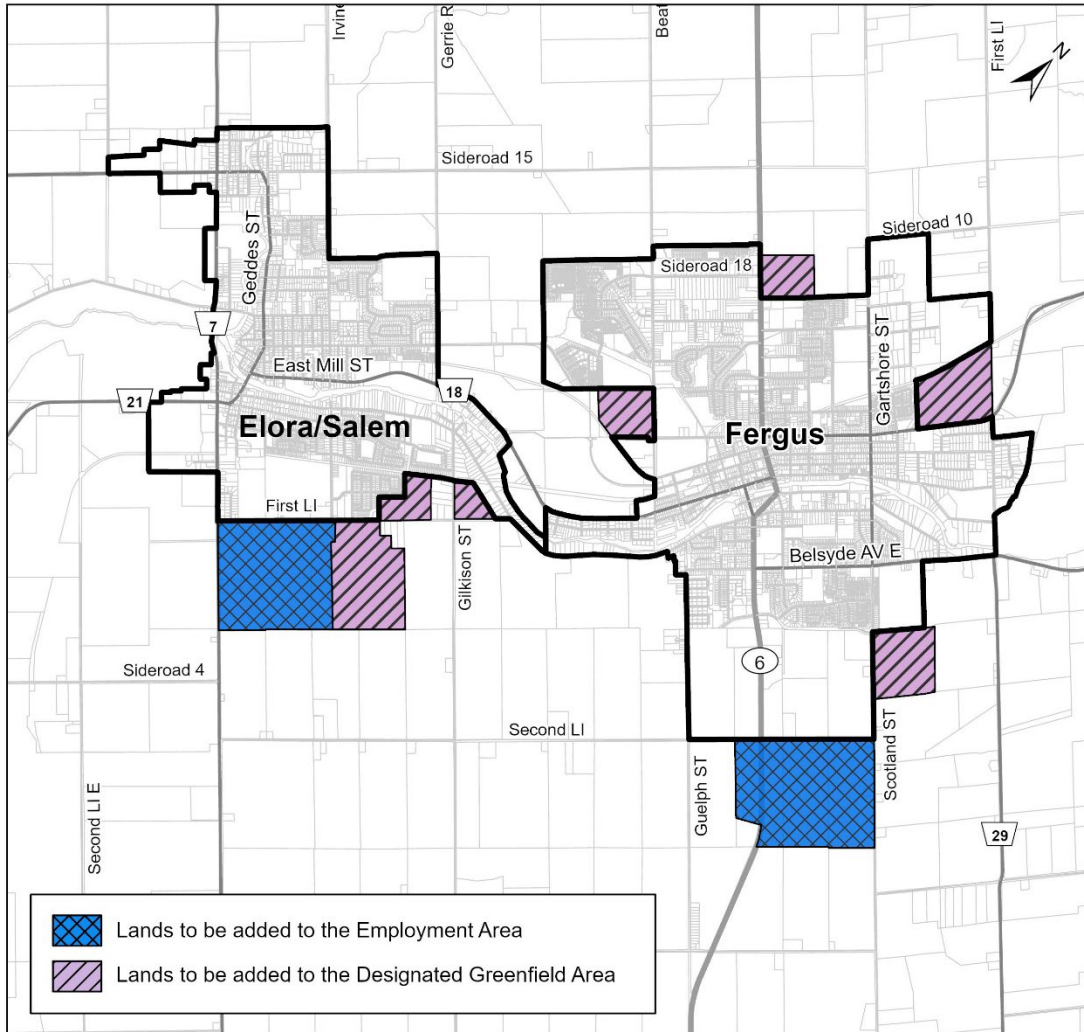
## **SCHEDULES**

1. County Growth Structure Schedule A and Schedule A1 (Centre Wellington) is amended by identifying new Designated Greenfield Area lands and Employment Area lands as shown on Schedule “A-1”.

2. County Land Use Schedule B1 (Centre Wellington) is amended by adding lands to the Primary Urban Centres of Fergus and Elora-Salem as shown on Schedule "A-2". The Greenlands and Core Greenlands designations are to remain unchanged.
3. That any necessary changes to the Schedules and Appendices of the Official Plan be made to reflect the new boundaries of Fergus and Elora-Salem.
4. County Land Use Schedule B1 (Centre Wellington) is amended by removing the Community Planning Study Area as shown on Schedule "A-3".
5. Land Use Schedule B2-1 (Greenbelt Plan - Erin) is amended by identifying the Greenbelt Protected Countryside and Greenbelt Natural Heritage System in accordance with Provincial mapping as shown on Schedule "A-4".
6. Sourcewater Protection Schedule C1 (Centre Wellington), C2 (Erin), C3 (Guelph/Eramosa), C4 (Mapleton), C5 (Minto), C6 (Wellington North) and C7 (Puslinch) in accordance with approved Source Protection Plans as shown on Schedule "A-5", "A-6", "A-7", "A-8", "A-9", "A-10" and "A-11".
7. Mineral Aggregate Resource Overlay Schedule D is amended by removing lands from the Sand and Gravel Resources of Primary and Secondary Significance as shown on Schedule "A-12".

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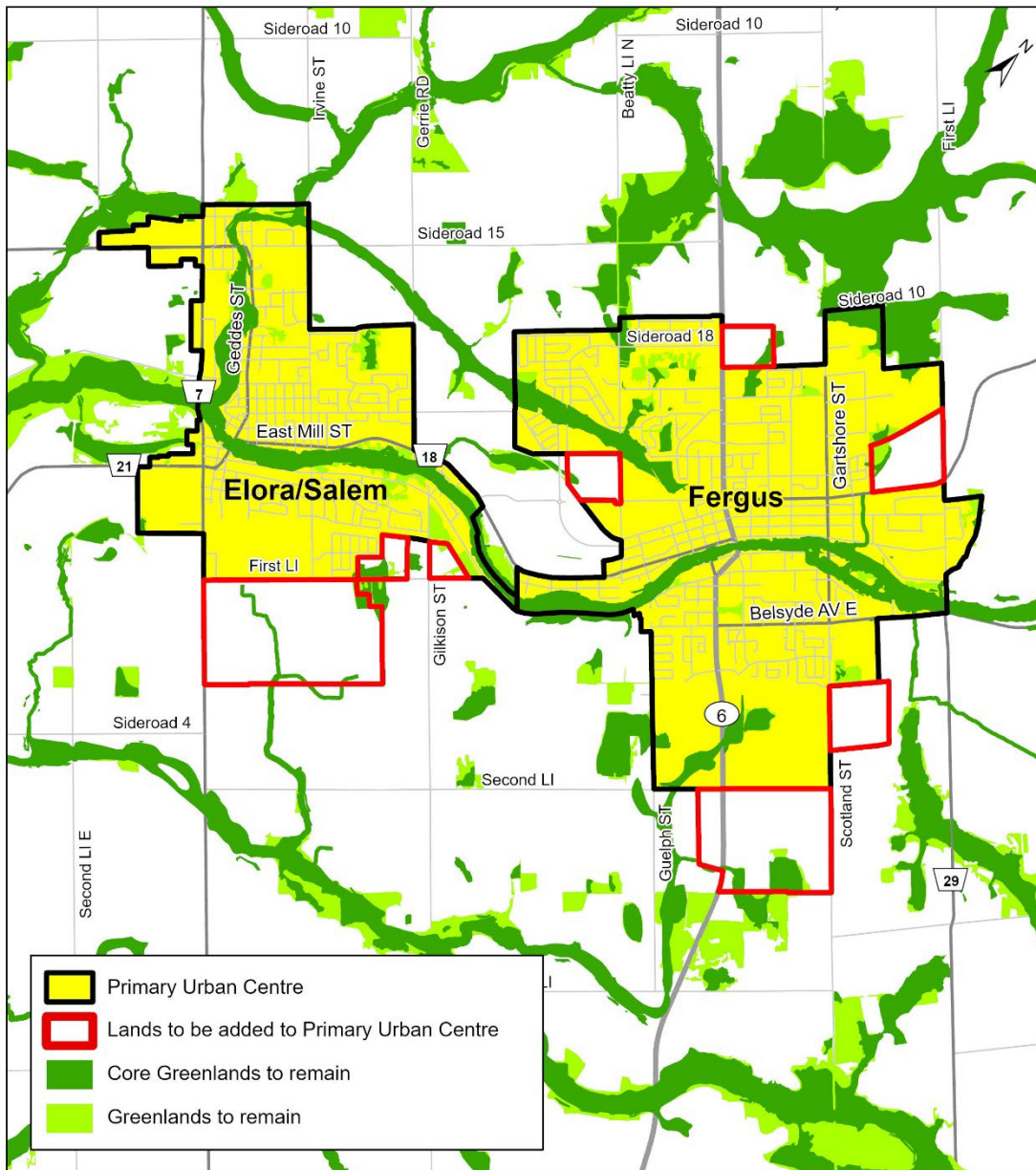
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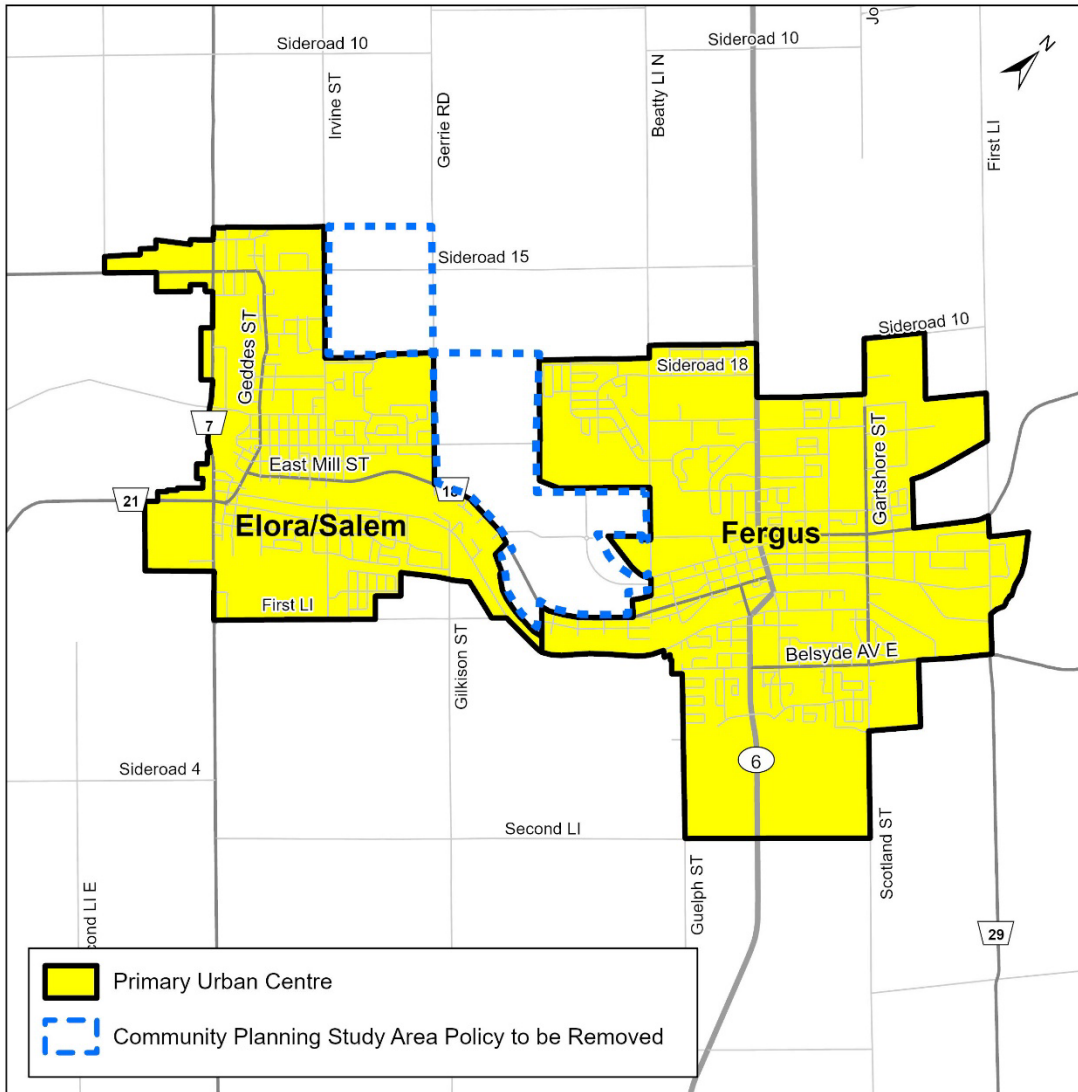
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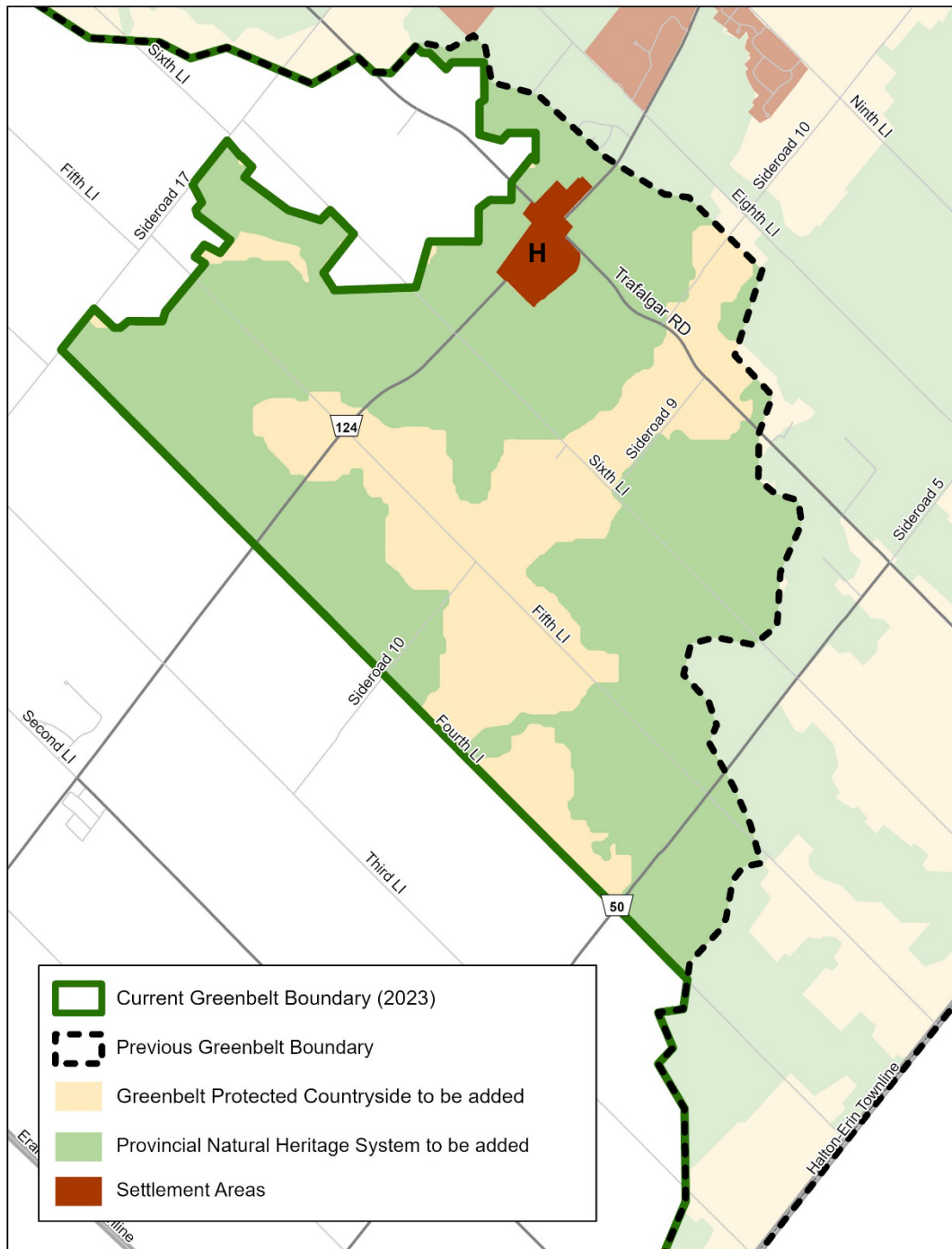


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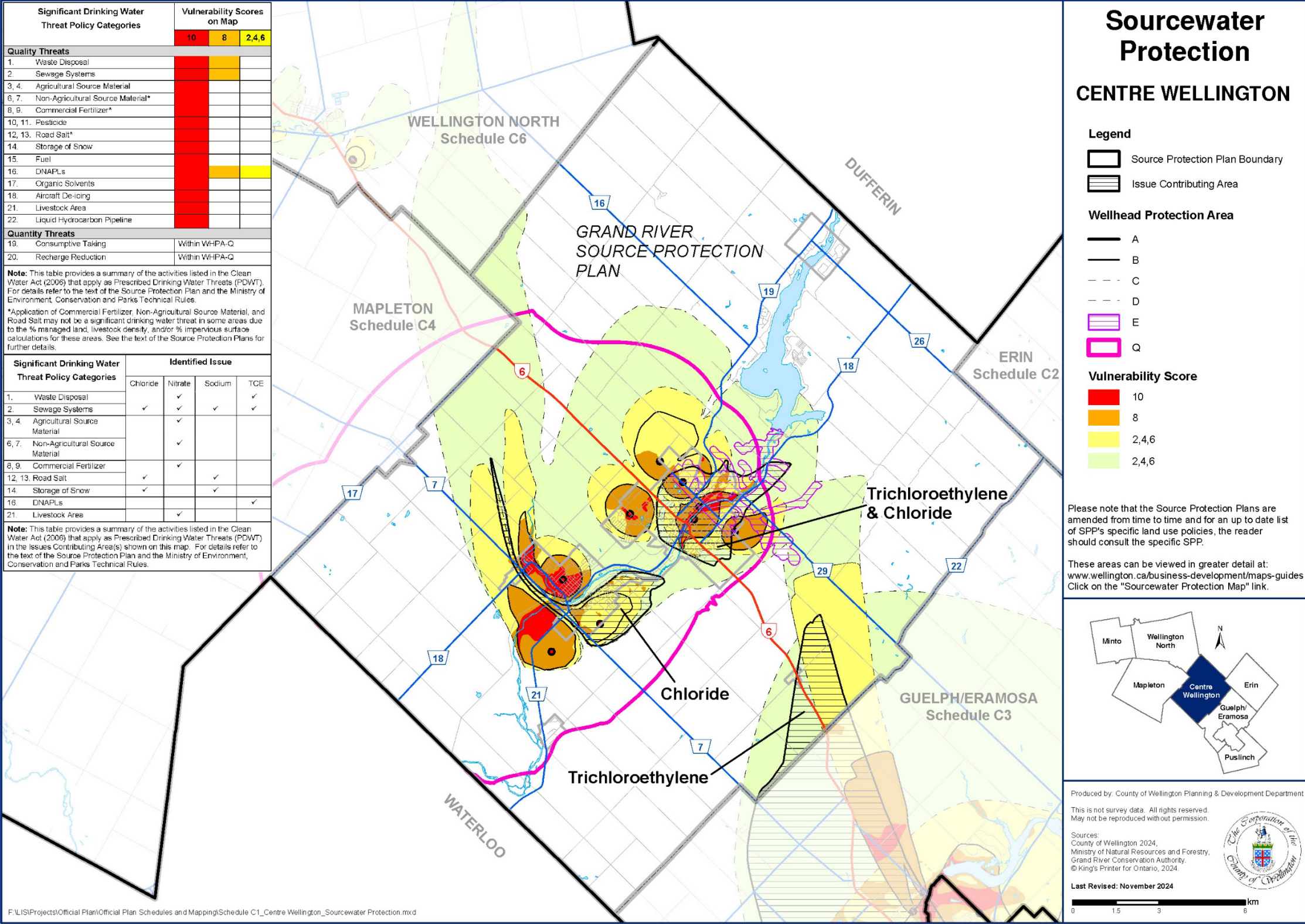
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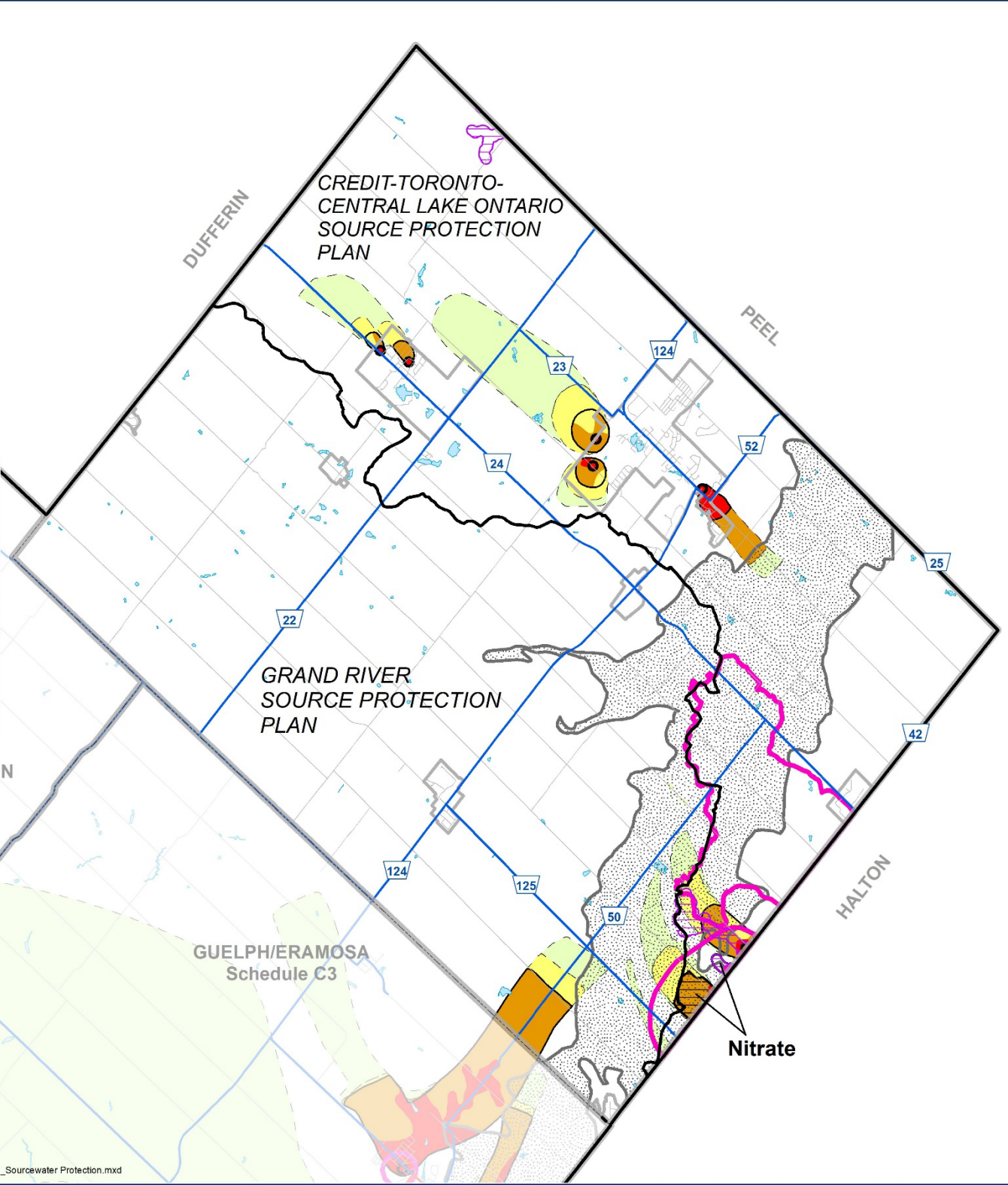
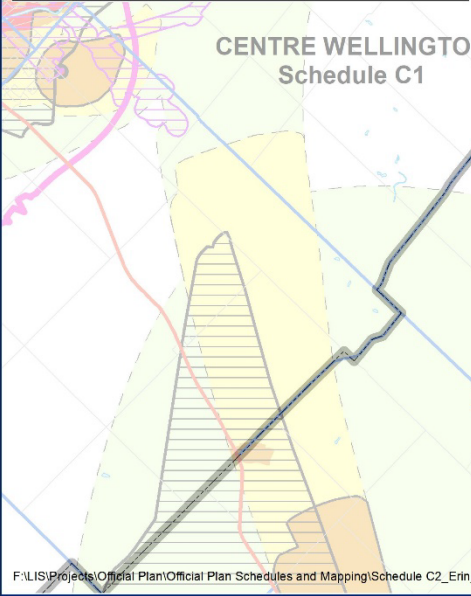




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SCHEDULE “A-6”  
OF  
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AMENDMENT NO. 126

| Significant Drinking Water Threat Policy Categories   |                                   | Vulnerability Scores on Map |         |        |     |
|---|-----------------------------------|-----------------------------|---------|--------|-----|
|   |                                   | 10                          | 8       | 2,4,6  |     |
| Quality Threats   |                                   |                             |         |        |     |
| 1.  | Waste Disposal                    |                             |         |        |     |
| 2.  | Sewage Systems                    |                             |         |        |     |
| 3, 4.   | Agricultural Source Material      |                             |         |        |     |
| 6, 7.   | Non-Agricultural Source Material* |                             |         |        |     |
| 8, 9.   | Commercial Fertilizer*            |                             |         |        |     |
| 10, 11.   | Pesticide                         |                             |         |        |     |
| 12, 13.   | Road Salt*                        |                             |         |        |     |
| 14.   | Storage of Snow                   |                             |         |        |     |
| 15.   | Fuel                              |                             |         |        |     |
| 16.   | DNAPLs                            |                             |         |        |     |
| 17.   | Organic Solvents                  |                             |         |        |     |
| 18.   | Aircraft De-icing                 |                             |         |        |     |
| 21.   | Livestock Area                    |                             |         |        |     |
| 22.   | Liquid Hydrocarbon Pipeline       |                             |         |        |     |
| Quantity Threats  |                                   |                             |         |        |     |
| 19.   | Consumptive Taking                | Within WHPA-Q               |         |        |     |
| 20.   | Recharge Reduction                | Within WHPA-Q               |         |        |     |
| <b>Note:</b> This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules.  |                                   |                             |         |        |     |
| *Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.                        |                                   |                             |         |        |     |
| Significant Drinking Water Threat Policy Categories   |                                   | Identified Issue            |         |        |     |
|   |                                   | Chloride                    | Nitrate | Sodium | TCE |
| 1.  | Waste Disposal                    |                             | ✓       |        | ✓   |
| 2.  | Sewage Systems                    | ✓                           |         | ✓      | ✓   |
| 3, 4.   | Agricultural Source Material      |                             | ✓       |        |     |
| 6, 7.   | Non-Agricultural Source Material  |                             | ✓       |        |     |
| 8, 9.   | Commercial Fertilizer             |                             | ✓       |        |     |
| 12, 13.   | Road Salt                         | ✓                           |         | ✓      |     |
| 14.   | Storage of Snow                   | ✓                           |         | ✓      |     |
| 16.   | DNAPLs                            |                             |         |        | ✓   |
| 21.   | Livestock Area                    |                             | ✓       |        |     |
| <b>Note:</b> This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of Environment, Conservation and Parks Technical Rules. |                                   |                             |         |        |     |



### Sourcewater Protection ERIN

**Legend**

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area
- Issues Contributing Area

**Wellhead Protection Area**

- A
- B
- C
- D
- E
- Q

**Vulnerability Score**

- 10
- 8
- 2,4,6
- 2,4,6

Please note that the Source Protection Plans are amended from time to time and for an up to date list of SPP's specific land use policies, the reader should consult the specific SPP.

These areas can be viewed in greater detail at: [www.wellington.ca/business-development/maps-guides](http://www.wellington.ca/business-development/maps-guides). Click on the "Sourcewater Protection Map" link.

Produced by: County of Wellington Planning & Development Department

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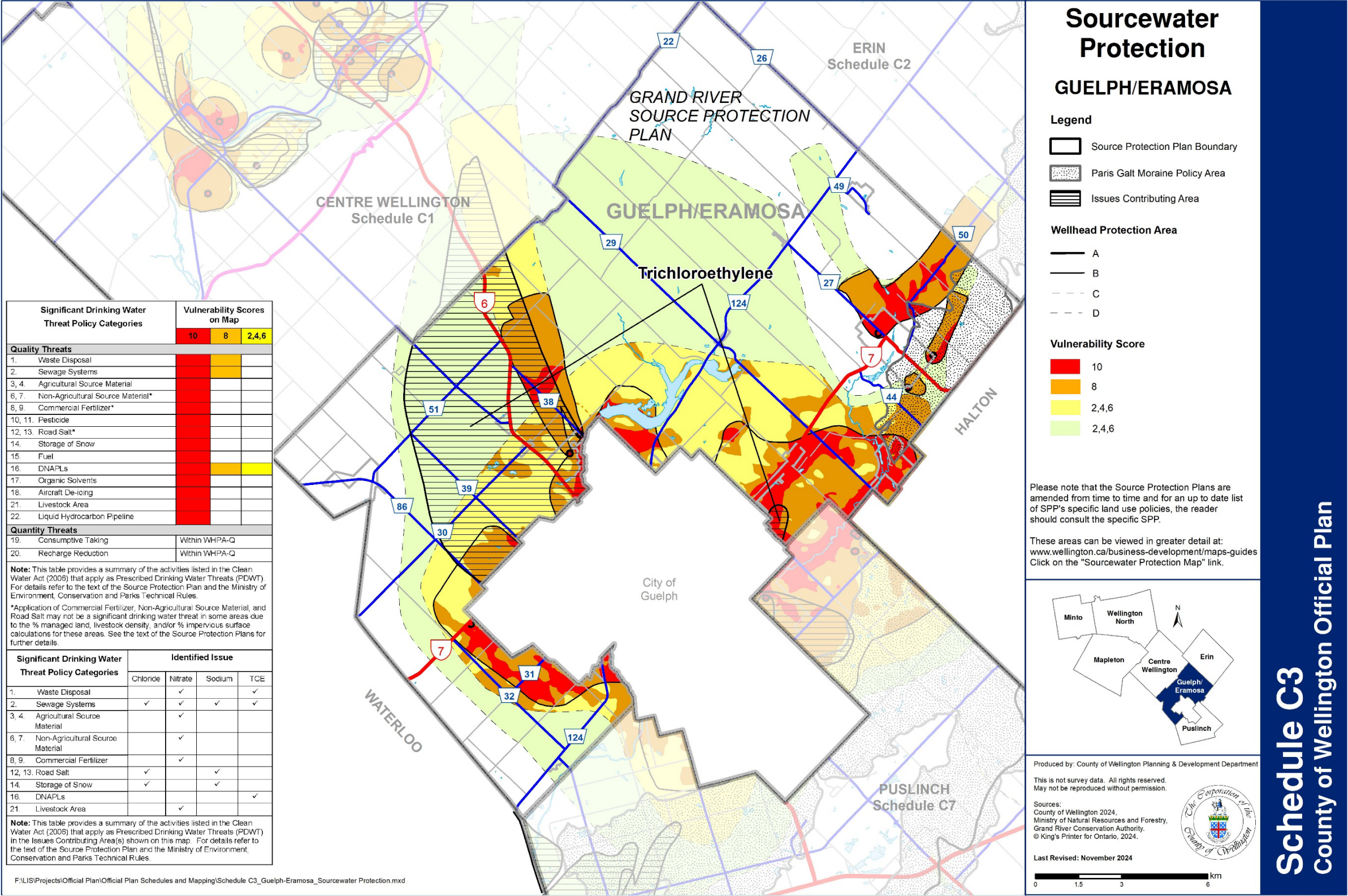
Sources:  
County of Wellington 2024,  
Ministry of Natural Resources and Forestry,  
Grand River Conservation Authority,  
Credit Valley Conservation Authority,  
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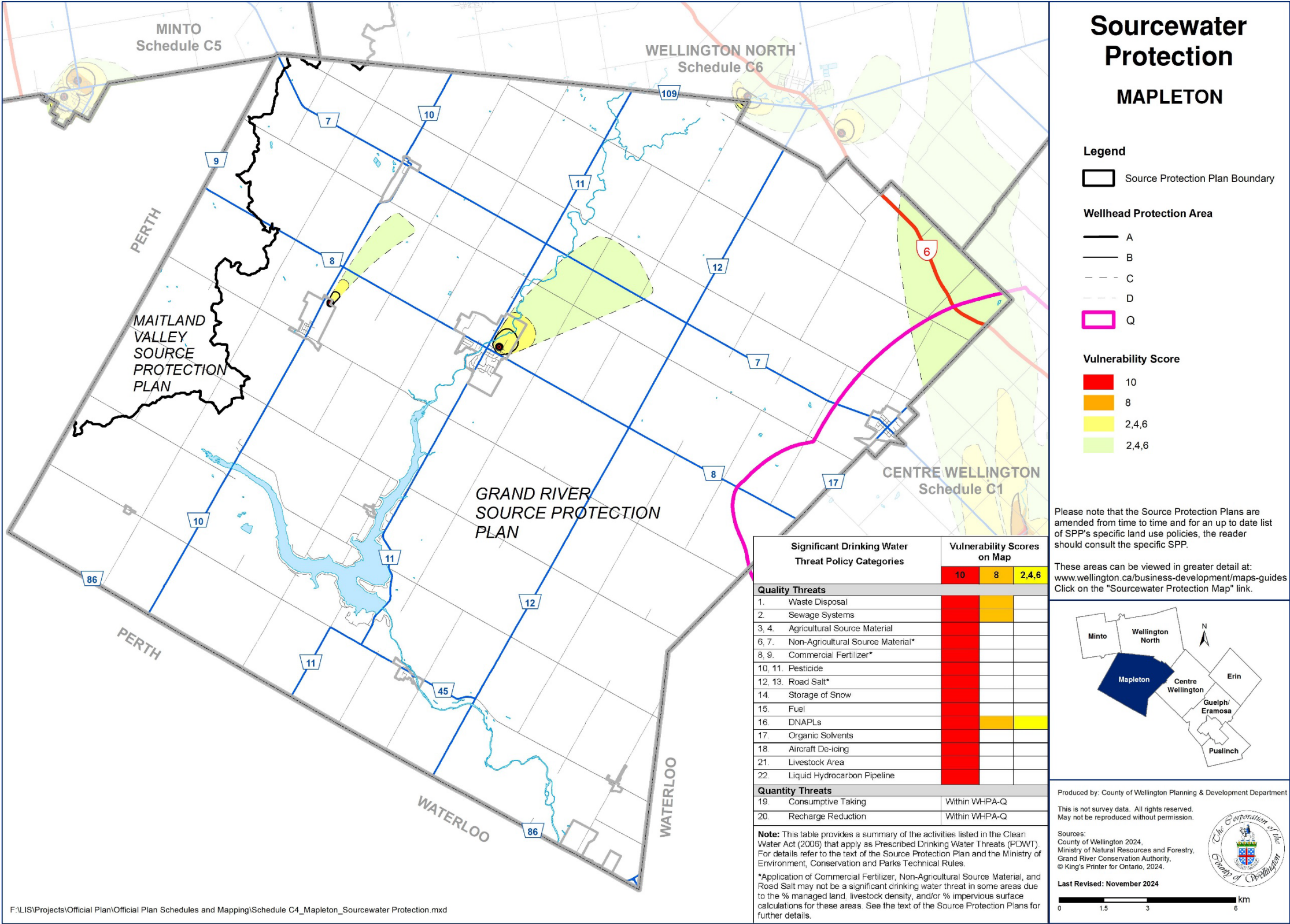
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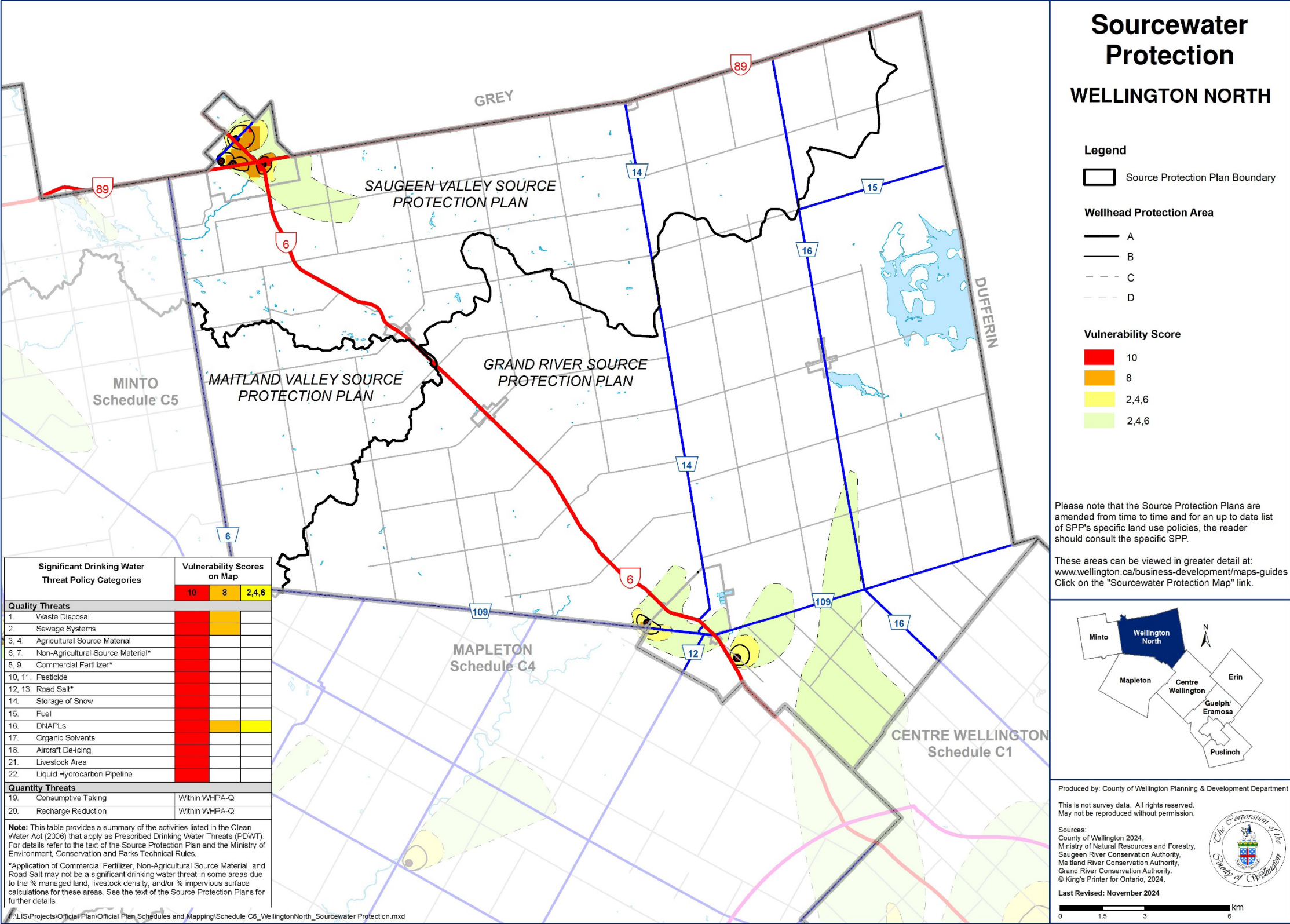
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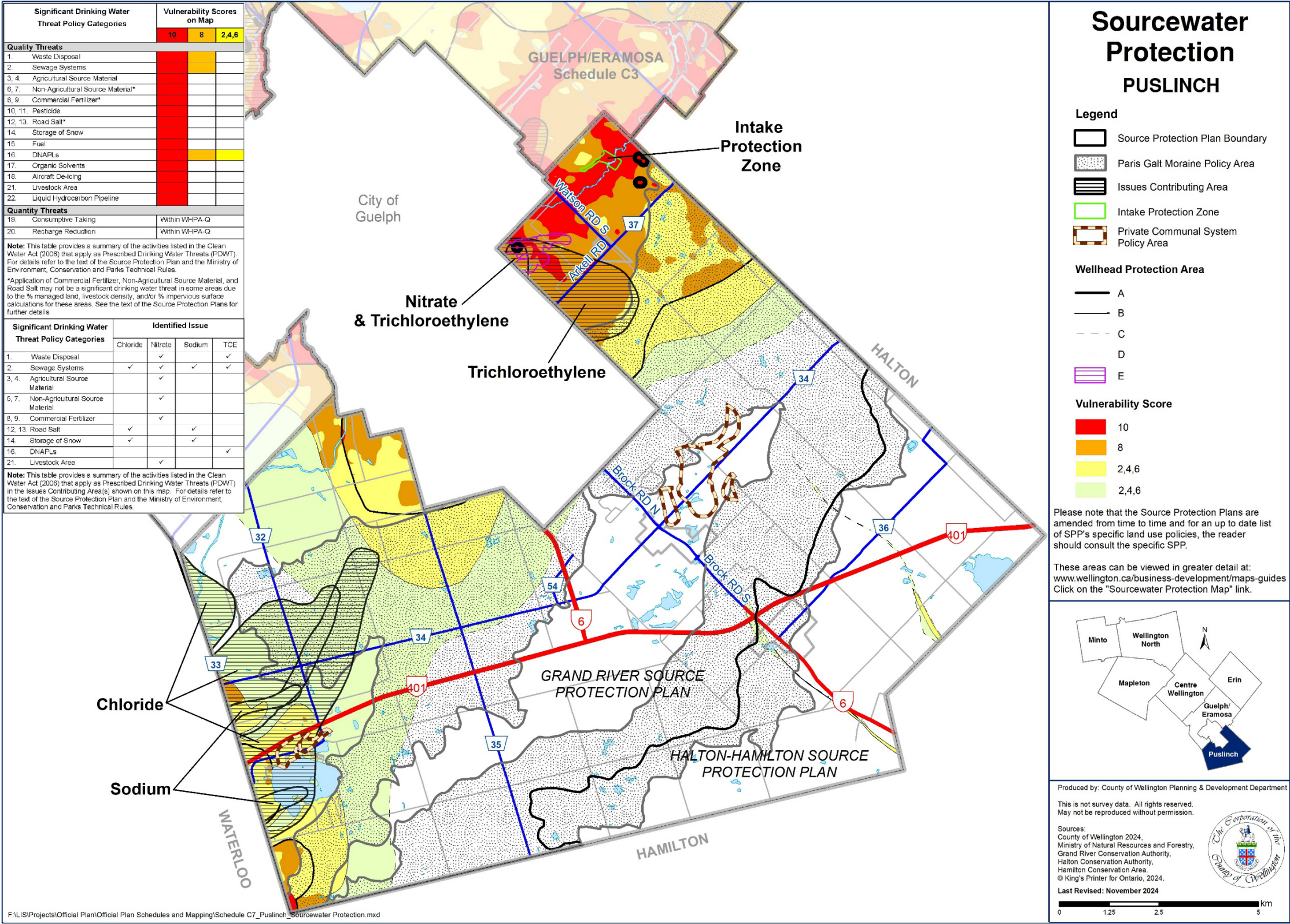
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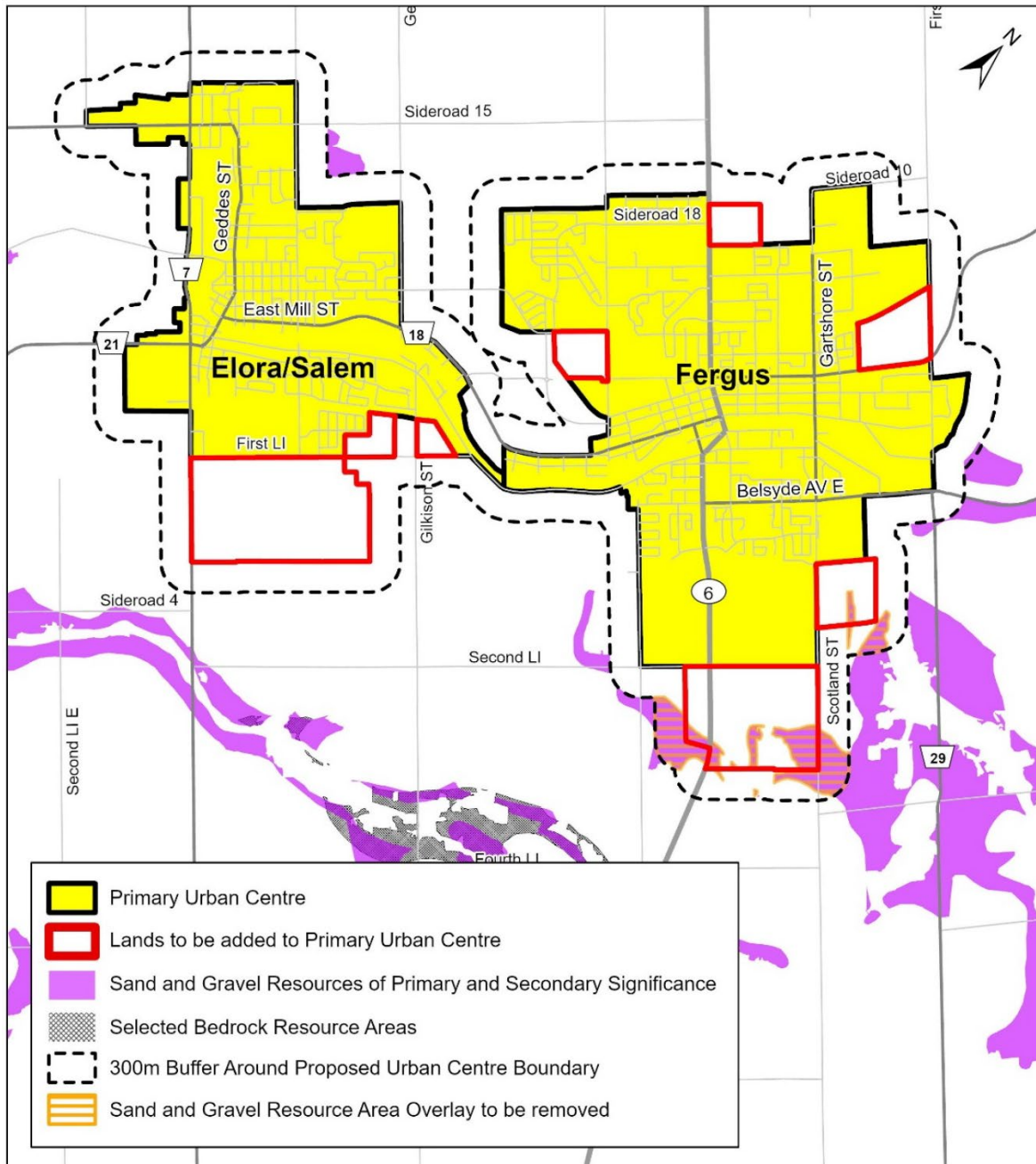
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**SCHEDULE “A-12”**  
OF  
OFFICIAL PLAN AMENDMENT NO. 126



# Appendix B

## Summary – Alignment of Final Draft OPA 16 with Provincial Policies

### B.1 Growth Management

| Policy Area                            | 2024 PPS  | OPA 126   |
|--|---|---|
| <b>Growth Forecasts</b>                | Requires the County to identify and allocate population, housing and employment projections for the municipalities in Wellington.   | OPA 126 is based on the County Official Plan forecasts and allocations approved by the Province in July 2024.   |
|  | Allows for Wellington County to continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.                | The Official Plan forecasts are based on those previously issued by the Province for land use planning via the Growth Plan for the Greater Golden Horseshoe.  |
| <b>Planning horizon for land needs</b> | 20 to 30-year time horizon required.  | OPA 126 is based on the 2051 horizon contained in the County Official Plan which falls within the 20 to 30-year range.  |
| <b>Intensification targets</b>         | Requires County to establish and implement minimum targets for intensification.   | OPA 126 implements a minimum 15% County-wide intensification target. Local municipalities are encouraged to exceed the target and Centre Wellington and Wellington North are encouraged to exceed a minimum target of 20%.                  |
| <b>Density targets</b>                 | Encourages planning authorities to establish density targets for designated growth areas (lands within urban boundaries or added to urban boundaries that have not yet been fully developed). | OPA 126 encourages municipalities to exceed a minimum County-wide target of 40 residents and jobs per hectare in designated greenfield areas.   |
|  | Requires County, in consultation with Member Municipalities, to establish density targets for growth and development taking place in expanded settlement areas.                               | The amendment includes policies which encourage Centre Wellington to exceed a minimum density target of 52 residents and jobs per hectare together with specific density targets by urban centre applicable to lands added through OPA 126. |
| <b>Phasing policies</b>                | Encourages County to establish and implement phasing policies.  | OPA 126 includes new phasing policies.  |

| Policy Area                                | 2024 PPS  | OPA 126  |
|--|---|--|
| <b>Settlement area boundary expansions</b> | Section 2.3.2 includes simplified and scoped policy criteria for settlement area boundary expansions. | <p>The location of recommended urban boundary expansions was based on the application of the County Urban Boundary Expansion Review Framework. There was a Township-led evaluation process in consultation with County staff and a County-led Agricultural Impact Assessment. For additional information see County of Wellington and Township of Centre Wellington reports listed in Section 3.0 of this report.</p> <p>The PPS criteria have been addressed through OPA 126.</p> |

## B.2 Assessment of Agricultural Impact

### Avoiding Prime Agricultural Area

The County of Wellington retained Colville Consulting Inc. to complete an Agricultural Impact Assessment (AIA). Normally, avoidance of prime agricultural areas is a priority in the evaluation of alternative locations for urban expansion. Given that all lands surrounding the current urban boundaries of Fergus and Elora-Salem are part of a prime agricultural area, avoidance of prime agricultural areas was not possible as part of the AIA.

However, it is important to note that the Township completed additional technical work aimed at reducing agricultural land consumption. The Township of Centre Wellington retained Watson and Associates to complete a further review of different intensification and designated greenfield area density scenarios for Community Areas. The scenario approved by Township Council is shown in row 3 of Figure B1 and is the basis for the Township's original recommended expansion areas. This scenario implements a higher density for new growth to reduce prime agricultural land consumption. These efforts resulted in a 72 ha (178 ac) reduction of new urban area land required for expansion in the Township.

**Figure B1 Township Increased Density Scenario**  
Centre Wellington Land Need

| Township of Centre Wellington Land Need  | Community Area <sup>1</sup> | Employment Area <sup>2</sup> | TOTAL         |
|--|-----------------------------|------------------------------|---------------|
| County MCR Phase 2 Results   | 238 ha                      | 160 ha                       | 398 ha        |
| South Fergus Secondary Plan Adjustment   | 204 ha                      | 194 ha                       | 398 ha        |
| <b>Township Scenario Review Adjustment (Basis for Township Recommendation)</b> | <b>132 ha</b>               | <b>194 ha</b>                | <b>326 ha</b> |

<sup>1</sup> Community Area is mainly residential but also commercial, office and institutional

<sup>2</sup> Employment Area is industrial designated land

As noted in Figure B2, this reduction of land was realized through an increase in the Township’s overall greenfield area density target from 47 residents and jobs per hectare to 52 residents and jobs per hectare.

**Figure B2      Centre Wellington and County-wide Growth Targets**

| Target  | Centre Wellington   | County-wide                                  |
|---|---|--|
| Intensification Target                            | Minimum 20% per year  | Minimum 15% per year                         |
| County MCR Phase 2 Greenfield Area Density Target | Overall minimum of 47 residents and jobs per hectare  | Minimum of 40 residents and jobs per hectare |
| Township Refined Greenfield Area Density Target   | Overall minimum of 52 residents and jobs per hectare<br><br>(includes a separate target of 56 residents and jobs per ha for lands being added to Fergus and 53 people and jobs per hectare for Elora-Salem) | Minimum of 40 residents and jobs per hectare |

Township of Centre Wellington Council recommended urban boundary expansions of October 28, 2024 were used as a starting point for drafting OPA 126. The County made changes to round out the urban boundaries and to address fragmentation of agricultural land.

Rounding out of the urban boundary includes the addition of small existing developed lots and natural features to create logical urban boundaries. Given the constraints to developing these lands, these areas have not been factored into the tabulation of land need.

The County made changes to the proposed urban boundary to eliminate instances where agricultural parcels would be fragmented and potentially create remnant landlocked agricultural parcels which would be difficult to access for farming. These boundary changes resulted in an additional 37 ha of community area land south of Elora-Salem and an additional 1 ha of employment area land south of Fergus. At 364 ha, this is still lower than the County’s total Centre Wellington land need of 398 ha

**Minimum Distance Separation (MDS)**

There are areas of MDS I encroachment for the Employment lands to be added to the south of Elora-Salem and to the south of Fergus. Staff reviewed the intent of the new PPS policies which provide more flexibility related to MDS for urban boundary expansions. The County received confirmation from the Province that MDS compliance is no longer a requirement for urban boundary expansions but a matter which requires consideration. OPA 126 has been revised to include policies applicable to Employment Area expansions south of Fergus and Elora-Salem to ensure consideration of:

- existing livestock operations when planning for future urban development; and
- potential mitigation of MDS II impacts to nearby livestock operations identified in the AIA.

### **County-wide Mitigation Measures**

OPA 126 implements recommendations of the AIA and applies them County-wide to address direct and indirect impacts of urban expansion through the following:

- Phasing development to mitigate loss of prime agricultural lands, lands with agricultural infrastructure, and crop land; and
- Through an agricultural impact assessment for urban-side development within 300 metres of prime agricultural land. Methods to minimize and mitigate the impact on agricultural uses depend on the nature and type of agricultural uses and the sensitivity of the proposed urban land uses.

### **B.3 Aggregate Resources**

#### **Existing Operations**

The 2024 PPS requires protection of mineral aggregate operations from impacts to their expansion or continued use or incompatibility. There are currently no mineral aggregate operations near the proposed OPA 126 boundary expansions in Centre Wellington.

#### **Future Operations or Access to the Resources**

The 2024 PPS restricts development and activities where there are known deposits of mineral aggregate resources and on adjacent lands through the following policy (4.5.2.5):

*“In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.”

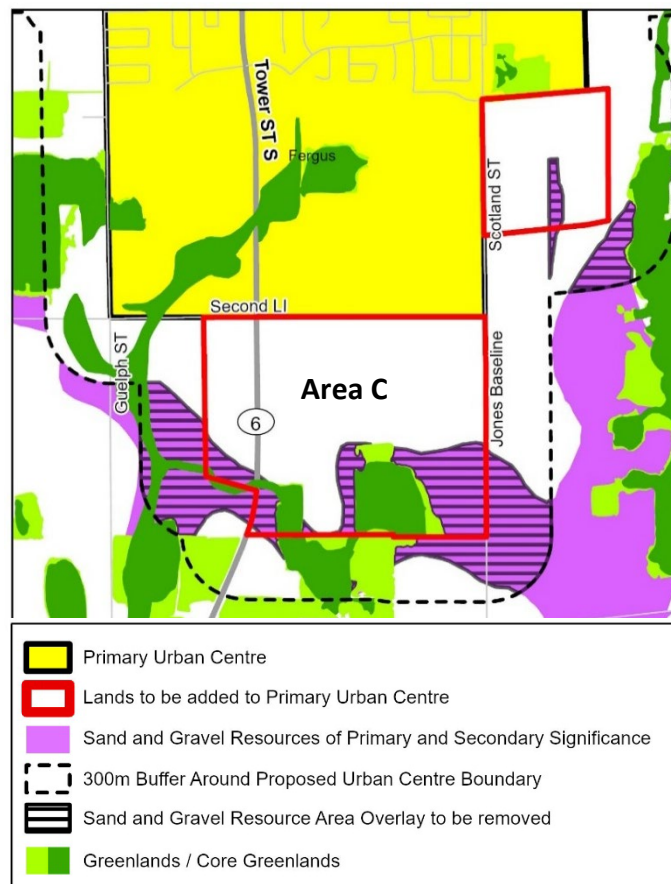
OPA 126 identifies lands to be removed from the Mineral Aggregate Resource Overlay to the south and southeast of Fergus within and 300 metres beyond the proposed new urban boundary. These removals are consistent with Wellington County Official Plan policies which do not include primary urban centres plus 300 metres beyond their boundaries, provincially significant wetlands, other wetlands and significant woodlands within the Overlay. Removal of the overlay does not prohibit extraction but is meant to recognize environmental and land use constraints. A County Official Plan Amendment is required for all new or expanded mineral aggregate operations, regardless of the applicability of the Mineral Aggregate Resource Overlay.

Staff is satisfied that the proposed urban expansion serves a greater long term public interest. Reasonable efforts should be made to use the resource wherever practical, particularly in Area C (Figure B1) where future Industrial uses are directed south of Fergus.

#### **PPS 2024 Conclusion**

Planning staff are satisfied that OPA 126 is consistent with the 2024 Provincial Planning Statement.

**Figure B1      Detail Map of Proposed Removals  
from Mineral Aggregate Resource Overlay**



## 4.2 Provincial Greenbelt Plan, 2017

All decisions on planning applications shall conform with the policies in the Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur to provide permanent agricultural and environmental protection.

When the 2024 Provincial Planning Statement came into effect October 20, 2024 it replaced the 2019 Growth Plan for the Greater Golden Horseshoe and the 2020 Provincial Policy Statement, except in the Greenbelt. The Province approved administrative Amendment No. 4 to the Greenbelt Plan which added the following new paragraph to section 1.4.1:

“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.”

Our interpretation of the new paragraph is that, in Greenbelt areas of the Province, policy connections to the 2020 PPS and 2019 Growth Plan will continue to apply. OPA 126 implements the intent of Amendment No. 4 and the mapping and text changes in Erin are of a housekeeping nature.

Planning staff are satisfied that OPA 126 conforms with the Greenbelt Plan.



## **Appendix C**

### **OPA 126 Public Open House Meeting Summary**

## Wellington County Official Plan Amendment No. 126 Virtual Public Open House Meeting Summary

Prepared by LURA Consulting

### Background

On March 3, 2025, the County provided an update on the Official Plan Review process and an overview of the proposed OPA No. 126. This amendment identifies urban boundary expansions in Centre Wellington and addresses County-wide policy updates related to growth and other changes. It is part of Urban Phase 3A of the County's Official Plan Review. Community members were invited to attend the open house, listen to the presentation, and ask questions or share comments with staff.

### Meeting Promotion

Members of the public who wished to attend the Virtual Open House were requested to register in advance. Individuals could also attend the meeting by phone.

A public notice regarding the Virtual Open House was published on February 13, 2025, in the Wellington Advertiser. The meeting was promoted through the County's Official Plan Review Project email circulation list, with almost 300 contacts, to raise awareness.

### Meeting Overview

The Virtual Open House was held on March 3, 2025, to:

- Provide an overview of OPA 126.
- Provide the public an informal opportunity to discuss Official Plan Amendment (OPA) No. 126.
- Allow the public to ask questions and identify additional planning issues that can be addressed.

Fifty-four (54) participants attended the meeting. Susan Hall (Facilitator of LURA Consulting) began the meeting by reviewing the agenda and the purpose. Sarah Wilhelm (Manager of Policy Planning at the County of Wellington) provided introductory remarks and reviewed the official plan and policy review context. The presentation regarding OPA 126 covered the following topics:

- Urban Boundary Expansions
- County-wide Changes
- Greenbelt Area Changes
- Consultation to Date
- Next Steps

Susan Hall facilitated a discussion to receive feedback and comments from the public. Below is a summary of the discussion.

### What We Heard

Following the presentation, participants were invited to ask questions and share comments regarding OPA 126. The questions, answers and comments are included below thematically.

Questions are marked with a 'Q', comments with a 'C', and answers and responses are noted with an 'A'.

## Urban Boundary Expansion

**Q: How can a property owner request to have their property added to the urban boundary if it is adjacent and fit for development purposes?**

**A:** You can provide written comments identifying the property through this process. The Township and County did consider additional properties as part of the review and evaluation. It is not clear how many changes would be made at this point. However, we invite you to provide your comments.

**Q: Were the lands brought into the Urban Boundary requested by the landowners? Will there be an incentive for the landowners to develop?**

**A:** Most of the properties brought into the urban boundary were requested by landowners. Slide 29 shows a graphic of the requests received and where the boundary expansions were recommended. There were a couple of parcels at the south of Elora/Salem and the west side of Highway 6 South of Fergus in the employment area expansion that the landowners did not request. On the west side, we received some interest after the cut-off date. The east side was not one of the parcels requested to be included. It is challenging to situate employment land, the Township recommended locating employment lands on the south side of each urban centre.

There are currently no incentives for landowners.

**Q: In the "Requests for Expansion" slide 29, our property was highlighted with those for which "Request for urban centre expansion received during County Official Plan review submission window." Did somebody submit a request for this property, and what does that mean?**

**A:** Yes, someone submitted a request, and the property was considered for inclusion in the Centre Wellington urban boundary expansion review but was not recommended for inclusion.

## Development Density and Growth Planning

**Q: How does the County anticipate that Centre Wellington will achieve a 55 persons per hectare growth target? What does it look like in terms of form?**

**A:** There are supporting documents on the County website ([www.wellington.ca/planwell](http://www.wellington.ca/planwell)) that address growth and provide additional context, including [CW Recommended SABE Township Report PLN2024-35](#), which includes examples of different densities.

**Q: Who will be responsible for determining the sequencing of growth? Is it the County, Township, or both? What criteria will be used to determine the sequencing?**

**A:** The municipalities will take the lead in consultation with the County.

**Q: What coordination has occurred with the Township of Centre Wellington regarding their land use designations OPA and timing to streamline development?**

**A:** We have coordinated extensively with the Township. Most recently, they advanced their density scenario and recommendations for the urban boundary expansions that form the basis

for the OPA 126. Regarding timing, we would need to defer to the Township because they have their own Official Plan, and they will need to decide how to proceed with that work.

**Q: The Township of Centre Wellington increased the density target numbers from 47 to 55 people/j/ha. What if this density target cannot be met in Greenfield development areas or the Secondary Plan, and the density numbers are substantially lower? Does that mean the local Official Plan Amendments can address this concern?**

**A:** We can pass this comment on to the Township. The intention is to achieve the density target, but the wording has some flexibility. It encourages development to meet or exceed that. The Township worked hard on their density scenarios and attempted to reduce agricultural land consumption. We will provide them with a copy of this meeting summary.

**Q: What is the timeframe for OPA 126, and when might we see development happening?**

**A:** The Township noted that the priority for development will be on lands within the urban boundaries. In particular, the South Fergus secondary planning area is the next big area for new growth. It will be up to the municipality to decide the sequencing. A local Official Plan Amendment would also need to be processed and dealt with publicly to assign land use designations to those lands. We are planning for growth to 2051. It is a long planning horizon, and it could be several years before we see those lands developed.

## **Official Plan Amendment (OPA 126) and Policy Updates**

**Q: You mentioned another OPA to address conformity with the Provincial Policy Statement (PPS) 2024. Can you provide any specifics about the content and timing of this OPA?**

**A:** We provided a status update report to the County Council last week and received the resolution today. We will post the report on the Planwell website. The status update report discusses what will be part of the consistency exercise with the new PPS this year. In 2026, we will start working on a Core Greenlands and Greenlands update. We are working hard to determine what policies need to be changed to bring the County Official Plan up to date. We hope to complete this as one OPA and hopefully bring forward further information in the coming months.

**Q: Will comments received by the County based on the November 2024 draft be included in the Staff Report?**

**A:** The comments received from the original circulation through to the open house and the public meeting will be included in the staff report.

**Q: OPA 126 does not assign land use, but local Official Plans will. How closely must they adhere to OPA 126 land design suggestions?**

**A:** The County's Official Plan will add all the recommended lands to the urban boundaries. The employment area will be shown on our urban structure map. The employment lands should coincide with industrial land use designations, when they are assigned. The future land use designations should match the employment area boundaries we have shown because employment land is equally as important as residential land.

## **Rural Severance and Agricultural Land Concerns**

**Q: Part 10 (10.4.4) of the Official Plan states: “One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005.” Owners of parcels of land defined as secondary agriculture severed in the last 20 years are effectively prohibited from gaining permission for a new severance. Can you comment on whether this restriction is being considered for modification?**

**A:** The County is looking at the severance date; however, it is not part of OPA 126. A report on the Planwell webpage from September last year looks at the rural residential review ([PD2024-29 Rural Residential Growth Analysis](#)). We are working on it and getting feedback from the impacted municipalities currently. We will continue to let people know through our e-mail broadcast list of the status of that work.

**Q: Can you approximate the timeline for the report regarding rural severances?**

**A:** We appreciate that there is a strong interest. I'm hopeful we will report on it this year. As we move forward, we will better understand what direction we are going in with the severances and the severance date. At this moment, we cannot confirm the timing. The best way to stay updated is to check the Planwell website and ensure you sign up for the mailing list.

**Q: When we bought our 15 acres with 300-foot frontage, we were told we could sever a lot in the future, and this was always our plan to sell to fund our retirement. This land has not been farmed, nor will it ever be. The property is currently designated Prime Agricultural even though it is a thin strip with a forested area and a small wetland on the edge. It is important to us to be able to sever this parcel.**

**A:** Unless the parcel is included in one of the proposed expansion areas, the provincial policies prohibit residential lot creation on prime agricultural land. As planners, we must follow the policies in place, and the Prime Agricultural Area policies do not permit rural residential severances. This prohibition comes directly from the Province through the Provincial Planning Statement, 2024.

## **Specific Development Locations and Land Use Designations**

**Q: With parcel C being rounded out in South Fergus (slide 36), is the proposed Battery Energy Storage System (BESS) in or outside the proposed urban boundary?**

**A:** The urban boundary follows the red line on the graphic. Originally, the Township recommended including the parcel with the proposal for the battery storage, but the County has proposed shifting it to the east and does not include the battery storage facility. It includes the business located there with landscape materials.

**Q: Development is expected until when in the south of Elora?**

**A:** That question would need to be deferred to the Township of Centre Wellington as they would know best when those lands will ultimately move forward to development.

**Q: Will there be a condition that if/when development is approved for the lot next to the Salem public school in Elora, there is a solution for pickup/drop-off for the school?**

**A:** We will pass it on to the Township.

## Implications of Policy and Land Use Change

**Q: Our property is within the blue in the "Community planning study area" (slide 40). The dotted line for which the Community planning study area policy will be removed. What are the implications for future development of this property?**

**A:** Regardless of whether the Community Planning Study Area policy 9.2.5 is in effect, your property has not been recommended to be included as an urban boundary expansion, and the Prime Agricultural designation will continue to apply.

**Q: In the "Mineral aggregate resource overlay" slides 41 and 42, our property is within the 300-meter buffer around the proposed urban centre boundary. What are the implications for future development?**

**A:** The mapping shows a 300m buffer around the existing and proposed urban centre boundary. No Mineral Aggregate Resource Areas are currently identified in the County Official Plan near your property.

## Policy and Agency Input

**Q: Have you received any comments from MMAH and the one-window review? Have you received any comments back from MNR or OMAFA?**

**A:** Our office hasn't received any comments from MMAH or OMAFA on OPA 126.

## Impact Assessments and Agricultural Considerations

**Q: Could you please provide a bit more background on the policy proposed for Section 4.6 Impact Assessment of the OP? Is the proposed subsection 4.6.5.2 (see proposed wording below)? "4.6.5.2: Urban Development Adjacent to Prime Agricultural Land: Where development is proposed in primary urban centres within 300 metres of designated prime agricultural land, a Council may require an assessment of the development's impact on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on agricultural uses, having regard for the nature and type of the agricultural uses and the sensitivity of the proposed urban land uses." I am concerned that this policy would be difficult to implement once lands have been included in a settlement area boundary, as MDS would not apply. Has OMAFA weighed in on this policy?**

**A:** Draft policy "4.6.5.2 Urban Development Adjacent to Prime Agricultural Land" implements the AIA for OPA 126 and Section 3.0 Mitigation Measures of the Draft Agricultural Impact Assessment (AIA) Guidance Document published by the Province in March 2018. The MDS would not apply within a settlement boundary, and policy 4.6.5.2 does not prohibit non-agricultural uses within a settlement area boundary. In short, the policy is intended to provide for farm-friendly urban development along the urban-agricultural interface. What this might look like would depend on the outcome of the impact assessment.

## Public Consultation and Comment Submissions

### **Q: What happens after March 20? When is the target completion for OPA 126?**

**A:** March 20, 2025, is the date for comments received to be captured in the meeting summary. We can't advise on a completion date for OPA 126 at this time, as public engagement is still ongoing. We need to hear from the public and know the full extent of comments. We will use our e-mail broadcast list to announce completion. Please ensure you sign up for updates.

### **Q: Should we submit comments for the public meeting to be considered, or does March 20 suffice?**

**A:** All comments received by March 20<sup>th</sup> will be reviewed, considered, and included in our reporting document as part of the formal process.

### **Q: Will a copy of this meeting be posted online?**

**A:** The presentation will be posted. Once we have comments from people interested in sharing it, we will develop a summary that will be posted.

## Next Steps

Susan Hall of LURA Consulting provided participants with the project team's contact information for any additional feedback and wrapped up the meeting. Participants can give more feedback and comments until March 20, 2025, and are invited to attend the March 13, 2025, public meeting at the County Administration Centre. Members of the public can contact the project team by email or by phone at:

Contact: Sarah Wilhelm, Manager Policy Planning  
519-837-2600 ex 2130

Jameson Pickard, Senior Policy Planner  
519 837 2600 ex 2300, [planwell@wellington.ca](mailto:planwell@wellington.ca)

Mailing Address: ATTN Planning & Development Department  
74 Woolwich Street, Guelph, ON, N1H 3T9

## **Appendix D**

### **OPA 126 Public Meeting Minutes**





## **Corporation of the County of Wellington**

### **Planning Committee**

#### **Official Plan Amendment No. 126**

#### **Urban Boundary Expansions**

#### **Minutes**

March 13, 2025  
Council Chambers

**Present:** Warden Chris White  
Councillor James Seeley (Chair)  
Councillor Gregg Davidson  
Councillor Michael Dehn  
Councillor Shawn Watters

**Also Present:** Councillor Diane Ballantyne  
Councillor Matthew Bulmer

**Staff:** Kim Courts, Deputy Clerk  
Meagan Ferris, Manager of Planning and Environment  
Thomas Freeman, Planner  
Jameson Pickard, Senior Policy Planner  
Aldo Salis, Director, Planning and Development  
Sarah Wilhelm, Manager of Policy Planning  
Scott Wilson, CAO

**Members of the Public:** There were 32 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

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#### **1. Call to Order**

Chair Seeley welcomed everyone and called the meeting to order at 10:32 am.

#### **2. Opening of Meeting**

Chair Seeley declared that this public meeting is related to Official Plan Amendment 126 which is a public meeting to deal with updating the County Official Plan as required under Section 26 of the Planning Act.

This public meeting is being hosted by the County Planning Committee on behalf of County Council.

The Chair reminded members of the public in attendance to sign the attendance sheet and that the meeting is being recorded for note taking purposes.

### **3. Declaration of Pecuniary Interest**

There were no declarations of pecuniary interest.

## **4. OPA 126**

### **4.1 Purpose of Meeting**

Chair Seeley announced that the purpose of the meeting is to present information and receive public input regarding proposed amendment 126 to the County of Wellington Official Plan as part of the County's Official Plan Review.

### **4.2 Statement Read**

Chair Seeley stated that the meeting is to provide information, comments and input for Planning Committee and Council. County Council has not taken a position on the matter; County Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the adoption of the proposed Official Plan Amendment, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Official Plan Amendment 126 requires approval from the Minister of Municipal Affairs and Housing. Pursuant to Section 17(36.4) of the Planning Act there is no appeal in respect of a decision of the approval authority if the approval authority is the Minister.

### **4.3 OPA 126 Staff Presentation**

Chair Seeley invited Sarah Wilhelm, Manager of Policy Planning to make a presentation about the proposed amendment. Ms. Wilhelm's presentation covered the following areas: ([Link to OPA 126](#))

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

#### 4.4 Public Input

Chair Seeley invited those who wish to speak to address the Committee and note that all comments and questions should be put to the Chair. Speakers should give their name and address for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

As per the County's Procedural By-law there is a 10-minute maximum for all oral delegations.

**Marcus Gagliardi** of Cachet Homes stated that the County should complete a new review of the land needs assessment as the County's land needs assessment was not based on the Ministry of Finance projections. Mr. Gagliardi indicated that their work demonstrates a 351 ha land need. He also indicated that the Community Planning Study Area should be retained in the Official Plan and that future expansion should be directed to it.

**Mike Cormier**, a Township of Puslinch resident, inquired about the timing of the review of the rural residential severance policy for the secondary agricultural area.

Chair Seeley clarified the severance date is under review and that Mr. Cormier may contact staff to be informed of the Phase 3B rural growth review.

**Fern DeAngelis** of Guelph asked why certain areas in Centre Wellington were selected for urban expansion and other areas were not. Ms. DeAngelis expressed support for inclusion of a property within the Community Planning Study Area that she jointly owns as it would be more of a rounding out than the outward growth of OPA 126.

Staff member Sarah Wilhelm provided a response about the Township's process for selecting expansions sites.

**Dr. Wevers**, a Town of Erin resident, raised concerns about how long the process has taken to get to the review of rural growth. Dr. Wevers said she understood that the Secondary Agricultural severance date would be reviewed every five years. She wants more background about how the 2005 cutoff date was arrived at. Dr. Wevers also commented about the fundamental differences between agricultural areas across the County and southern parts of the County that can accommodate more severances.

Chair Seeley stated that Provincial changes have delayed the Official Plan Review and the County had to prioritize Phase 3A urban growth because that delivers more housing. Chair Seeley also indicated that Phase 3B addressing rural growth will follow and that staff are in the process of completing that work.

Chair Seeley advised that staff would respond directly to Dr. Wevers about her question of the origin of the severance limitation date of March 1, 2005.

**Emily Elliott** of MHBC, spoke on behalf of her clients regarding 795 Anderson Street in Centre Wellington. She asked the County to reconsider adding the lands to the urban boundary. Ms. Elliott indicated that her client's property met the expansion criteria used by the County and Township and represents logical and orderly development that is adjacent to the existing urban boundary.

**Edward John** of Landwise, spoke on behalf of Tribute Communities regarding 6704 Beatty Line N, 6684-6688 Beatty Line N and 7692 Sideroad 15 in the Township of Centre Wellington. Mr. John advised that at one time the lands were part of the urban area but were subsequently removed from the urban area by the Province. He explained that the new planning framework requires the County to use the Ministry of Finance projection numbers as the basis for growth forecasting. Based on their land needs assessment, the County-wide land need is 611 ha which is 442 ha short of what is required to accommodate growth. He concluded that OPA 126 is premature until the land needs assessment and technical work can be revised.

**Pierre Chauvin** of MHBC, spoke on behalf of Skyway Estates Limited regarding 6686 Irvine Street in Centre Wellington. Mr. Chauvin provided maps and information to the Committee outlining a scoped proposal to add a 4.4 ha parcel to Elora/Salem to create approximately 14 new estate residential lots. He considers this a rounding out of the existing Wissler Ridge condominium development.

## 5. Closing of Meeting

Chair Seeley asked if there were any further questions or comments and seeing none, declared the Public meeting for OPA 126 adjourned at 11:40 am and the meeting closed.

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James Seeley  
Chair  
Planning Committee

# Appendix E

## Summary of Comments and Responses

|          |  |
|----------|--|
| Table E1 | PROVINCIAL Comment and Response Table            |
| Table E2 | MEMBER MUNICIPALITY Comment and Response Table   |
| Table E3 | ADJACENT MUNICIPALITY Comment and Response Table |
| Table E4 | INDIGENOUS COMMUNITY Comment and Response Table  |
| Table E5 | AGENCY Comment and Response Table                |
| Table E6 | PUBLIC Comment and Response Table                |
| Table E7 | STAKEHOLDER Comment and Response Table           |

Appendix E

Table E1      **PROVINCIAL Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID                                  | Key Comments  | Staff Response                   |
|---|---|----------------------------------|
| INFRASTRUCTURE<br>ONTARIO<br>January 16, 2025 | <p>Infrastructure Ontario (IO) is a crown agency responsible for the strategic management of the provincial realty portfolio on behalf of the Ministry of Infrastructure (MOI).</p> <p>IO manages several properties within the County of Wellington. IO has no comments or concerns with OPA 126 at this time.</p> | No changes to OPA 126 requested. |

**Table E2 MEMBER MUNICIPALITY Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID  | Key Comments  |
|---|---|
| PUSLINCH<br>Council<br>Recommendations<br>December 18, 2024   | <p>Council comments of December 18, 2024 meeting through resolution No. 2024-473:</p> <p>That Council direct staff to forward the comment that the inclusion of the proposed wording of OPA 126 will make it very confusing to comprehend this revised paragraph. Suggest that entire paragraph be rewritten for clarity.</p> <p>This resolution refers to the wording of the Greenbelt Policies (Erin and Puslinch) subsection 9.9.3 Relationship to the Official Plan. See Section 7.2 of report for response.</p>  |
| CENTRE WELLINGTON<br>Council Recommendation<br>March 24, 2025 | <p>On March 24, 2025, Council for the Township of Centre Wellington passed a resolution to endorse and submit comments outlined in Report PLN2025-19: Municipal Endorsement of County of Wellington OPA 126.</p> <p>Township Council supports the following:</p> <ul style="list-style-type: none"> <li>• Urban boundary expansions put forward through Draft OPA 126, including changes made by the County.</li> <li>• No further additions to urban boundaries except for 264 First Line.</li> <li>• Use of the forecasts and allocations in the Official Plan, including confirmation that the forecasts used by the County meet the 2024 PPS and that there is no requirement for the County to use the Ministry of Finance forecasts at this time.</li> <li>• An overall density target of 52 people and jobs per hectare for Centre Wellington and separate targets for lands to be added to the Fergus and Elora-Salem Urban Centres.</li> <li>• County consideration of an additional policy to permit relief from MDS II for future expansion of existing livestock operations that may be impacted by the proposed urban boundary expansion.</li> <li>• Agreement that the Community Planning Study Area policy can be deleted.</li> <li>• No objection to the removal of the mineral aggregate resource area reflected in OPA 126.</li> </ul> <p>See Section 7.2 of report for response.</p> |

**Table E3      ADJACENT MUNICIPALITY Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID  | Key Comments   | Staff Response   |
|---|--|--|
| CITY OF GUELPH<br>Preliminary Staff<br>Comments<br>January 15, 2025 | <p>City of Guelph staff note that Rockwood is served by the City's Water Resource Recovery Centre (wastewater treatment plant) and recommend that the existing agreement between the City and Guelph-Eramosa Township be referenced in conjunction with any growth plans related to the Township.</p> <p>Guelph staff indicate that the City is designated as a Primary Urban Centre in the County of Wellington Official Plan and are concerned with the applicability of new policy 4.6.5.2. The City would, however, support the inclusion of this policy on lands within the Arkell and Carter Wellfields which are designated as Prime Agricultural lands as per Schedule B7.</p> | <p>There are no Rockwood urban boundary expansions included in OPA 126 as they were not supported by Watson's technical work (in large part due to the wastewater servicing constraints).</p> <p>Therefore, there is no need to add a reference to the servicing arrangement between the City of Guelph and the Township to OPA 126 in response to the City's comments.</p> <p>The City of Guelph is not within the jurisdiction of the County of Wellington. The County's Official Plan does not apply within the corporate limits of Guelph.</p> <p>No changes to OPA 126 recommended.</p> |



**Table E4      INDIGENOUS COMMUNITY Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID   | Key Comments  | Staff Response   |
|--|---|--|
| Six Nations of the Grand River<br>December 4, 2025                   | Six Nations of the Grand River reached to County staff to arrange to have a meeting about OPA 126.  | A virtual meeting was held Wednesday, March 12, 2025. Staff followed up with additional information. Ongoing discussion with Six Nations is anticipated. |
| Chippewas of Kettle and Stony Point First Nation<br>December 5, 2025 | Thank you for sharing this information regarding the proposed amendments to the Official Plan.  | No changes to OPA 126 requested.   |
| Chippewa of the Thames First Nation                                  | In screening OPA 126, Chippewa of the Thames First Nation (COTTFN) asked that we engage with Mississaugas of the Credit First Nation as they are in closer proximity to OPA 126 impacted areas. | No changes to OPA 126 requested.   |

On October 8, 2024, prior to the circulation of OPA 126, the County of Wellington received comprehensive comments on the Official Plan Review from Mississaugas of the Credit First Nation (MCFN). Staff attended a virtual meeting on February 3, 2025 with MCFN. As the comments have a County-wide focus, staff have committed to review them as part of the 2024 Provincial Planning Statement conformity exercise and staff will continue to engage with MCFN as part of that work.

**Table E5      AGENCY Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID   | Key Comments   | Staff Response  |
|--|--|---|
| Saugeen Conservation<br>December 4, 2024<br>OPA126-001(A)                  | No concerns.   | No changes to OPA 126 requested.  |
| Grand River Conservation<br>Authority<br>January 14, 2025<br>OPA126-002(A) | <p>The GRCA recommends that the proposed urban settlement boundary expansions are supported by subsequent comprehensive studies.</p> <p><b>GRCA Regulatory Comments</b></p> <ul style="list-style-type: none"> <li>• Encourage comprehensive updating of previous subwatershed studies for urban boundary expansions in south Elora, south Fergus, and the former Community Planning Study Area.</li> <li>• All wetlands will require further study by development applications and field verification by GRCA staff.</li> <li>• Some lands have estimated floodplains, which means the GRCA does not have sufficient hydrologic and hydraulic information to delineate the flooding hazard. The GRCA recommends early delineation of these hazards at a comprehensive level, and this can be within the scope of subwatershed planning. Flooding hazards may also impact net developable land availability and not fully be accounted for.</li> </ul> | <p>No changes to OPA 126 requested.</p> <p>Staff acknowledge the advisory comments offered by GRCA pertaining to the following matters prior to future development:</p> <ul style="list-style-type: none"> <li>• Comprehensive updating of previous subwatershed studies in Area B, C, D, F, and G</li> <li>• Further study of all wetlands in Area A, C, D, E, F, and G</li> <li>• Floodplain delineation in Area C, F, and G</li> <li>• Assessment of potential impacts of future development applications in Area C to adjacent wetlands on property at 6179 Highway 6</li> <li>• Connections between future development in Area A and D and the Elora Cataract Trailway will require licence agreements. Potential connections should be identified at the pre-consultation stage for early GRCA review and comment.</li> </ul> <p>See Figure 1 of report for location of Area A – G.</p> |

**Table E5 (continued)**

| Name/Date/ID  | Key Comments  | Staff Response   |
|---|---|--|
|   | <p><b>GRCA Property Comments</b></p> <ul style="list-style-type: none"> <li>• The South Fergus expansion extends adjacent to GRCA-owned 6179 Highway 6 in Centre Wellington (aka Smith Brothers Property) which contains part of the Provincially Significant Speed Lutteral Swan Creek Wetland. Future development applications must assess potential impacts to the wetlands and provide appropriate setbacks as well as maintain/enhance infiltration to avoid negative impacts.</li> <li>• Connections between future development and the Elora Cataract Trailway will require agreements with the Conservation Lands department. Applicants are encouraged to identify any potential connections at the pre-consultation stage to allow for early review and comment.</li> </ul> | <p>The above matters will be further considered as part of the implementation of approved urban expansions into the Township's Official Plan and as part of the review of future development applications.</p> |
| <p>Conservation Halton<br/>January 16, 2025<br/>OPA126-003(A)</p>   | <p>No comments</p>  | <p>No changes to OPA 126 requested.</p>  |
| <p>Wellington Catholic District School Board (WCDSB) jointly with Ted Buczek, 6585 HWY 6<br/>January 15, 2025<br/>OPA126-004(A)</p> | <p>Joint request of WCDSB and Ted Buczek to include the property at 6585 Highway 6 (Centre Wellington) as part of the Fergus urban boundary. Proposal highlights include:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Development</li> <li>• School and Childcare Facility</li> <li>• Strategic Location and Existing Infrastructure</li> <li>• Alignment with Growth and Sustainability Goals</li> </ul>   | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p>                                 |
| <p>Enbridge Gas<br/>February 19, 2025<br/>OPA126-005(A)</p>   | <p>Enbridge Gas does not object to OPA 126</p>  | <p>No changes to OPA 126 requested.</p>  |

**Table E6      PUBLIC Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID  | Key Comments  | Staff Response  |
|---|---|---|
| <p>Kagan Shastri Lawyers<br/> December 9, 2024<br/> OPA126-015-1 (SABR-023)</p> | <p>Comments on behalf of Elora Sands Developments (7581 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Seeking inclusion of additional land within the urban boundary expansion for Elora-Salem.</li> <li>• Objection to the removal of policy 9.2.5 (Community Planning Study Area) which identifies these lands as an area of potential future urban expansion and provides the Township with a specific process to bring these lands into the urban area.</li> <li>• Disagree with the characterization of the removal of policy 9.2.5 as a “housekeeping change” as the removal is significant and has not been justified by policy or principles of good planning.</li> </ul> | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>Staff agree to no longer refer to the removal of the Community Planning Study Area policy as a housekeeping change but continue to recommend removal of the Community Planning Study Area. The Township of Centre Wellington is in agreement with the policy removal.</p> |
| <p>MGP<br/> March 19, 2025<br/> OPA126-015-2 (SABR-023)</p>                     | <p>Comments on behalf of Elora Sands Developments (7581 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Seeking inclusion of additional land within the urban boundary expansion for Elora-Salem.</li> <li>• Conducted a Land Needs Assessment (LNA) review which concludes that the land needs for the County and for Centre Wellington are understated.</li> </ul>  | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p>  |

**Table E6** (continued)

| Name/Date/ID  | Key Comments  | Staff Response   |
|---|---|--|
| MHBC<br>December 13, 2024<br>OPA126-019 (SABR-062)          | <p>Comments on behalf of Elora Greens Inc. (127 First Line, Centre Wellington):</p> <ul style="list-style-type: none"> <li>Support for Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.</li> </ul>   | No changes to OPA 126 requested.   |
| Up Consulting<br>December 18, 2024<br>OPA126-023 (SABR-022) | <p>Comments on behalf of Polocorp Inc. (968 St. David Street N and 6581 Highway 6, Centre Wellington):</p> <ul style="list-style-type: none"> <li>Support for Draft OPA 126 Fergus urban boundary expansion which includes the southerly parcel at 968 St. David Street N.</li> <li>Seeking inclusion of additional land at 6581 Highway 6 within the urban boundary expansion for Fergus.</li> </ul> <p>The submission also provides an overview of Provincial policy, technical documents, draft plan of subdivision, evaluation criteria and a review of the County's LNA. The LNA review concludes that the land needs for the County, Centre Wellington and the Fergus Urban Centre are understated.</p> | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p> |
| MHBC<br>January 13, 2025<br>OPA126-024 (SABR-005)           | <p>Comments on behalf of Biltmore Homes Ltd. (795 Anderson Street, Centre Wellington):</p> <ul style="list-style-type: none"> <li>Seeking inclusion of the subject lands within the urban boundary expansion for Fergus</li> <li>Submission provides a review of the evaluation criteria.</li> </ul>  | Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.  |

**Table E6** (continued)

| Name/Date/ID  | Key Comments   | Staff Response  |
|---|--|---|
| MHBC<br>January 13, 2025<br>OPA126-025<br>(SABR-006 and SABR-007)   | Comments on behalf of Morell (178 and 220 First Line, Centre Wellington): <ul style="list-style-type: none"> <li>• Support for Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.</li> <li>• Submission provides a review of the evaluation criteria.</li> </ul>  | No changes to OPA 126 requested.  |
| VanHarten<br>January 15, 2025<br>OPA126-028 (SABR-009)  | Comments on behalf of 264 First Line (Centre Wellington): <ul style="list-style-type: none"> <li>• Seeking inclusion of the subject lands within the urban boundary expansion for Elora-Salem for a privately serviced estate residential development with approximately 10 lots.</li> <li>• Submission provides detailed history of the property, a policy overview, and other information.</li> </ul>  | The Township of Centre Wellington recommended that this property be added to the urban boundary of Elora-Salem. Changes to the urban boundary through OPA 126 have been made in response to this request.<br><br>See Section 7.2 of report for further detail.  |
| Cuesta Planning Consultants Inc.<br>January 16, 2025<br>March 20, 2025<br>OPA126-029<br>(SABR-033 and SABR-034) | Comments on behalf of Breyark Homes (965 Gartshore Street, Centre Wellington): <ul style="list-style-type: none"> <li>• Seeking inclusion of the subject lands within the urban boundary expansion for Fergus</li> <li>• The latest concept includes a connecting road from Provincial Highway 6 to Gartshore Street.</li> <li>• Submission provides a review of the evaluation criteria.</li> <li>• Concerns with rationale for including Area C and G in OPA 126 relative to agricultural impact, Area C relative to protection of mineral aggregate resources, and Agricultural Impact Assessment focus areas (See Figure 1 of report for location of Area C and G).</li> </ul> | Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.<br><br>Area G is an expansion to Elora-Salem and therefore not relevant to a request in Fergus.<br><br>Area C is an Employment Area expansion with which has different locational requirements to residential land. |

**Table E6** (continued)

| Name/Date/ID  | Key Comments  | Staff Response   |
|---|---|--|
| <p>MHBC<br/>January 15, 2025<br/>OPA126-030</p>                                   | <p>Comments on behalf of Skyway Estates Ltd. (6686 Irvine Street, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Seeking inclusion of a portion of the subject lands within the urban boundary expansion for Elora-Salem.</li> <li>• To provide housing on the north side of Wissler's Ridge – an existing single-loaded, private condominium road with single detached dwellings.</li> <li>• Submission provides a review of the evaluation criteria.</li> </ul>                     | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p>   |
| <p>Landwise<br/>January 16, 2025<br/>March 10, 2025<br/>OPA126-031 (SABR-059)</p> | <p>Comments on behalf of Tribute (Fergus Oaks) Limited (6704 Beatty Line N, 6684-6688 Beatty Line N and 7692 Sideroad 15, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Seeking inclusion of the subject lands and lands to the southeast with within the urban boundary expansion for Fergus.</li> <li>• Conducted an LNA review which concludes that the land needs for the County are understated.</li> <li>• Submission provides a review of the evaluation criteria.</li> </ul> | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p> |

**Table E6** (continued)

| Name/Date/ID   | Key Comments   | Staff Response   |
|--|--|--|
| <p>Weston Consulting<br/>January 16, 2025<br/>March 13, 2025<br/>OPA126-032 (SABR-019)</p> | <p>Comments on behalf of Sorbara/Tribute Brubacher Holdings Inc. (6586 Beatty Line N, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Seeking inclusion of the subject lands within the urban boundary expansion for Fergus.</li> <li>• Conducted an LNA review which concludes that the land needs for the County and for Centre Wellington are understated.</li> <li>• Recommend revisions to section 3.6 of Draft OPA 126 to provide additional flexibility in the phasing of growth with stronger wording to allow for privately initiated planning processes for phasing growth and development by individual landowners and/or landowner groups.</li> </ul> | <p>Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request.</p> <p>The 2024 PPS does not require the County to use Ministry of Finance Population Projections at this time.</p> <p>Staff do not recommend revisions to section 3.6 Phasing Growth to allow for individual/group landowners to override a municipally initiated phasing process. No member municipalities have requested changes to the proposed policy.</p> |
| <p>Weston Consulting<br/>January 16, 2025<br/>March 13, 2025<br/>OPA126-033 (SABR-020)</p> | <p>Comments on behalf of RBS &amp; EJS G.P. Inc. (6490 First Line, Centre Wellington):</p> <ul style="list-style-type: none"> <li>• Support for Draft OPA 126 Fergus urban boundary expansion which includes the subject property.</li> <li>• Recommend revisions to section 3.6 of Draft OPA 126 to provide additional flexibility in the phasing of growth with stronger wording to allow for privately initiated planning processes for phasing growth and development by individual landowners and/or landowner groups.</li> </ul>   | <p>Staff do not recommend revisions to section 3.6 Phasing Growth. No member municipalities have requested changes to the proposed policy.</p>   |



**Table E6** (continued)

| Name/Date/ID  | Key Comments  | Staff Response  |
|---|---|---|
| Member of the Public<br>March 1, 2025<br>OPA126-034 (SABR-061)  | Comments regarding 159 First Line support the Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.   | No changes to OPA 126 requested.  |
| Member of the Public<br>March 1, 2025<br>OPA126-035             | Comments in support of urban boundary expansion south of Elora on First Line.   | No changes to OPA 126 requested.  |
| Member of the Public<br>March 1, 2025<br>OPA126-036 (SABR-061)  | Comments regarding 159 First Line support the Draft OPA 126 Elora-Salem urban boundary expansion which includes the subject property.   | No changes to OPA 126 requested.  |
| Thomasfield Homes<br>February 28, 2025<br>OPA126-037 (SABR-035) | Comments regarding 930 Scotland Street support the Draft OPA 126 Fergus urban boundary expansion which includes the subject property.   | No changes to OPA 126 requested.  |
| Member of the Public<br>OPA126-038                              | Support for OPA 126 and the expansion of settlement boundary areas within Centre Wellington. Approval of OPA 126 is a crucial step in meeting the region's long-term housing and development needs. | No changes to OPA 126 requested.  |
| Member of the Public<br>OPA126-040<br>(SABR-036)                | Comments regarding 851 Wellington Road 18:<br><ul style="list-style-type: none"><li>Seeking inclusion of the subject lands within the urban boundary expansion for Fergus.</li></ul>                | Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to this request. |

**Table E6** (continued)

| Name/Date/ID                       | Key Comments  | Staff Response  |
|------------------------------------|---|---|
| Member of the Public<br>OPA126-041 | Comments supporting inclusion of SABR-060, SABR-005, SABR-036 and 103 Gilkison Street within Centre Wellington urban boundary expansions. | Additional urban lands are not needed or recommended by the Township of Centre Wellington. No changes to the urban boundary have been made in response to these comments. |

**Table E7      STAKEHOLDER Comment and Response Table**  
**County Official Plan Amendment 126 – Urban Boundary Expansions**

| Name/Date/ID   | Key Comments  | Staff Response  |
|--|---|---|
| Ontario Stone, Sand & Gravel Association (OSSGA)<br>January 16, 2025<br>March 20, 2025<br>OPA126-027 | <p>Comments on behalf of the Ontario Stone, Sand &amp; Gravel Association (OSSGA) focus on Fergus expansion Area C, located southeast of Fergus:</p> <ul style="list-style-type: none"> <li>• Draft OPA 126 proposed to delete the Sand and Gravel Resources of Primary and Secondary Significant and extend the 300 m buffer around the proposed urban centre boundary.</li> <li>• The Township’s evaluation table acknowledges that aggregate resources are mapped by the County in the area</li> <li>• Change should not be referred to as a “housekeeping change” as it is a significant revision to provincial resource mapping without any technical rationale or detailed review</li> </ul> <p>OSSGA has significant concerns and expansion Area C should not be supported until an Aggregate Impact Assessment or similar study is completed to demonstrate consistency with the PPS and County Official Plan as it relates to protection of significant aggregate resources.</p> | <p>Staff will no longer refer to the Mineral Resource Overlay removals as a housekeeping change.</p> <p>See Section B.3 of Appendix B for further response.</p> |

**Appendix F**

**Urban Expansion Consideration Requests Received by January 2024 Submission Deadline**

