

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

## **Official Plan Review**

This companion document to OPA 126 is intended to show the effect of the proposed text changes by placing them in the context of the current Official Plan policies.

### **Key to Changes (November 14, 2024 Draft)**

Red underlined text is proposed to be added.

Red text with a line through it is proposed to be ~~deleted~~.

	<b>PART 1</b>	<b>INTRODUCTION</b>
1.	1.2	<p>Section 1.2 Wellington County is amended as follows:</p> <p>“Wellington County is a community of <del>89,500 (in 2006)</del> 100,800 (in 2021) people living in an area of over 1,000 square miles.”</p>
	<b>PART 2</b>	<b>WELLINGTON’S PLANNING VISION</b>
2.	2.3	<p>Section 2.3 Urban, Rural, and Greenlands Systems is amended as follows:</p> <p>“This Official Plan is a legal document intended to give direction over the next 20 <u>to 30</u> years, to the physical development of the County, its local municipalities and to the long term protection of County resources.”</p>
3.	2.4	<p>Section 2.4 The Province is amended as follows:</p> <p>“The Provincial government has ultimate legislative responsibility for land use planning and community development. The County has been delegated a number of provincial planning responsibilities and will continue to encourage the Province to allow a greater degree of community control in land use matters affecting Wellington. The County recognizes and accepts the value of provincial policy statements to provide a common planning framework for Ontario and its planning decisions shall be consistent with the <del>Provincial Policy Statement</del> <u>Provincial Planning Statement</u>.</p> <p><del>The province has established a Growth Plan for the Greater Golden Horseshoe which includes Wellington. The County will contribute to achieving the vision and goals set out in the Growth Plan for the Greater Golden Horseshoe in a manner that is in keeping with appropriate and sustainable growth in small towns and rural areas. The decisions of the County shall conform to the Growth Plan for the Greater Golden Horseshoe.</del></p> <p>The province has <del>also</del> established a Greenbelt Plan: <u>which maintains policy connections to the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended)</u>. The County recognizes the role of the Greenbelt in preserving agricultural and natural systems in the Greater Golden Horseshoe, and its decisions shall conform to the Greenbelt Plan.”</p>
4. a	2.7	<p>The fifth paragraph of Section 2.7 Local Planning is amended as follows:</p> <p>“Local municipalities will also exercise <i>development</i> control functions in a manner consistent with the <del>Provincial Policy Statement</del> <u>Provincial Planning Statement</u>, and in conformity with the <del>Growth Plan for the Greater Golden Horseshoe</del>, Greenbelt Plan, County Official Plan and any local official plans.</p>

4. b	2.7 (New)	<p>The following new text is added to the end of Section 2.7 Local Planning:</p> <p><u>“Local municipalities will also follow a phasing process for extending and sequencing growth in accordance with Section 3.6 of this Plan.”</u></p>
	<b>PART 3</b>	<b>WELLINGTON COUNTY GROWTH STRATEGY</b>
5. a, b	3.3	<p>Section 3.3 Guiding Growth is amended as follows:</p> <ul style="list-style-type: none"> <li>• to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management; <del>and</del></li> <li>• to support the achievement of <i>complete communities</i> in primary and secondary urban centres and hamlets-; <u>and</u>”</li> </ul>
5. c	3.3	<p>Section 3.3 Guiding Growth is amended to add the following objective for growth to the end of the list of objectives:</p> <p><u>“• to establish and implement phasing policies, where appropriate, to ensure that <i>development</i> within designated greenfield areas is orderly and aligns with the timely provision of the <i>infrastructure</i> and <i>public service facilities</i>.”</u></p>
5. d, e, f	3.3.1	<p>Subsection 3.3.1 Targets is amended as follows:</p> <p><b>“Residential Intensification:</b> By the year 2015 and for each year thereafter, a minimum of <del>20</del> <u>15</u> percent of all residential development occurring annually will be within the <i>built-up area</i>. <u>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.</u></p> <p><b>Greenfield Density:</b> the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. <u>All local municipalities are encouraged to exceed the minimum density target, and the Township of Centre Wellington is encouraged to exceed a minimum density target of not less than 55 residents and jobs per hectare</u>”</p>

6.	3.6 (New)	<p>A new Section 3.6 is added to the Official Plan:</p> <p><b><u>“3.6 PHASING GROWTH</u></b>  <u>Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in <i>designated greenfield areas</i> as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include:</u></p> <ul style="list-style-type: none"> <li>a) <u>a Secondary Plan implemented through a County or local Official Plan Amendment;</u></li> <li>b) <u>a County Official Plan Amendment and/or local Official Plan Amendment;</u></li> <li>c) <u>a Growth Management and Phasing Plan approved by a local Council; or</u></li> <li>d) <u>a combination of any of the above.</u></li> </ul> <p><u>Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of <i>municipal sewage services, municipal water services</i>, roads, active transportation, other <i>infrastructure</i> and <i>public service facilities</i> to support fully serviced and <i>complete communities</i> and <i>employment areas</i>. Other County or local planning criteria considered appropriate in the circumstances may also apply.</u></p> <p><u>Phasing will sequence <i>development</i> to ensure the substantial completion of new community area and employment areas before additional community areas and <i>employment areas</i> are opened up for development.</u></p> <p><u>Land identified for urban <i>development</i> or future urban <i>development</i> within primary urban centres may include active <i>agricultural uses</i>. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.</u></p> <p><u>This policy does not apply to prevent the completion of previously approved development, logical infilling or <i>development</i> of a minor nature if the overall intent of this section is met.”</u></p>
	<b>PART 4</b>	<b>GENERAL COUNTY POLICIES</b>
7.	4.2.2	<p>Section 4.2 General County Policies, subsection 4.2.2 Conversion is amended as follows:</p> <p>“Conversion of employment lands (Industrial and Rural Employment Areas) within <i>employment areas</i> identified on Schedule A to non-employment uses which, for the purposes of this sub-section includes major retail uses, may be permitted only <del>through a municipal comprehensive review and</del> by amendment to this Plan where it has been demonstrated that:”</p>

8.	4.3.3	<p>Section 4.3 Farmland Protection, subsection 4.3.3(b) Policy Direction is amended as follows:</p> <p>“Urban Centre or Hamlet expansions are subject to <del>the municipal comprehensive review</del> <u>the</u> policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.”</p>
9. a, b	4.4.4	<p>Section 4.4. Housing, subsection 4.4.4 Greenfield Housing is amended as follows:</p> <p>4.4.4 Greenfield Housing In <i>designated greenfield areas</i>, the County will encourage increased densities and a broader mix of housing and will:</p> <ul style="list-style-type: none"> <li>a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;</li> <li>b) require new developments to achieve densities which promote the overall <i>designated greenfield areas</i> density target of <u>a minimum of</u> 40 persons and jobs per hectare and specifically: <ul style="list-style-type: none"> <li>i) <del>strive to</del> attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;</li> </ul> </li> </ul>
10. a	4.6.5	<p>Section 4.6 Impact Assessment, subsection 4.6.5 Agricultural Impact Assessment is amended to add the following subsection heading:</p> <p><b><u>“4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas”</u></b></p> <p>Where <i>development</i> is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the <i>development</i> may have on agricultural activities in the area. An assessment may include any or all of the following:</p> <ul style="list-style-type: none"> <li>a) the opportunity to use lands of lower agricultural potential;</li> <li>b) compliance with the <i>minimum distance separation formulae</i> for livestock operations;</li> <li>c) the degree to which agricultural expansion may be constrained;</li> <li>d) potential interference with normal agricultural activities and practices;</li> <li>e) potential interference with the movement of agricultural machinery on roads;</li> <li>f) such other concerns as a Council may consider relevant.</li> </ul>

10. b	4.6.5	<p>Section 4.6 Impact Assessment, subsection 4.6.5 Agricultural Impact Assessment is amended to add the following subsection:</p> <p><b><u>“4.6.5.2 Urban Development Adjacent to Prime Agricultural Land”</u></b>  <u>Where <i>development</i> is proposed in primary urban centres within 300 metres of designated <i>prime agricultural land</i>, a Council may require an assessment of the impacts the <i>development</i> may have on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on <i>agricultural uses</i>, having regard for the nature and type of the <i>agricultural uses</i> and the sensitivity of the proposed urban land uses.</u></p>
11. a, b	4.8.2	<p>Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets, subsection 4.8.2 Primary Urban Centre Expansion Criteria is amended as follows:</p> <p>“A primary urban centre expansion may only occur <del>as part of a municipal comprehensive review</del> where it has been demonstrated that:”</p> <ul style="list-style-type: none"> <li>a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through <i>intensification</i> and in <i>designated greenfield areas</i>, using the <i>intensification</i> target and greenfield density targets, are not available; <ul style="list-style-type: none"> <li>i) within the County of Wellington; and</li> <li>ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;</li> </ul> </li> <li>b) the expansion makes available sufficient lands for a time horizon not exceeding the year 2051, based on the analysis provided for in a);</li> <li>c) the timing of the expansion and the phasing of development within the <i>designated greenfield areas</i> will not adversely affect the achievement of the <i>intensification</i> targets and density targets set out in Section 3.3.1 <del>as approved by the Province</del>, <u>the phasing policies of Section 3.6</u>, and the other policies of this Plan;</li> <li>d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;</li> <li>e) the <i>infrastructure</i> and <i>public service facilities</i> needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;</li> <li>f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on</li> </ul>

		<p>avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;</p> <ul style="list-style-type: none"> <li>i) reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated; and;</li> <li>ii) where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used;</li> </ul> <p>g) any adverse impacts on the <i>agri-food network</i>, including agricultural operations, from expanding <i>settlement areas</i> would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i>;</p> <p>h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:</p> <ul style="list-style-type: none"> <li>i) the existing development pattern in the community;</li> <li>ii) the potential impacts on people;</li> <li>iii) the need to avoid <i>mineral aggregate</i> areas or where it is unavoidable to use lands of lower quality aggregate resources;</li> <li>iv) the impacts on <i>natural heritage systems</i> and features;</li> <li>v) the impacts on groundwater and surface water;</li> <li>vi) the impacts on the safety and efficiency of existing or planned <i>infrastructure</i>;</li> <li>vii) the impacts on archaeology, <i>cultural heritage landscapes</i>, and <i>built heritage resources</i>;</li> <li>viii) logical boundaries based on existing property lines or recognized physical features where possible; and</li> <li>ix) other planning criteria considered appropriate in the circumstances.</li> </ul> <p>i) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet;</p> <p>j) the <i>settlement area</i> to be expanded is in compliance with the <i>minimum distance separation formulae</i>.”</p>
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11. c	4.8.3	<p>Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets, subsection 4.8.3 Secondary Urban Centre Expansion is amended as follows:</p> <p>“None of the secondary urban centres in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. The expansion must be based <del>on a municipal comprehensive review and</del> <u>on the</u> criteria as set out in Section 4.8.2.”</p>
11. d	4.8.4	<p>Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets, subsection 4.8.4 Hamlet Expansion is amended as follows:</p> <p>“None of the hamlets in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. Hamlet expansions of more than 5 residential lots or units will not be allowed. The expansion must be based <del>on a municipal comprehensive review and</del> <u>on the</u> criteria as set out in Section 4.8.2.”</p>
12.	4.9.5.5	<p>Section 4.9 Water Resources, subsection 4.9.5.5 Source Protection Plan Specific Land Use Policies is amended as follows:</p> <p>“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.</p> <p><b><del>Maitland Valley Source Protection Plan Area</del></b>  <del>The following policies shall apply to lands within the County that are located within the Maitland Valley Source Protection Area as identified in Appendix 4:</del></p> <p><del>a) — Where septic systems would be a significant drinking water threat within a WHPA with vulnerability score of 10, new lots will only be permitted where they are serviced by municipal sanitary sewers or where an on-site septic system could be located outside of a vulnerable area with a vulnerability score of 10.</del></p> <p><del>b) — Where no municipal sanitary sewers exist and where septic systems already exist within a WHPA with a vulnerability score of 10, all future or replacement private septic systems on lots where they would be a significant drinking water threat shall be located as far as practically possible from the wellhead while remaining in compliance of the Building Code.</del></p> <p><del><b>Existing</b> means any of the 21 prescribed threat activities (including activities associated with legal non-conforming) established at the day the Maitland Valley Source Protection Plan takes effect, or that occurs seasonally or occasionally on the property and the activity has occurred at some point prior to the effective date of the Source Protection Plan. This includes expansions where no additional permissions would be required. Furthermore, where a Risk Management Inspector has conducted a</del></p>



		<p><del>property specific assessment and documented the significant threat activities on that property, any significant threat activity not so documented shall be subject to the policies pertaining to future threats.</del></p> <p><b><del>Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area</del></b></p> <p><del>The following policies shall apply to lands within the County that are located within the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area as identified in Appendix 4:</del></p> <p><del>a) The following waste disposal facilities shall be prohibited within WHPAs with a vulnerability score of 8 or 10, and IPZs with a vulnerability score of 10, where they would be considered a significant drinking water threat:</del></p> <p><del>i) Land disposal of petroleum refining waste within the meaning of clause (d) of the definition of “land disposal” in section 1 of Regulation 347 (General Waste Management) R.R.O. 1990 made under the <u>Environmental Protection Act</u>;</del></p> <p><del>ii) Land disposal of municipal waste, hazardous waste, liquid industrial waste, or processed liquid industrial waste, within the meaning of clauses a) and b) of the definition of “land disposal” in section 1 of Regulation 347 (General Waste Management) R.R.O. 1990 made under the <u>Environmental Protection Act</u>; and</del></p> <p><del>iii) Land disposal of liquid industrial waste, industrial waste, or commercial waste within the meaning of clause (c) of the definition of “land disposal” in section 1 of Regulation 347 (General Waste Management) R.R.O. 1990 made under the <u>Environmental Protection Act</u>.</del></p> <p><del>b) Where the establishment, operation or maintenance of a septic system within WHPAs and IPZs with a vulnerability score of 10 would be considered a significant drinking water threat, new lots created through severance or subdivision under the <u>Planning Act</u> shall only be permitted by the approval authority where the lots will be serviced by a municipal sewage system.</del></p> <p><del>c) The local area municipality shall consider establishing or continuing programs that reduce infiltration of waste water into groundwater aquifers from sanitary sewers and related pipes or discharge from a stormwater management facility within a WHPA with a vulnerability score of 10.</del></p> <p><del>For <b>existing</b> activities, a specific timeframe is often stated in the Source Protection policy text. Where a timeframe is not given, the default as specified in the <u>Clean Water Act</u> regulations would prevail. For future activities, a specific timeframe is usually not provided in the policy text. Policies related to future activities generally take effect on the effective date of the Source Protection Plan (July 1, 2016).</del></p>
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		<p>demonstrated through an approved Environmental Assessment or similar planning process that the location for the storage of sewage is the preferred alternative and the safety of the drinking water system has been assured.</p> <p><del>l) Development dependent on the establishment of sewage works shall be prohibited where sewage works would be a <i>significant drinking water threat</i> where the sewage works discharge is to surface water from:</del></p> <ul style="list-style-type: none"> <li><del>i. Combined sewer discharge from a stormwater outlet to surface water and sewage treatment bypass discharge to surface water in <i>WHPA-E</i> areas with a vulnerability score equal to or greater than 8 and in <i>WHPA-E</i> areas in an ICA for nitrates or pathogens;</del></li> <li><del>ii. Industrial effluent discharges in <i>WHPA-E</i> areas with a vulnerability score equal to or greater than 8 and in <i>WHPA-E</i> areas in an ICA for nitrates, chloride, or pathogens; or</del></li> <li><del>iii. Sewage treatment plant effluent charges, including lagoons, in <i>WHPA-A</i> and <i>WHPA-B</i> areas with a vulnerability score of 10, <i>WHPA-E</i> areas with a vulnerability score equal to or greater than 8, or in <i>WHPA-E</i> areas in an ICA for nitrates or pathogens.</del></li> </ul> <p><del>m) New parking lots greater than 2,000 square metres in size shall be prohibited in <i>WHPA-A</i> areas outside of an ICA for sodium or chloride where the application of road salt to roads and parking lots would be a <i>significant drinking water threat</i>.</del></p> <p><del>n) A salt management plan shall be required as part of a complete application for <i>development</i> that includes new roads and parking lots in <i>WHPA-B</i> areas with a vulnerability score of 10, <i>WHPA-E</i> areas with a vulnerability score equal to or greater than 9, or the remainder of an ICA for sodium or chloride where the application of road salt would be considered a <i>significant drinking water threat</i>. Salt management plans shall include, but not be limited to, mitigation measures regarding design of parking lots, roadways, and sidewalks to minimize the need for repeat application of road salt.</del></p> <p><del>o) Where a water taking is or may be a significant water quantity threat in <i>WHPA-Q1</i> areas, the following shall apply:</del></p> <ul style="list-style-type: none"> <li><del>i. New <i>development</i> shall only be permitted if the new <i>development</i> does not require a new or amended Permit to Take Water;</del></li> <li><del>ii. Final approval for new <i>development</i> that requires a new or amended Permit to Take Water shall only be provided once the Ministry of Environment and Climate Change has determined that the proposed taking will not become a</del></li> </ul>
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		<p>significant water quantity threat; and</p> <p>iii. <del>Settlement area</del> expansions shall only be permitted as part of <del>municipal comprehensive review</del> where the applicable provincial planning criteria have been met and the following has been demonstrated:</p> <ul style="list-style-type: none"> <li>• <del>The aquifer has sufficient capacity to sustainably provide municipal water services to the expanded settlement area;</del></li> <li>• <del>The expansion will not adversely impact the aquifer's ability to meet the municipal water supply requirements for current and planned service capacity, for other permitted takings, or for wastewater receiving bodies; and</del></li> <li>• <del>The hydrologic integrity of municipal wells will be maintained.</del></li> </ul> <p>p) <del>To ensure recharge reduction does not become a significant drinking water threat, applications under the Planning Act within WHPA-Q2 areas shall be reviewed by the Risk Management Official to ensure that:</del></p> <p>i. <del>New development for low density residential (excluding subdivisions) or agricultural uses are to implement Best Management Practices (BMPs) such as Low Impact Development (LID) with the goal to maintain predevelopment recharge; and</del></p> <p>ii. <del>All site plan and subdivision applications for new commercial, industrial and institutional uses shall provide a water balance assessment for the proposed development to the satisfaction of the County or local area municipality as the appropriate Planning Approval Authority, which addresses each of the following requirements:</del></p> <ul style="list-style-type: none"> <li>• <del>Maintain pre-development recharge to the greatest extent feasible through Best Management Practices (BMPs) such as Low Impact Development (LID), minimizing impervious surfaces, and lot level infiltration;</del></li> <li>• <del>Where pre-development recharge cannot be maintained on site, implement and maximize off site recharge enhancement (within the same WHPA-Q2) to compensate for any predicted loss of recharge from the development; and</del></li> <li>• <del>For new development (excluding minor variance) within the WHPA-Q2 and within an ICA for sodium, chloride or nitrates, the water balance assessment shall consider water quality when recommending best management practices and address how recharge will be maintained</del></li> </ul>
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		<p>and water quality will be protected.</p> <p>iii. <del>Settlement area</del> expansions considered as part of a <del>municipal comprehensive review</del> shall only be permitted where it has been demonstrated that aquifer recharge functions will be maintained on lands within <del>WHPA Q2</del>.</p> <p>q) <del>An existing threat activity</del> shall mean the following, unless expressly stated in a policy:</p> <p>i. <del>an existing use, activity, building or structure at a location in a vulnerable area that is in compliance with all applicable requirements, and that was being used or had been established for the purposes of undertaking the threat activity, at any time within ten years prior to the date of approval of the Source Protection Plan, or</del></p> <p>ii. <del>an expansion of an existing use or activity that reduces the risk of contaminating drinking water nor depletes drinking water sources, or</del></p> <p>iii. <del>an expansion, alteration or replacement of an existing building or structure that does not increase the risk of contaminating drinking water nor depletes drinking water sources.</del></p> <p>For clarity, the definition of an existing threat <del>activity</del> includes a change in land ownership and the rotation of agricultural lands among crops or fallow conditions, and allows for alternating between sources of nitrates (agricultural source material, commercial fertilizer, and Category 1 non-agricultural source material).</p> <p>Future threat activities are anything not covered under existing.</p> <p><b><del>Grand River Source Protection Plan Area</del></b>  The following policies shall apply to lands within the County that are located within the Grand River Source Protection Area as identified in Appendix 4:</p> <p>a) <b><del>Existing</del></b> means:</p> <p>i. <del>A use, activity, building or structure at a location in a vulnerable area that is in compliance with all applicable regulations on the effective date of this Source Protection Plan, or at some point prior to the effective date of the Source Protection Plan with a demonstrated intent to continue; or</del></p> <p>ii. <del>An expansion of an existing use or activity, which may include a new building or structure to service the existing use or activity, where the expansion reduces the risk of contaminating drinking water; or</del></p> <p>iii. <del>The expansion, replacement or alteration of an existing building or structure associated with a significant drinking water threat that does not increase the risk of contaminating</del></p>
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		<p><del>drinking water; or</del></p> <p><del>iv. The conversion of an existing use to a similar use, provided it is demonstrated that the conversion will reduce the risk of contaminating drinking water.</del></p> <p><del>b) <b>New or Future</b> means not existing, as defined above.</del></p> <p><del><b>Halton Region and Hamilton Region Source Protection Plan Area</b></del>  <del>The following policies shall apply to lands within the County that are located within the Halton Region and Hamilton Region Source Protection Area as identified in Appendix 4:</del></p> <p><del>An Existing Threat is an activity that commenced, or has been engaged, in a location in a vulnerable area within ten years prior to the Source Protection Plan taking effect where there would be a drinking water threat. It includes any expansion of the activity only on the same parcel of land."</del></p>
	<b>PART 9</b>	<b>LOCAL PLANNING POLICY</b>
13.	9.2.5	<p>Section 9.2 Centre Wellington Local Policies, subsection 9.2.5 is deleted in its entirety:</p> <p><del><b>9.2.5 Community Planning Study Area</b></del>  <del>Schedule B1 to the County of Wellington Official Plan designates an area between the existing Fergus and Elora Urban Centres on the north side of the Grand River as a Community Planning Study Area. Wellington Place is located at the centre of this area. This area will be considered for future urban expansion of the Fergus and Elora-Salem Urban Centres as a source of future residential, recreational, public service and institutional uses. It has the potential to play a significant role in community life in the future. Comprehensive planning is needed to ensure this outcome.</del></p> <p><del>The County will not consider applications to expand the limits of the Fergus or Elora/Salem Urban Centres within the Study Area until such time as the Township undertakes a Community Planning Study. The Community Planning Study will be initiated by the Township in consultation with the County and shall incorporate the following.</del></p> <ul style="list-style-type: none"> <li><del>• a future servicing strategy including a Staging Plan addressing the phasing, timing and financing of development and infrastructure improvements</del></li> <li><del>• a plan for the provision of schools, parks, open space and other community facilities including the development of Wellington Place lands</del></li> <li><del>• enhancement of a greenspace corridor associated with the Elora-Gataract Trailway</del></li> <li><del>• a subwatershed study</del></li> </ul>

		<ul style="list-style-type: none"> <li>• <del>an agricultural and environmental impact assessment</del></li> <li>• <del>a future transportation plan including road patterns and engineering standards for arterial, collector, local roads, and pedestrian and bicycle paths</del></li> <li>• <del>urban design guidelines</del></li> </ul> <p><del>Prior to initiation of the Study, the Township and County shall prepare detailed terms of reference and, <u>if necessary</u>, refine the study area limits. The study area limits may be adjusted based on physical features without requiring a further amendment to this Official Plan. The terms of reference will also set out a plan for consultation with the affected landowners, including the County and GRCA, as well as the general public.</del></p> <p><del>Upon completion of the Community Planning Study, the County and Township Official Plans will be amended to implement the Community Plan according to the recommended Staging Plan, and the requirements of the Township Official Plan with respect to a Secondary Plan Study shall be deemed to have been fulfilled. The initiation of the Community Planning Study should be co-ordinated with the Township's next Official Plan Review. This Community Planning Study may be co-ordinated with other Secondary Plans. Where practical, elements of the Community Planning Study, such as the subwatershed study, may be integrated with other Secondary Planning Studies.</del></p> <p><del>The Township may use its zoning by law to recognize existing livestock housing facilities and allow for their limited expansion; or to prohibit the establishment of new livestock housing facilities within the Community Planning Study Area.</del></p>
14.	9.9.3	<p>Section 9.9 Greenbelt Policies (Erin and Puslinch), subsection 9.9.3 Relationship to the Official Plan is amended to add the following text to the end of the first paragraph:</p> <p><del>“The Greenbelt Plan builds on the Provincial Policy Statement and is to be implemented through municipal official plans. Therefore, the policies of this Plan and local official plans continue to apply provided that they conform with the Greenbelt Plan. <u>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.</u>”</del></p>



	PART 15	DEFINITIONS
15.		<p>Part 15 - Definitions is amended by deleting the defined term for “Municipal comprehensive review”.</p> <p><del>Municipal comprehensive review:</del>  <del>means a new official plan, or official plan amendment, initiated by the</del>  <del>County that comprehensively applies the policies and schedules of this</del>  <del>Plan.</del></p>