



Corporation of the County of Wellington

Public Meeting Minutes

OPA 120 – County Growth Forecast OPA 121 - Development Approval Process Updates

January 12, 2023
Council Chambers

Present: Warden Andy Lennox
Councillor James Seeley (Chair)
Councillor Mary Lloyd
Councillor Michael Dehn
Councillor Shawn Watters

Also Present: Councillor Matthew Bulmer

Staff: Jennifer Adams, County Clerk
Aldo Salis, Director, Planning and Development Department
Matthieu Daoust, Senior Planner (Development)
Meagan Ferris, Manager of Planning and Environment
Curtis Marshall, Manager of Development Planning
Jameson Pickard, Senior Planner (Policy)
Zachary Prince, Senior Planner (Development)
Troy Van Buskirk, Planning Technician
Sarah Wilhelm, Manager of Policy Planning

OPA 120 – County Growth Forecast

Members of the Public: There were 18 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

OPENING OF MEETING

Chair Seeley welcomed everyone and called the meeting to order at 10:41 am.

PURPOSE OF MEETING

Chair Seeley read the following statement:

The purpose of this meeting is to present information and receive public input regarding proposed amendment 120 to the County of Wellington Official Plan for the County Growth Forecast as part of the County's Municipal Comprehensive Review.

STATEMENT READ BY CHAIR

Chair Seeley read the following statement:

This 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 120 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.

PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT

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:

- Policy Context and Provincial Planning Policy Structure
- County and Local Planning Policy Context
- Potential Impacts of Bill 23
- Municipal Comprehensive Review (MCR) and Work Plan
- Overview of Phase 1 Work
- County Growth Forecast Amendment
- Population, Housing, and Employment Highlights 2021 – 2051
- Consultation to Date
- Key Themes from Comments

Presentation slides are available at the following link: [OPA 120 Public Meeting Presentation Jan 12 2023](#)

PUBLIC INPUT

Janet Harrop spoke on behalf of the Wellington Federation of Agriculture (WFA). The WFA wants to preserve as much agricultural land as possible by requesting:

- increased intensification in urban areas;
- support for the agricultural system as a whole;
- Canada Land Inventory class 1 through 6 lands to be considered Prime Agricultural; and
- that growth be concentrated within current urban boundaries.

WFA is concerned that land use changes over time have converted farmland to non-agricultural uses which, when taken as a whole, have negative impacts on the agricultural system in Wellington. Related information is detailed in a report by Dr. Wayne Caldwell of the University of Guelph. The WFA is currently preparing a study of the economic impact of agriculture in Wellington County.

John Slood, a Puslinch resident and home builder, requested that rural residential lots be permitted to be under 1 acre in size, due to improvements in septic system design. He also asked that staff revisit the growth allocated to Puslinch to allow more rural growth, as Puslinch is so desirable.

Evan Wittmann, planning consultant representing Landscout Investments and Cachet Developments, spoke regarding a proposed residential development in Clifford (Minto) to develop Future Development designated lands and also expand the urban boundary for additional development. Mr. Wittmann distributed and presented a document which outlined his concerns with the findings of the County's Land Needs Assessment and servicing availability in Minto. He requested that more growth be allocated to Clifford to support his client's proposal.

Warden Lennox advised that he would want to hear from the Town of Minto before taking action on this request.

John Scott of Elora asked what vision is informing these discussions and decision-making.

Aldo Salis advised that the Province broadly sets the planning vision, but that it is also based on input from residents and communities.

Chair Seeley indicated that this is part of strategic planning and that elected officials also juggle this with financial responsibilities.

Councillor Lloyd noted that some municipalities have urban design guidelines. The role at the County is to decide where growth occurs and member municipalities decide how growth occurs through their planning guidelines.

Councillor Watters advised that the Province takes the lead by dictating the growth numbers and the County distributes the growth to member municipalities. Our communities will change and start looking different.

Warden Lennox noted that we are at the beginning stage today. There are many more pieces that go into this before things are built. Our communities are evolving and we need to have a vision of where we are going to take this in line with the needs of today. We need housing and we can't build what we have always been building. We need to be thoughtful about it.

CLOSING

There being no further comments or questions from the public, Chair Seeley thanked everyone for attending the OPA 120 – County Growth Forecast public meeting and declared the public meeting closed at 11:50 am.

OPA 121 - Development Approval Process Updates

Members of the Public: There were 3 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

OPENING OF MEETING

Chair Seeley welcomed everyone and called the meeting to order at 11:57 am.

PURPOSE OF THE MEETING

Chair Seeley indicated that the County of Wellington is holding this public meeting to present and receive public input regarding a proposed amendment to the Wellington County Official Plan to update the plan with recent legislative changes made to the Planning Act and to operationalize existing optional planning tools in the act, that could help member municipalities further streamline their development review and approval processes.

STATEMENT READ BY CHAIR

Chair Seeley read the following statement:

This 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 a person or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed County Official Plan Amendment does not make oral submissions at a public meeting, or make written submissions to the County of Wellington before the proposed County Official Plan Amendment is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed County 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.

PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT

Chair Seeley invited Mr. Jameson Pickard, Senior Policy Planner to come forward to present the proposed County Official Plan amendment 121, Development Approval Updates. Mr. Pickard provided a brief introduction of the proposed official plan amendment and explained the reasons why this amendment was necessary. Mr. Pickard explained that these change will align the County Official Plan with recent Planning Act changes as well prepare our member municipalities for the new development review environment the province has created, with reduced application review windows and the potential to have application fee's refunded.

Mr. Pickard gave an overview of the changes proposed to the Official Plan in OPA 121 which include:

- Changes to policy section 13.9 – Site Plan Control- to align with Planning Act changes and clarification about what matters can and cannot be addressed through site plan control;
- Changes to policy section 13.15 – Complete Application and Pre-Consultation - to align with Planning Act changes and strength municipal pre-consultation and complete application requirements;
- New optional policy section added related to a Community Planning Permit System;
- New optional policy section added enabling councils to delegate decisions on Minor Zoning By-law Amendments to an agent or employee of the municipality; and
- New policy added under the minor zoning by-law amendment section allowing the use of an alternative consultation process related to minor zoning by-law amendments.

Mr. Pickard advised that additional information related to OPA 121 is available on the County website and that a staff report about public input on OPA 121 and any recommended revisions would be prepared for the Planning Committee and County Council for consideration.

PUBLIC INPUT

Barclay Nap, resident of Puslinch, asked a question seeking clarification around minor zoning by-law amendments as they relate to re-zonings on agricultural land.

- Mr. Pickard responded advising that the intent is not to apply a minor zoning by-law amendment process to significant development proposals like gravel pit or subdivision re-zonings. In most cases it will be used in instances where other development applications have already been considered such as the removal of a holding provision. Municipalities, should they chooses to use this process, will be responsible for identifying what they feel is a minor zoning by-law amendment.

Councillor Lloyd asked a question related to the recent Planning Act changes to Site Plan Control and new restrictions on a municipality's ability to apply site plan control to developments up to 10 units. She raised concerns regarding a municipality's ability to regulate drainage and grading on these sites.

- Mr. Pickard responded indicating that member municipalities will have to review their processes to ensure that important matters like grading and drainage in these instances can be addressed.
- Warden Lennox commented about Wellington North's approach and that the building code provides a means to get information related grading and drainage when seeking a building permit.

Councillor Dehn asked a question regarding what a Community Planning Permit system was, and asked if this tool could be used to get Conservation Authority input given recent changes to their role in commenting on Planning Act applications.

- Mr. Pickard responded indicating that the Community Planning Permit System is a process that replaces traditional zoning, minor variance and site plan control processes with a more streamlined flexible permitting process. Mr. Pickard indicated that the Community Planning Permit System would require a considerable amount of work for a municipality to develop and a number of details about this process would need to be figured out through its development.
- Mr. Salis provided clarification about the limited role Conservation Authorities now have in commenting on Planning Act applications.

Councillor Watters asked if recent Planning Act changes related to a municipality's ability to regulate exterior design of buildings, include restrictions on landscaping and façade treatments.

- Mr. Pickard responded that the changes have generally removed a municipality's ability to address landscaping and exterior design. There are limited circumstances under which the Planning Act would let municipalities regulate landscape matters on adjoining municipal roadways.

Warden Lennox asked about the proposed policy on minor zoning by-law amendments, seeking clarification about who defines what a minor zoning by-law amendment is.

- Mr. Pickard indicated that the proposed policy would list a few matters that would be considered minor zoning by-law amendments and further includes a clause that states member municipalities have the ability to further define what could constitute a minor zoning by-law amendment. Variation from municipality to municipality is expected.

Councillor Bulmer asked if there were any proposed policies in the amendment or contained in the legislation to help direct municipalities in determining what "minor" means.

- Mr. Pickard indicated that the Planning Act is fairly broad in its direction and essentially leaves it to the discretion of the municipality to determine what a minor zoning by-law amendment could be.

CLOSING

There being no further comments or questions from the public, Chair Seeley thanked everyone for attending the OPA 121 – Development Approval Process Updates public meeting and declared the public meeting closed at 12:50 pm.

James Seeley
Chair
Planning Committee



PLANWELL^{OM}

Wellington County Official Plan Review

OPA 120 County Growth Forecast

Public Meeting
January 12, 2023

Purpose of Public Meeting

- Hosted by County Planning Committee to provide a chance to:
 - Learn about the proposed Official Plan Amendment (OPA 120)
 - Ask questions and provide comments
- A virtual Open House hosted by Planning and Development Department was also held December 15, 2022
- Both meetings are required under Section 26 of Planning Act and the staff presentations are essentially the same

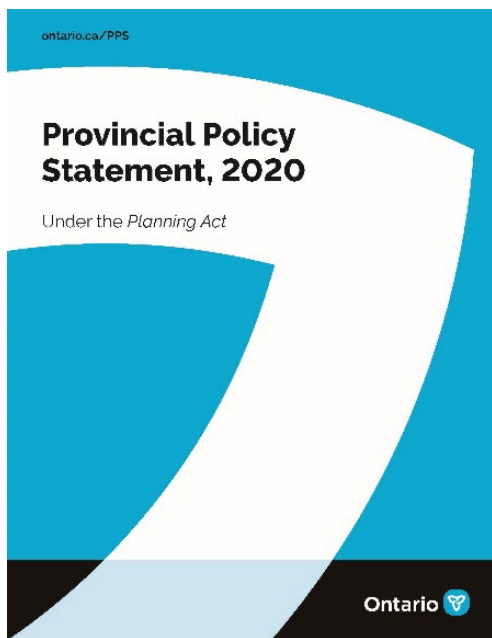
OPA 120

Policy Context



Provincial Planning Policy Structure

PROVINCE-WIDE Provincial Policy Statement



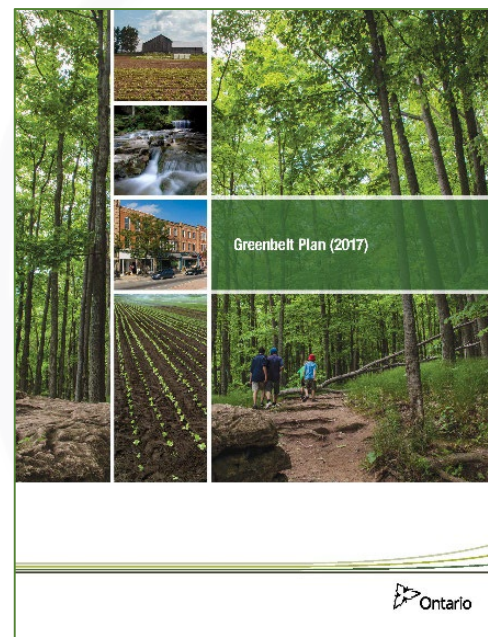
Applies
County-wide

PARTS OF PROVINCE Growth Plan



Applies
County-wide

PARTS OF PROVINCE Greenbelt Plan



Applies to Parts of
County

Provincial Planning Policy Structure

- Province
Amended Growth
Plan in 2020
- **Minimum**
population of
160,000 people
and 70,000 jobs
for Wellington
County by 2051



- County is required
to distribute this
growth across
Wellington

Provincial Planning Policy Structure

PROVINCIAL POLICY

Provincial
Interests and
Policies

**Provincial Policy Statement
/ Provincial Plans**

IMPLEMENTATION OF PROVINCIAL POLICY

Land Use
Designations
and Policies

Official Plans

IMPLEMENTATION OF PROVINCIAL, COUNTY & LOCAL POLICY

Land Use
Zoning and
Regulations

Zoning By-laws



County and Local Planning Policy

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

COUNTY-WIDE County of Wellington Official Plan

COUNTY OF WELLINGTON Official Plan



OFFICE CONSOLIDATION

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

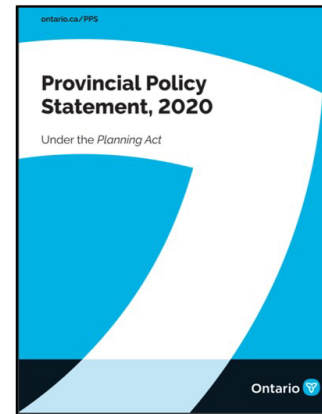
Last Updated: January 8, 2021

Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

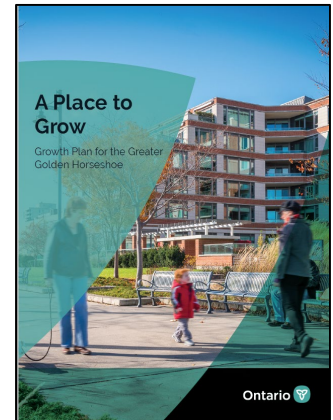
Review of A Place to Grow and Provincial Policy Statement

- Seeking input on a streamlined Province-wide land use policy framework
- Consultation on five core elements



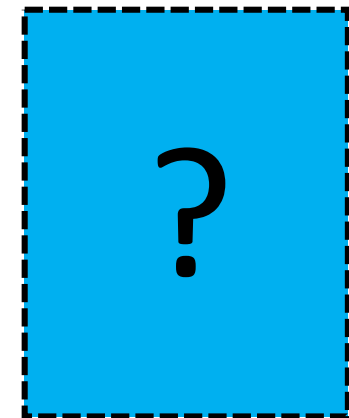
Provincial Policy
Statement (PPS)

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A Place to
Grow (APTG)

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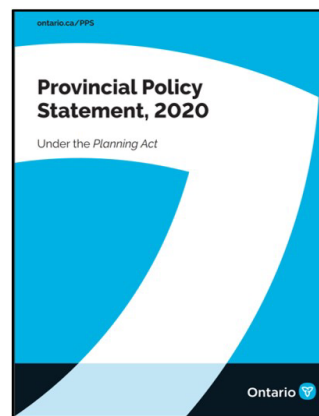


Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Review of A Place to Grow and Provincial Policy Statement

- Some potential areas that relate to growth forecasts:
 - Use the most current, reliable information in forecasting
 - Increased flexibility for rural residential development



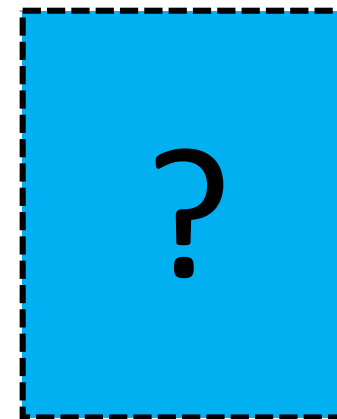
Provincial Policy
Statement (PPS)

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A Place to
Grow (APTG)

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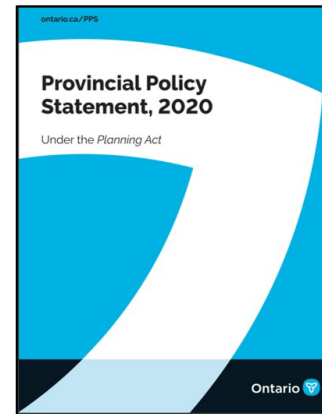


Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

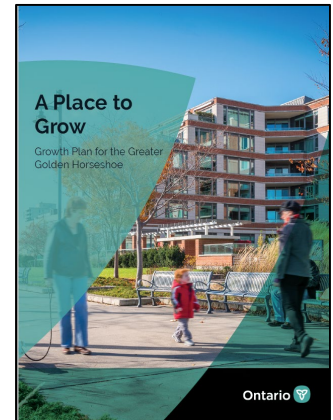
Review of A Place to Grow and Provincial Policy Statement

- Comments on core elements due to Province December 30, 2022 (ERO Posting 019-6177)
- Early in process
- No policy document available



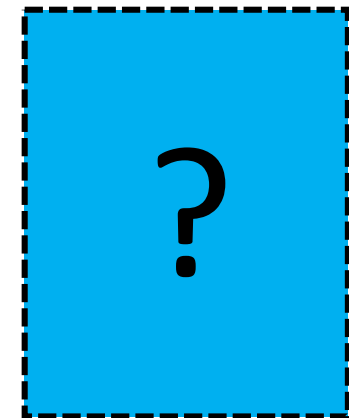
Provincial Policy Statement (PPS)

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A Place to Grow (APTG)

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Potential Impacts of Bill 23

More Homes Built Faster Act, 2022

Additional Residential Units (ARUs)

- As-of-right zoning to permit up to three residential units per urban lot
- County Official Plan policies support ARUs
- ARUs are accounted for within Urban Land Needs Assessment



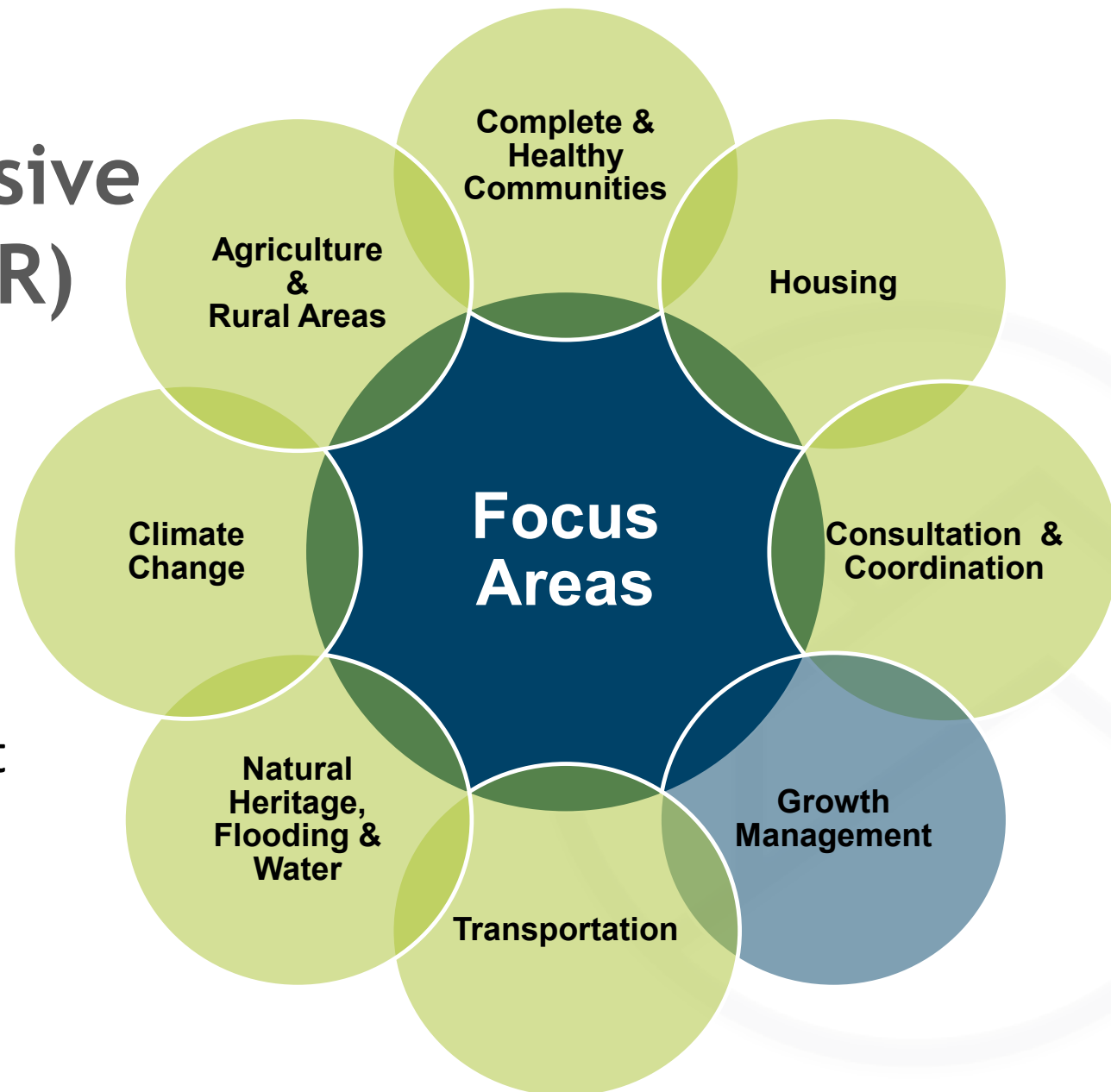
OPA 120

Official Plan Review Context

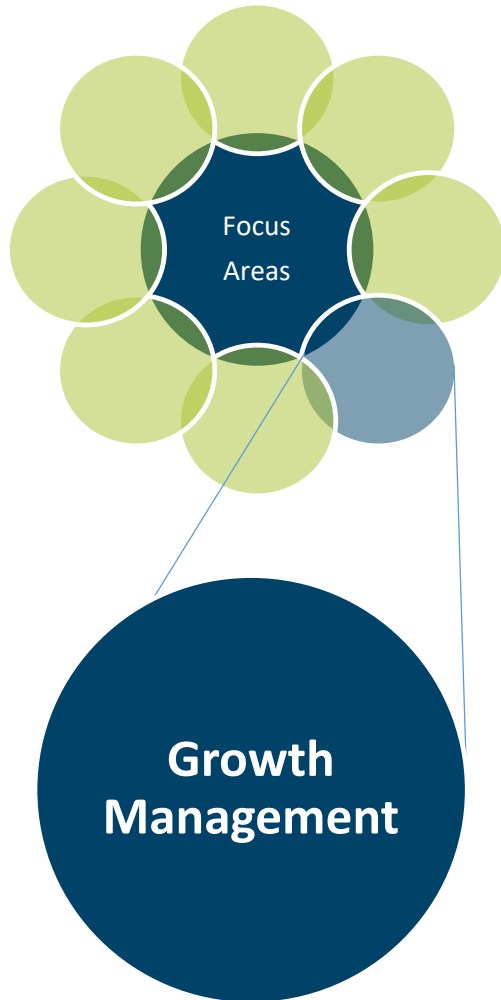


Municipal Comprehensive Review (MCR)

- Interrelated and overlapping focus areas
- OPA 120 implements part of growth management technical work



Work Plan



Three key phases of technical work:

Phase 1

Urban
Structure
and Growth
Analysis

COMPLETED

Phase 2

Land Needs
Assessment

IN PROGRESS

Phase 3

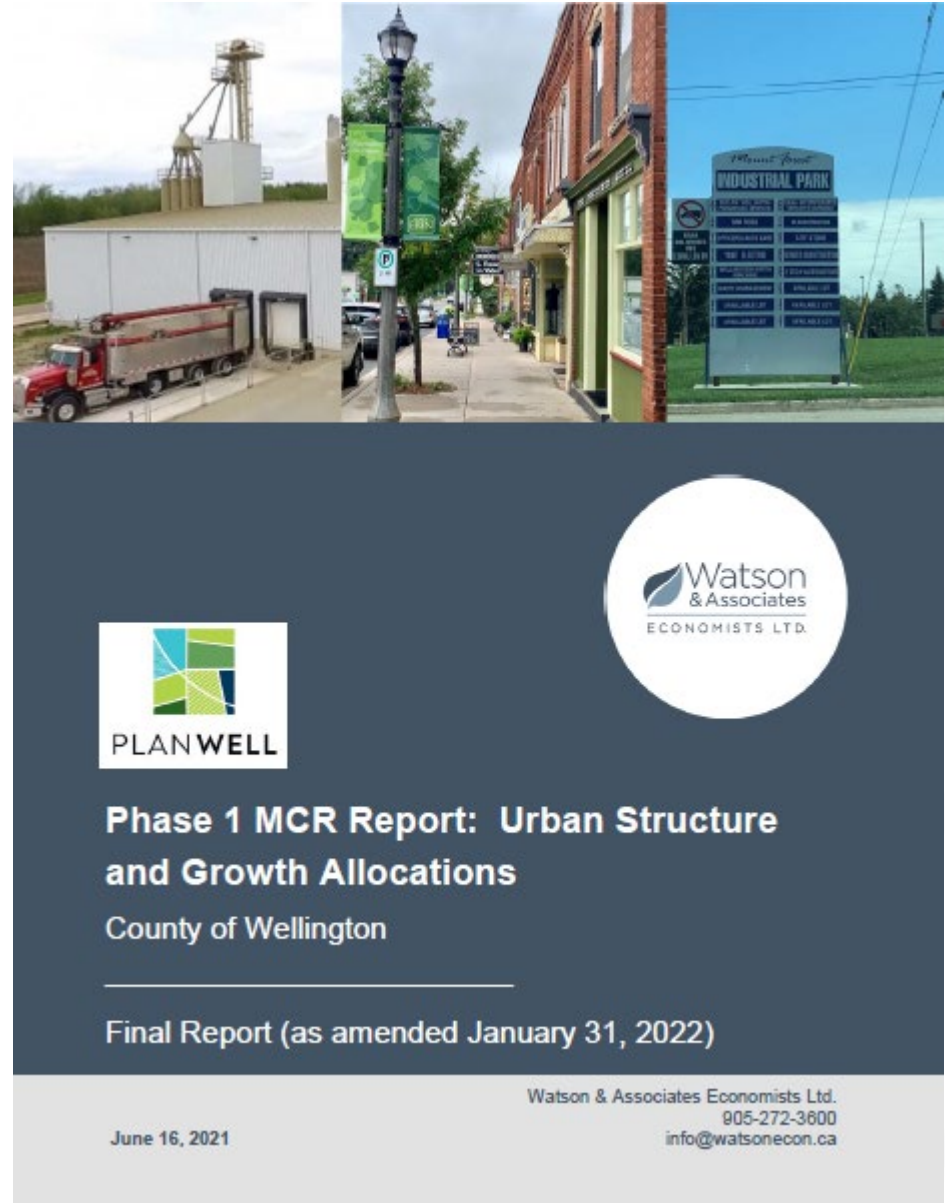
Settlement
Area
Boundary
Review

COMING SOON

ONGOING IMPLEMENTATION THROUGH OPAs

Phase 1: Technical Work

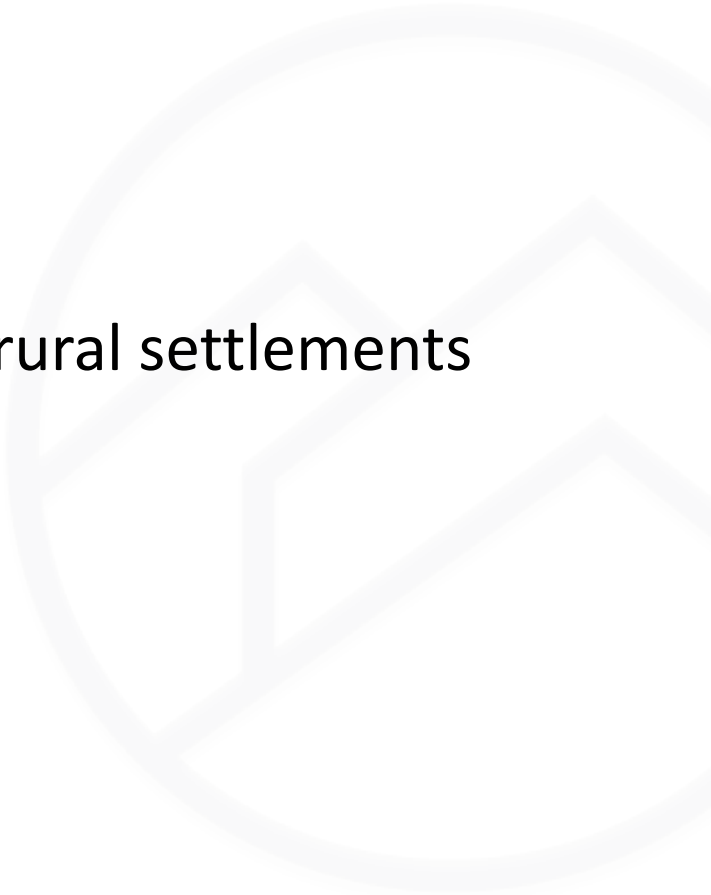
- Phase 1 Report developed for the County by Watson & Associates
- Covers urban structure and growth allocations
- Phase 1 growth allocations form basis for OPA 120



Phase 1: Consultation

Type of Consultation	Audience
Review of draft growth allocations, preliminary findings and proposed revisions	Technical Resource Team (TRT) with: <ul style="list-style-type: none"> • Municipal CAOs (or their designate) • Municipal planning consultants • County planning staff • Watson & Associates
Public Information Centre to present Draft Phase 1 Report (June 16, 2021)	<ul style="list-style-type: none"> • Member Municipalities • Indigenous Communities • Agencies • Members of public and stakeholders (through website subscription and email list)
Circulation of Draft Phase 1 Report for comment (June - July, 2021)	<ul style="list-style-type: none"> • Member Municipalities • Indigenous Communities • Agencies • Members of public and stakeholders (through website subscription and email list)
Local Council presentations by request	<ul style="list-style-type: none"> • Member Municipalities
Individual emails/calls/on-line meetings by request	<ul style="list-style-type: none"> • County and Municipal Councillors • Member Municipality staff • Members of public and stakeholders

Phase 1: Key Themes from Comments

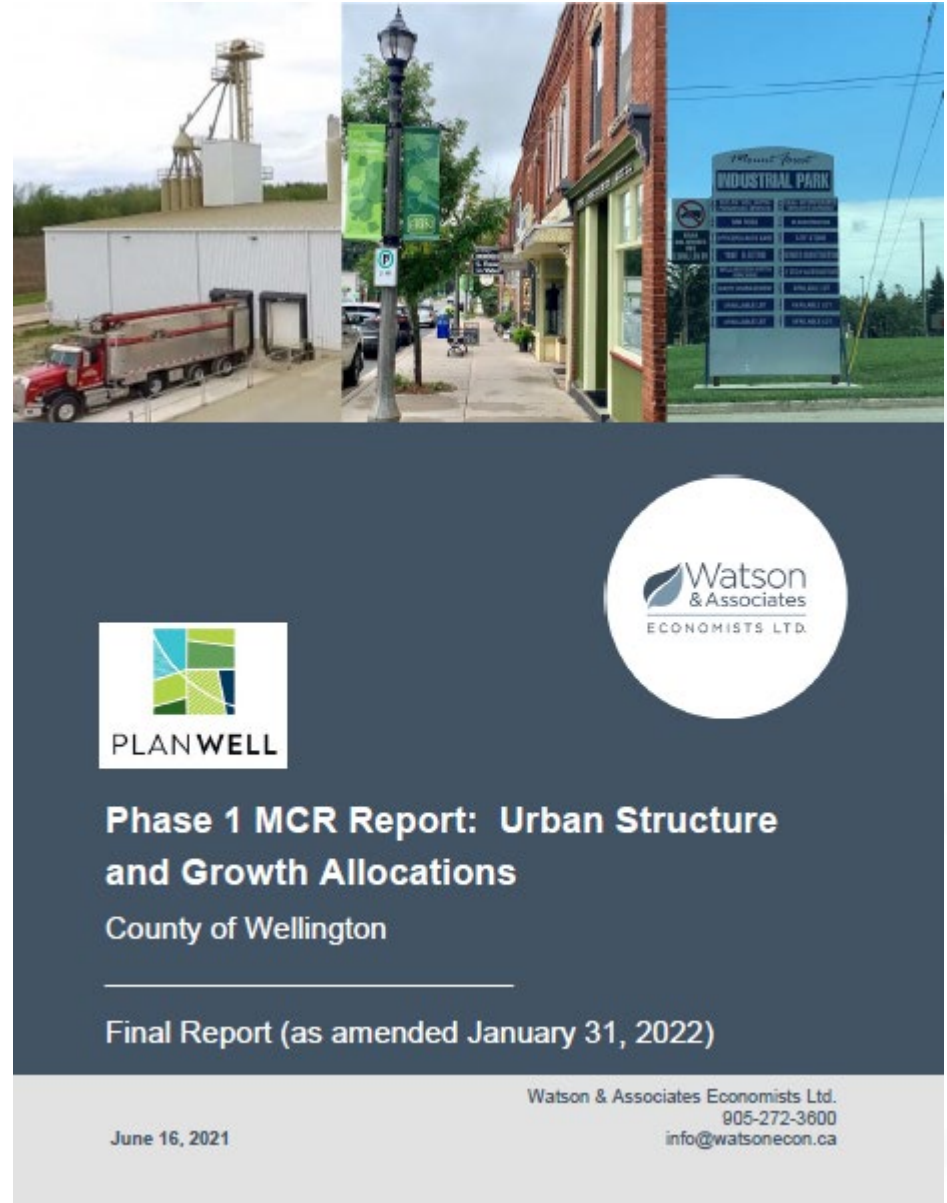
- Preserve agricultural land
 - Ensure municipal servicing availability
 - Conserve heritage
 - Consider urban centre expansions
 - Consider infilling and rounding out of rural settlements
 - Affordable housing need
- 

Phase 1: County Response

- Comments reviewed by County staff and consultants
- Reported results
 - through Planning Committee,
 - shared with member municipalities, and
 - posted on project website.
- County has limited flexibility in allocating growth
 - Provincial-led process, lower projections are not permitted
 - Provincial policies direct where growth should occur
- Comments **applicable** to growth allocations were factored into the analysis, where appropriate
- Comments **not applicable** to growth allocations are being carried forward to future phases of our work, where appropriate

Phase 1: Decision

- Phase 1 Report approved in principle by County Council in March 2022
- Adopted **OPA 119** implements the **Urban Structure**
- **OPA 120** implements the **Growth Forecast**



What do we use forecasts for?

- Forecasts are used to plan for land needs to support growth
- Forecasts are also used to plan for infrastructure and servicing to support the following:
 - Municipal financing
 - Public services
 - Economic development and tourism
 - Transportation planning

OPA 120

County Growth Forecast Amendment



Purpose of Amendment

- Update the population, household and employment forecast tables in the Official Plan
- Revise text in accordance with new forecasts

Main Changes

- Extend forecast to 2051
- Include 2021 as a base
- Higher percentage of population forecast to be in urban centres at 2051
- Higher percentage of population growth will take place in urban centres

Population Highlights 2021-2051



Population Highlights County of Wellington

2021 Population¹

100,800



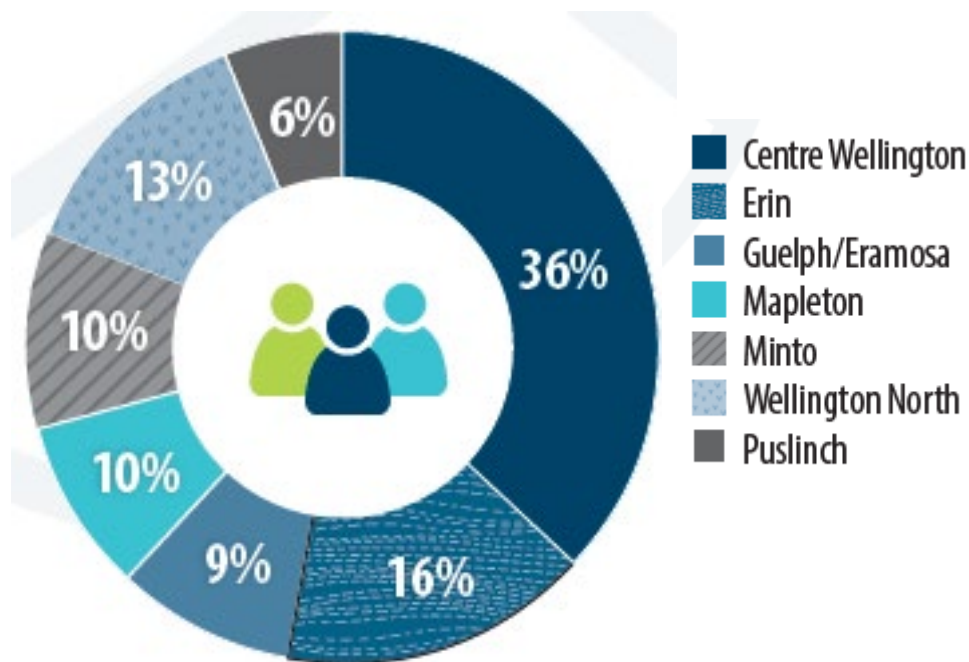
Population by 2051^{1,2}

160,000

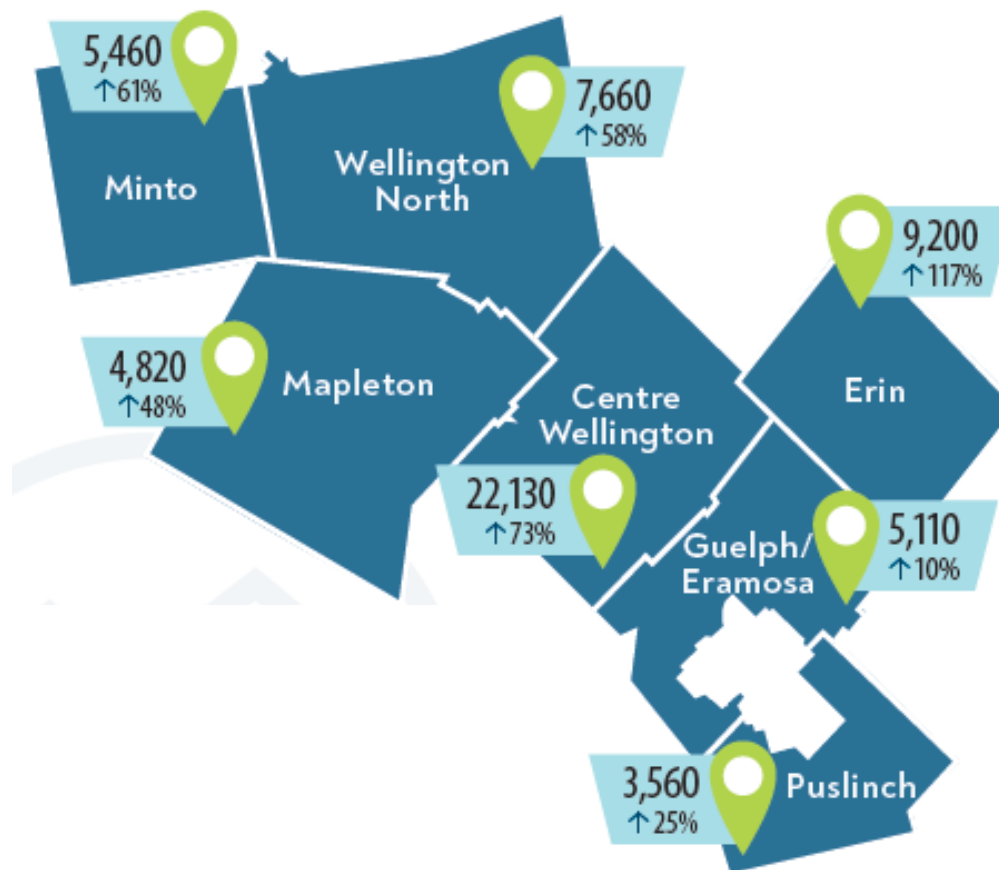


Population increase

↑ 59,200



Housing Highlights 2021-2051






Employment Highlights 2021-2051







Employment Highlights County of Wellington


2021 Employment¹

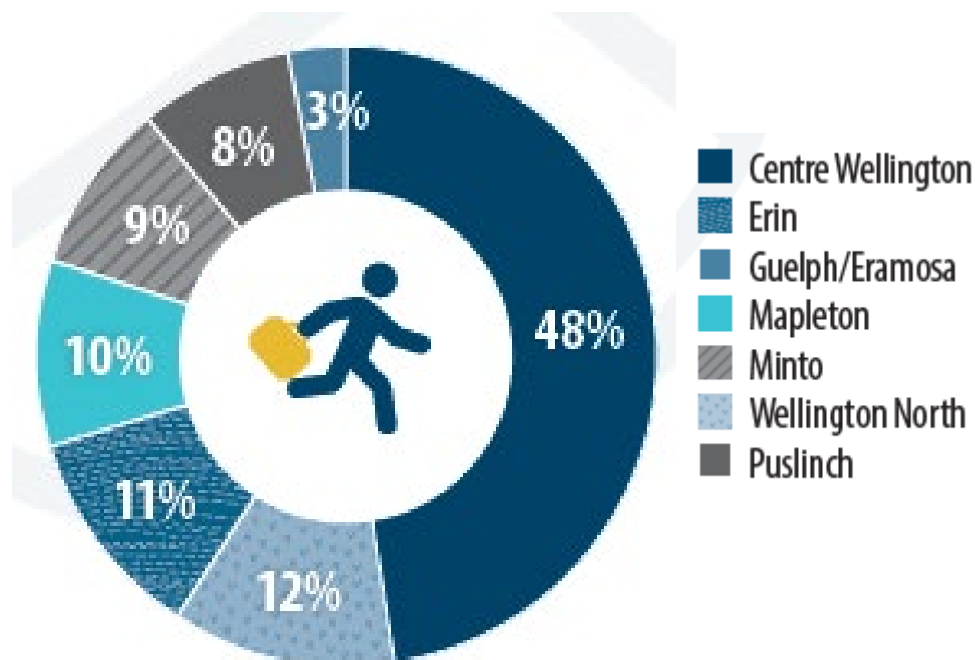
43,000     

Employment by 2051^{1,2}

70,000     

Employment increase

↑ 27,000 



Other Changes

- Text changes to reflect the new growth, planning horizon
- Removal of Special Policy for Hillsburgh and Erin Urban Centres that no longer applies

Future Implementation Matters

- OPA 120 does not include other phases of the technical work
- Changes to land use designations or policies related to Phase 2 Land Needs Assessment or Phase 3 Settlement Area Boundary Review are subject to review and evaluation through the ongoing MCR process

OPA 120

Consultation to Date



Circulation for Comment

Draft OPA 120 was circulated to:

- Ministry of Municipal Affairs and Housing for 90-day review
- Agencies and members of the Public with a comment deadline of November 18, 2022

Circulation Comments Received to Date

Comments

- Township of Puslinch
- 7 from Members of the Public
- Wellington Federation of Agriculture

No Comments or Concerns

- Indigenous Communities (Métis Nation, Chippewas of the Thames, Chippewas of Rama First Nation)
- Conservation Authorities (Maitland Valley Conservation Authority, Grand River Conservation Authority, Conservation Halton, Saugeen Conservation)
- Bell Canada

Key Themes from Circulation Comments

Comments which **apply to growth allocations** of OPA 120:

- Need more growth for Puslinch through rural severances and subdivisions/condominiums
- Need more rural residential growth/flexibility for Belwood
- Support for growth for Mapleton, including Drayton

We will respond to these comments through future report on OPA 120

Key Themes from Circulation Comments

Comments which **do not apply to growth allocations of OPA 120:**

- Protection of farmland:
 - Remove Secondary Agricultural designation County-wide
 - Increase intensification target to 20%
 - Increase greenfield density target to 80 people and jobs per hectare
 - Integrate climate change and transportation planning into process
- Site specific request to re-designate lands from Prime Agricultural to Secondary Agricultural

We will respond to these comments through future report on OPA 120, but note that they will be considered as part of Agricultural Mapping and Policy Review (under way) and Phase 3 technical work

Open House Comments

42 participants joined the virtual meeting

- Recording of presentation is available on-line
- Meeting summary will be posted to project website

Key Themes from Open House Comments

- High growth for Centre Wellington
- Challenges related to Bill 23 and growth targets
- Agricultural Mapping Review
- Impact of Greenbelt Expansion in Erin
- Ability of Erin to service its future growth
- Climate change impacts
- Housing affordability

We will respond to these comments through future report on OPA 120, but note that some will be considered as part of Agricultural Mapping and Policy Review (under way) and Phase 3 technical work

OPA 120

Next Steps



Next Steps

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



PLANWELL[™]

Thank you for joining us!

For more information

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519.837.2600 x2130

Jameson Pickard
Senior Policy Planner
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519.837.2600 x2300

Project website: www.wellington.ca/planwell

Project email: planwell@wellington.ca



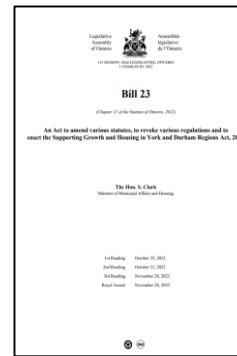
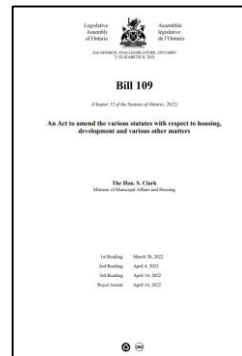
Development Approval Updates (OPA) 121

County of Wellington
Planning and Development Department

Public Meeting
January 12, 2023

Background

- ▶ The Ontario Government has set a priority on housing and is making legislative changes to ensure that homes are being brought to market expeditiously. Legislative amendments to the Planning Act include:
 - ▶ Bill 13 – Supporting People and Businesses Act, 2021
 - ▶ Bill 109 - More Homes for Everyone Act, 2022
 - ▶ Bill 23 – More Homes Built Faster Act, 2022



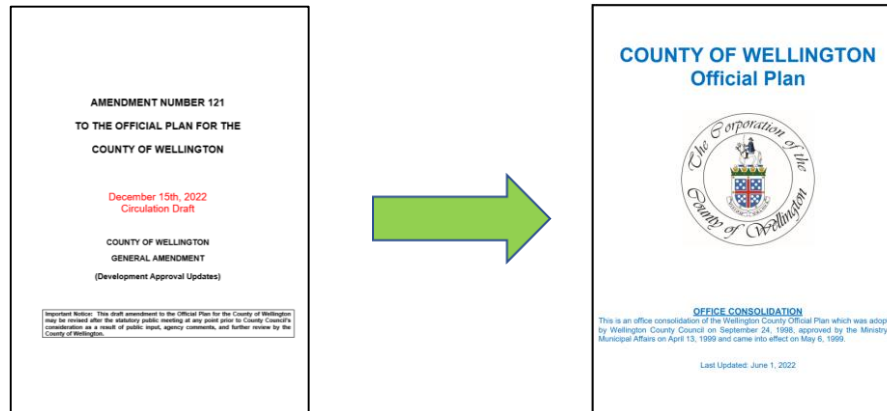
Background Cont. ...

- ▶ Beyond recent legislative changes, the Planning Act also contains several policy tools that municipalities have the option to utilize.
- ▶ These provisions are activated through municipalities establishing Official Plan policies outlining the use of these tools.



Purpose of OPA 121

- ▶ The purpose of OPA 121 is to:
 - ▶ Amend the Official Plan to address recent legislative changes made to the Planning Act aimed at increasing the speed of the development review and approval process; and
 - ▶ Activate some existing optional provisions of the Planning Act, related to Community Planning Permit Systems and alternative consultation measures for minor zoning by-law amendments.



What's Changing in the Official Plan?

Official Plan Section	CHANGE PROPOSED IN OPA No. 121
Section 13.9 – Site Plan Control	<ul style="list-style-type: none">• Removing language that allows municipal regulation of exterior design of buildings. (Bill 23);• Clarifying that decisions on site plan control applications are to be delegated to an employee or agent of the municipality. (Bill 109)• Clarifying that site plan control does not apply to a residential building or structure containing no more than 10 units. (Bill 23)• Updating this section to include existing and new Planning Act provisions related to what municipalities can address through site plan control.• Clarifying that municipalities can require applicants to enter into site plan agreements.
Section 13.15 - Complete Application and Pre- Consultation	<ul style="list-style-type: none">• Clarifying that municipalities can now require pre-consultation and complete applications requirements for site plan control applications. (Bill 109)• Clarifying that municipalities can pass by-laws and develop policies related to pre-consultation and can charge a fee.• Updating the list of studies in this section to address site plan related matters.



What's Changing in the Official Plan? Cont.

CHANGE PROPOSED IN OPA No. 121	
New Section – Community Planning Permit System	<ul style="list-style-type: none">• A new policy is proposed to operationalizes existing Planning Act provisions related to Community Planning Permit Systems (70.2 & O.Reg 173/16).• This policy will outline requirements that need to be addressed by local municipalities should they choose to implement a CPPS.
New Section – Minor Zoning by-law amendments	<ul style="list-style-type: none">• A new policy is proposed to operationalize new Planning Act provisions related to a Councils ability to delegate decisions on minor zoning by-law amendments to committee of Council, employee or agent of the municipality. (Bill 13)• Proposed policy sets out matters that can be considered a minor zoning by-law amendment.
Alternative Consultation Measures for Minor Zoning By-law Amendments	<ul style="list-style-type: none">• A new policy is proposed to operationalize an existing optional section of the Planning Act 34 (14.3), related to alternative consultation measures for zoning by-law amendments.• Policies would set out an alternative consultation process for minor zoning by-law amendments, that if meet, could not require a public meeting if no concerns are raised with the Notice of Complete Application circulation.



Key Milestones So Far

- ▶ September 2022
 - ▶ Background Report to County Council
- ▶ December 2022
 - ▶ Notice of Complete Application and Public Meeting and formal circulation to agencies
 - ▶ No objections have been raised to date
 - ▶ Comments were generally supportive



Next Steps

Planning Committee Recommendation and possible County Council Adoption

Planning Committee will receive a staff report about the Public Meeting input and any final changes, and may recommend that County Council adopt the Amendment.

County Council then will consider the recommendation to Adopt the Amendment.

Appeals

The County's decision on the amendment is subject to potential appeals to the Ontario Land Tribunal.



Additional Information

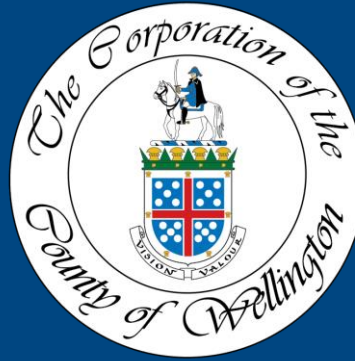
- ▶ Additional information on this amendment is available in the County website through the link below:

<https://www.wellington.ca/en/resident-services/pl-legislative-changes-and-development.aspx>



Questions?





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Alternate formats available upon request