



Corporation of the County of Wellington

Planning Committee

Minutes

March 9, 2023

County Administration Centre

Keith Room

Present: Warden Andy Lennox
Councillor Mary Lloyd
Councillor Michael Dehn
Councillor Shawn Watters (Acting-Chair)

Regrets: Councillor James Seeley (Chair)

Also Present: Councillor Matthew Bulmer

Staff: Jennifer Adams, County Clerk
Zachary Prince, Senior Planner, Development
Aldo Salis, Director, Planning and Development
Sarah Wilhelm, Manager of Policy Planning
Scott Wilson, CAO

1. Call to Order

At 9:36 am, the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Planning Financial Statements as of February 28, 2023

1/3/23

Moved by: Councillor Dehn

Seconded by: Councillor Lloyd

That the Planning Financial Statements as of February 28, 2023 be received for information.

Carried

4. Trails 2023 Work Plan

2/3/23

Moved by: Warden Lennox

Seconded by: Councillor Dehn

That the Trails 2023 Work Plan report be received for information.

Carried

5. Source Water Protection Annual Reporting

3/3/23

Moved by: Councillor Dehn

Seconded by: Councillor Lloyd

That the Source Protection Annual Reporting be received for information.

Carried

6. Source Protection Committees - Nomination of Municipal Representatives

4/3/23

Moved by: Councillor Dehn

Seconded by: Warden Lennox

That Wellington County Council support the nominations of Mr. Allan Rothwell as the Municipality – East representative on the Ausable Bayfield Maitland Valley Source Protection Committee, Mr. Dave Rodgers as the Puslinch and Wellington Representative on the Halton-Hamilton Source Protection Committee and Councillor John Sepulis as the

Municipal Representative for Wellington County, Halton Region, Dufferin County and Grey County on the Lake Erie Source Protection Committee.

Carried

7. OPA 121 - Development Approval Process Updates Recommendation Report

5/3/23

Moved by: Councillor Dehn

Seconded by: Warden Lennox

That a by-law adopting County of Wellington Official Plan Amendment 121 be approved; and

That staff be directed to provide best practice guidance for implementation of the new delegated authority for the member municipalities.

Carried

8. County Official Plan Review - Agricultural System Mapping and Policy Review

6/3/23

Moved by: Councillor Lloyd

Seconded by: Warden Lennox

That the report "County Official Plan Review – Agricultural System Mapping and Policy Review" be received for information; and

That the County Clerk forward the report to Member Municipalities.

Carried

9. Adjournment

At 10:37 am, the Chair adjourned the meeting until April 13, 2023 or at the call of the Chair.

Shawn Watters
Acting-Chair
Planning Committee



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Zach Prince, Senior Planner
Date: Thursday, March 09, 2023
Subject: Trails 2023 Work Plan

1. Purpose

This report highlights the proposed trails work plan expenditures for 2023 and provides an update on some of work our trail stewards are pursuing this year.

2. 2023 Work Plan

This year we intend to use the Planning and Development Department's \$36,100 trail budget on maintenance and trail promotion as described below.

Maintenance

PRELIMINARY ESTIMATE: \$28,100

The County maintains a combined distance of approximately 12.5 km trails including the Kissing Bridge Trailway, Trestle Bridge Trail and Cottontail Road Trail. The budgeted maintenance includes trail mowing three times a season, including trimming around benches and barrier gates at road crossings.

Hazard tree removals (primarily dead and dying ash trees) continue to occur on the County trails. In 2022, hazard trees were removed in Ariss and along the Kissing Bridge Trail. Proactive tree removal has taken place and only minor tree removals are expected in 2023.

Trail Promotion

PRELIMINARY ESTIMATE: \$8,000

The County Trail Guide (Wellington Walks) was updated and released in 2020. There continues to be high demand from the public for the Trail Guide. At this time, the guides are available at the County Libraries, Administration Centre, and Museum, with a digital copy is available on the County website ([County Trail Guide](#)). Staff will continue to update and add new trails to the Guide and County website as more information becomes available.

Greenbelt Cycling Route Connection

The Greenbelt Foundation and The Great Lakes Waterfront Trail have mapped cycling routes in Wellington County connecting Guelph to the GTA by bicycle. The group has approached staff about placing signs on roads to map this route. At this time, the route has not been finalized but a version exists digitally ([Greenbelt Cycling Route Map](#)). Staff will continue to work with this group to complete the cycling connection through the County.

Ontario By Bike and Cycling Tourism

The County's Economic Development Department is currently studying cycling tourism in Wellington and held a community workshop last fall. The study may result in recommendations for trails and trail connections within the County. Staff will report back to the Planning Committee if significant trail changes are being recommended.

Steward Group Work Plans

The Guelph Hiking Club continues to be a major Steward Group within the County. These volunteers are critical to overall maintenance of the County's trail network and especially for our section of the Kissing Bridge Trailway. In 2022, the group helped plant 100 trees along our Trail in Ariss - to replace dead/dying ash trees. The Hiking Club has also expressed an interest in planting more trees along other sections of the Kissing Bridge Trail. Staff will follow-up with the group on this initiative.

The Hiking Club has also applied to the TransCanada Trail for funding for additional maintenance. If successful, this grant would assist the group with equipment rentals that would allow them to cut back more trees and branches that grow on the sides of to the Kissing Bridge Trail.

Trail Accessibility

Staff will be conducting a review of our trail entrances to ensure that physical barriers which were installed to prohibit motorized vehicles do not create an impediment for individuals wishing to access the trail.

3. Recommendation:

That the Trails 2023 Work Plan report be received for information.

Respectfully submitted,



Zach Prince RPP MCIP
Senior Planner



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Kyle Davis, Risk Management Official
Date: Thursday, March 09, 2023
Subject: **Source Water Protection Annual Reporting**

Background

The County of Wellington is part of five Source Protection Regions established under the *Clean Water Act* for the purposes of protecting current and future sources of drinking water. The programme is currently focused, by regulation, on the protection of municipal drinking water sources. Source Protection Regions are based on watershed boundaries and are administered by Conservation Authorities acting as Source Protection Authorities pursuant to the Act. The implementation of the *Clean Water Act* is primarily by municipalities.

Wellington Source Water Protection is the partnership organization created by the County and its local municipalities to deliver and implement source protection. Staff are funded by the County and the local municipalities and employed by the Township of Centre Wellington to serve as the source protection staff, including the appointed Risk Management Official/Inspectors, for all municipalities within the County.

Under Section 45 of the *Clean Water Act*, a public body, including a municipality, must comply with monitoring and reporting policies designated by a Source Protection Plan and provide a municipal annual report by February 1st of each year to the applicable Source Protection Authority. For the County of Wellington, the Municipal Annual Reports for 2022 were submitted to all five Source Protection Authorities by February 1, 2023. This report summarizes the contents of the submitted municipal reports.

Approved Wellhead Protection Area Changes

On February 18, 2022, new wellhead protection areas (quantity) for the Township of Centre Wellington came into legal effect. These changes were the result of Source Protection Plan amendments and the Tier 3 technical studies that were previously reported on in the 2021 annual report and include delineation of a wellhead protection area for quantity for the Centre Wellington municipal wellfield. The Wellhead Protection Area – Quantity encompasses parts of Centre Wellington and southern Mapleton and policy requirements are in effect to address the threat activities for water quantity that include consumptive water taking and activities that reduce groundwater recharge such as the creation of impervious surfaces.

Development Review

In 2022, there were 425 local municipal and County development applications (notices and comments) reviewed County-wide by Source Protection staff. This included 61 Section 59 notices issued and staff

comments on 365 additional development applications. Comments can range from relatively quick reviews to more lengthy and involved comments over a period of months. This represents a County-wide increase in both the total number of development applications reviewed in the previous year (390) and an increase compared to the five-year average of 340 development applications. In addition to the notices and comments provided, other applications were screened out by building or planning staff following Risk Management Official Written Direction provided by Wellington Source Water Protection.

As part of the review process, 46 Drinking Water Threat Disclosure Reports and Management Plans were required pursuant to the County Official Plan for primarily industrial and commercial site plan or subdivision agreements. These documents provide disclosure of activities proposed on properties related to chemical, fuel, waste and/or winter maintenance activities. Where required, these activities are managed through Risk Management Plans or other Management Plans to ensure protection of groundwater and municipal drinking water.

Threat Verification and Inspections

Analysis continued on the threat verification data collected in previous years regarding residential, agricultural, industrial, commercial and institutional activities identified as potential significant drinking water threats in the approved Assessment Reports. Staff completed a variety of tasks to remove or confirm and then mitigate activities identified as potential significant drinking water threats in the approved Assessment Reports. These threat activities are deemed existing, and the analysis can involve desk top interpretation of air photos or GIS data, phone calls, review of municipal records, windshield surveys, site inspections by Risk Management staff and if confirmed, then mitigation through septic inspection, prohibition and/or negotiation of risk management plans. The percentage of threat activities that still require action to either remove or confirm/mitigate the threat activities is 21%. The remaining threat activities in the County are mostly a mixture of agricultural, multi-residential, commercial, and industrial uses. Many the remaining threats are associated with the new wellhead protection areas recently approved for Centre Wellington.

To support this threats analysis and to determine compliance, 357 inspections were conducted in 2022 with 52% of inspections (187) being prohibition compliance inspections, 1% (1) being RMP compliance inspections and 47% (169) of inspections conducted for threat activity verification or risk management plan negotiation purposes. Most of the inspections were to ensure compliance with manure application and storage prohibitions or to verify farming or winter maintenance activities.

Septic Inspections

The septic inspection program occurs on a five-year cycle. The second round of inspections was scheduled to occur in 2020 and 2021, however, was postponed due to the COVID pandemic, therefore, all septic inspections are currently outstanding and must be completed by 2025. If a septic system is present within well head protection area with a vulnerability score of 10 or within an Issues Contributing Area (ICA) for nitrates, a septic inspection is required every 5 years. In 2022, a successful request for proposal was completed and a contract awarded to EnVision Consultants Ltd. to manage and complete the septic system inspection program across the County. The second round of septic inspections will begin in 2023 and affected County residents (798 properties) will be receiving letters explaining the programme.

Risk Management Plans

There were 15 Risk Management Plans agreed to in 2022 throughout the County. Cumulatively, there are 57 Risk Management Plans complete County-wide and 64 in progress. Risk Management Plans are a key tool to implement source protection and are a legally binding agreement that sets out required best management practices to ensure the regulated activity (i.e. fuel handling, road salt application, manure spreading) can continue in a manner that does not negatively impact groundwater.

Education and Outreach

The following is a summary of the education and outreach results for 2022. One training session and a number of individual sessions were conducted for municipal staff to provide a refresher and train new staff on what source protection is and how it relates to municipal planning and building processes. Four newspaper ads were run during the year on topics related to water conservation, salt, and fertilizer use. Staff participated in one County event and organized 2 events, in collaboration with the City of Guelph on “Smart about Salt” training for private contractors. On the municipal side, “Smart about Salt” training was organized and delivered to 50 Roads, Public Works, Parks and Water staff from all eight municipalities in three sessions. Development reviews and inspections continued and included educational material being provided directly to the proponents generally regarding the threats present, the process (development review, RMP, prohibition etc.), and property specific mapping.

In person inspections were limited in 2022 where educational material was provided directly to proponents as most inspections were completed contactless. Outreach to proponents related to negotiation of RMPs continued and comprised mostly of discussions, meetings, and the provision of outreach material via email. Wellington Source Water Protection continues to maintain and update a website (www.wellingtonwater.ca), ten fact sheets on specific topics and other print media (i.e. post cards to direct applicants to mapping). Throughout the year, social media posts on a variety of topics were either posted or re-shared by our municipalities' corporate channels. Often the content of these posts was from the Conservation Ontario social media calendar or in partnership with the local Conservation Authorities.

Staff participate and Wellington Source Water Protection and the County of Wellington is a sponsor for the annual Waterloo-Wellington Children's Groundwater Festival. Following the Festival's cancellation in 2020, due to the pandemic, a virtual Festival was developed and successfully presented in 2021 and again in May 2022. Registration for the four-day 2022 Festival was 10,337 students and teachers with views of the videos continuing after the Festival. Approximately 11% of the registrations were from Wellington County. Staff continue to participate on the organizing committee and various sub-committees including serving as co-chair. A link to the virtual Festival content is available here: <https://www.youtube.com/@watereducation4640>

Plan Amendments, Policy and Technical Work

In 2022, all five Source Protection Plans within the County were at different stages of amendment. Staff reviewed, provided comments and in some cases assisted Conservation Authority staff in authoring portions of the various amendments. Staff also provided support to the County's Official Plan/Municipal Comprehensive Review, provided support to several water supply and/or water supply master plan projects related to water systems within or adjacent to the County, were involved in technical studies

related to wellhead protection area updates and new well locations, contaminated sites management, and participated in a Provincial working group on annual reporting metrics.

In 2022, agreements were reached with the City of Guelph and Region of Waterloo related to cost recovery for County and applicable Townships related costs to protect the City's and Region's municipal water supply.

Tier 3 (Water Quantity) Studies

Tier 3 (water quantity) technical studies continue for Guelph and Guelph/Eramosa. The Guelph/ Eramosa Township Director of Public Works, the Risk Management Official, and senior County Planning Staff participate on the project team, representing Guelph/Eramosa, Puslinch, Erin and the County. In 2022, work continued related to drafting policy requirements, largely based on the approved policies for the Centre Wellington wellhead protection area - quantity. This led to some policies being presented to the Lake Erie Source Protection Committee in 2022. Discussions led by the Grand River Conservation Authority and including the City of Guelph, Provincial Ministries, and neighbouring municipalities, will continue in 2023 on the remaining policies.

Conclusion

Overall, source protection implementation continues to progress in the County. Attached for reference is summary table of source protection implementation for all municipalities in Wellington County (the County and seven local municipalities).

Recommendation:

That the Source Protection Annual Reporting be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyle Davis', is positioned above the printed name and title.

Kyle Davis
Risk Management Official

Source Protection Annual Reporting Summary 2022 - Wellington County municipalities

Reporting Criteria		Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Septic Inspection Program	Completed	0	0	N/A	0	0	0	0	N/A	0
	Outstanding	164	417	N/A	60	8	144	5	N/A	798
	Major Remedial Action	The septic inspection program occurs on a five year cycle. The second round of inspections was scheduled to start in 2020, however, was postponed due to the COVID pandemic, therefore, all septic inspections are currently outstanding and must be completed by 2025. In 2022, a successful request for proposal was completed and a contract awarded to EnVision Consultants Ltd to manage and complete the septic system inspection program across the County. If a septic system is present within well head protection area with a vulnerability score of 10 or within an issues contributing area for nitrates, a septic inspection is required every 5 years. The second round of septic inspections will begin in 2023.								
	Minor Remedial Action									
	Septic Socials									
S59 Notices Issued for Reporting Year		35	2	0	4	7	10	3	N/A	61
Comments on Development reviews (in addition to notices) for Reporting Year		108	47	28	79	32	42	28	N/A	364
Total Development Reviews and S59 Notices for the Reporting Year		143	49	28	83	39	52	31	N/A	425
Five Year Average - Total Development Reviews and S59 Notices		78	46	36	71	28	41	40	N/A	340
Total Inspections for the Reporting Year (Section 62)		70	120	29	14	46	48	30	N/A	357
Inspections for Section 57 Prohibition for Reporting Year		37	56	25	0	16	38	15	N/A	187
Inspections for Section 58 Risk Management Plans for Reporting Year		33	64	4	14	30	10	15	N/A	170
Contraventions during Inspections for Reporting Year		0	1	0	0	0	0	0	N/A	1
Inspection Summary		County wide, 357 inspections were conducted in 2022 with 52% of inspections (187) being prohibition compliance inspections, 1% (1) being RMP compliance inspections and 47% (169) of inspections conducted for threat activity verification or risk management plan negotiation purposes. The majority of the inspections were to ensure compliance with manure application and storage prohibitions, to verify farming or winter maintenance activities or related to chemical / fuel handling and storage.								
Transport Pathway Notices		0	0	0	0	0	0	0	N/A	0
% Threat Activities Removed or Managed since Source Protection Plan effective date		63%	64%	96%	85%	78%	97%	73%	N/A	79%
Risk Management Plans	Cumulative Completed since SPP Effective Date	23	4	0	0	13	2	15	N/A	57
	Completed in Reporting Year	4	0	0	0	7	0	4	N/A	15
	In Progress	23	18	5	1	4	11	2	N/A	64
Threats Disclosure Report and Management Plan (Official Plan Section 4.9.5)	Cumulative Required	27	11	1	6	5	8	3	N/A	61
	Required in Reporting Year	22	6	0	6	3	7	2	N/A	46

Source Protection Annual Reporting Summary 2022 - Wellington County municipalities

Reporting Criteria	Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Comments on Prescribed Instruments (Provincial Approval such as Permits to Take Water) or Provincial Projects	3	0	0	3	1	0	1	N/A	8
Education and Outreach	<p>The following is a summary of the E and O results, County wide, for 2022. One training session and a number of individual sessions were run for municipal staff to provide a refresher and train new staff on what source protection is and how it relates to municipal planning and building processes. Four newspaper ads were run during the year on topics related to water conservation, salt and fertilizer use. Staff participated in 1 County event and staff organized 2 events, in collaboration with the City of Guelph, on Smart about Salt training for private contractors. Municipal Smart about Salt training was organized and delivered to 50 Roads, Public Works, Parks and Water staff from all eight municipalities in three sessions. Development reviews and inspections continued and include educational material being provided directly to the proponents generally regarding the threats present, the process (development review, RMP, prohibition etc.) and property specific mapping. In person inspections were limited in 2022 where educational material was provided directly to proponents as most inspections were completed contactless. Outreach to proponents related to negotiation of RMPs continued and comprised mostly of discussions, meetings and provision of outreach material via email. Wellington Source Water Protection continues to maintain and update a website (www.wellingtonwater.ca), ten fact sheets on specific topics and other print media (i.e. post cards to direct applicants to mapping). Throughout the year, social media posts on a variety of topics were either posted or re-shared by our municipalities' corporate channels. Often the content of these posts was from the Conservation Ontario social media calendar or in partnership with the local Conservation Authorities. Staff participate and Wellington Source Water Protection / County of Wellington is a sponsor for the Waterloo-Wellington Children's Groundwater Festival. Following the Festival's cancellation in 2020, due to the COVID-19 pandemic, a virtual Festival was developed and successfully presented in 2021 and again in May 2022 over four days. Links to the virtual Festival content are available here https://www.youtube.com/@watereducation4640 Registration for the 2022 Festival was 10,337 students and teachers with views of the videos continuing after the Festival. Approximately 11% of the registrations were from Wellington County. Staff continue to participate on the organizing committee and various sub-committees including serving as co-chair.</p>								
Road Signs (not including provincially installed signs)	0	0	0	0	11	0	15	N/A	26
Emergency Management Plan	Completed most recently in 2020, will require amendment based on Source Protection Plan updates.								
Official Plan Update	County Official Plan Updated in 2016, however, due to updates to various Source Protection Plans, the County Official Plan will need amendments								
Zoning By-law Update	Zoning By-laws will require amendments following the update of the County Official Plan. In most municipalities, the Zoning By-laws were updated initially in 2017 to 2018.								
Municipal By-laws Required (Sewer Use, Connection)	N/A	N/A	N/A	N/A	Complete	N/A	Complete	N/A	3

Source Protection Annual Reporting Summary 2022 - Wellington County municipalities

Reporting Criteria	Centre Wellington	Guelph/Eramosa	Mapleton	Puslinch	Wellington North	Erin	Minto	County of Wellington	Total
Tier 3 - Water Quantity Studies	Guelph / Guelph / Eramosa Tier 3 Water Quantity Study Majority of the policy text drafted and presented to the Lake Erie Source Protection Committee. Discussion and collaboration with project team (including City of Guelph, Provincial Ministries, adjacent municipalities) on remaining draft policy text related to provincially approvals.								
Source Protection Plan Amendments, Technical Projects (not including Tier 3 projects), Regulatory Proposals and Working Groups	In 2022, all five Source Protection Plans within the County were at different stages of amendments. Staff reviewed, provided comments and in some cases assisted Conservation Authority staff in authoring portions of the various amendments. Staff also provided support to the County’s Official Plan Municipal Comprehensive Review, provided support to a number of water supply and / or water supply master plan projects related to water systems within or adjacent to the County, were involved in technical studies related to wellhead protection area updates and location of new municipal wells, contaminated sites management and participated in a provincial working group on annual reporting metrics. This included numerous meetings and negotiations with neighbouring municipalities related to cost sharing and shared services. In 2022, amendments to the Grand River Source Protection Plan affecting Centre Wellington and Mapleton took legal effect.								
Public Events	Total number provided County wide.								3
Provincial Reporting (Annual Reports)	2	2	2	4	4	4	4	5	27



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Kyle Davis, Risk Management Official
Date: Thursday, March 09, 2023
Subject: **Source Protection Committees - Nomination of Municipal Representatives**

Background:

The County of Wellington is part of five Source Protection Regions established under the *Clean Water Act* for the purposes of protecting current and future sources of drinking water. Source Protection Regions are based on watershed boundaries and are overseen by multi-stakeholder Source Protection Committees that are established under the *Clean Water Act*.

The Source Protection Committee guide the development of the Assessment Reports and Source Protection Plans including overseeing regular amendments to the documents. The Source Protection Plans set out the policies for reducing, eliminating or preventing significant threats to municipal drinking water supplies and establishes who has responsibility for taking action, sets timelines and determines how progress will be measured. These Plans are the legal documents that Risk Management staff enforce to protect municipal water supplies. The Committee numbers vary, however, are all comprised of one third representatives from three broad sectors: municipal, public / non-governmental and industry / agriculture. Indigenous representatives also serve on these Committees in addition to the other members. Each Committee has a Chair that is appointed by the Province.

Municipal representatives serve on the Source Protection Committees and represent groups of municipalities. These groups of municipalities vary between committees and are determined by the Conservation Authorities depending on the geographical boundaries of their watersheds. All Source Protection Committee members are appointed for either four- or five-year terms and many of the municipal representative terms coincide with the municipal election cycle.

Correspondence has been received from four of the five Source Protection Regions related to appointment of municipal representatives. The correspondence from the Halton-Hamilton, Lake Erie and Ausable Bayfield Maitland Valley (Maitland) Source Protection Regions are attached. The CTC Source Protection Region correspondence will be the subject of a future report to Planning Committee as it is a result of a resignation on February 7, 2023 and more time is required to review and consult. The municipal representative's term for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region does not renew until 2024.

For these three Source Protection Regions, all of the current municipal representatives are interested in serving another term on their respective Source Protection Committees. These representatives are Allan Rothwell for Maitland, Dave Rodgers for Halton-Hamilton and Councillor John Sepulis (Puslinch) for Lake Erie. Mr. Rothwell represents the Town of Minto, Township of Wellington North, Township of Mapleton, County of Wellington and non-Wellington County municipalities. The Town of Minto and Township of

Wellington North Councils have already passed resolutions in support of his re-appointment. Mr. Rodgers represents the Township of Puslinch and the County of Wellington and the Township of Puslinch has already passed a resolution in support of his re-appointment. Councillor Sepulis represents the Townships of Puslinch, Guelph / Eramosa, Centre Wellington, Mapleton and Wellington North, the Town of Erin, the County of Wellington and other Halton, Dufferin and Grey municipalities. The Townships of Mapleton, Puslinch and Guelph/Eramosa have already passed resolutions in support of his re-appointment and it is understood the other Wellington local municipalities are considering this topic in future Council meetings. Resolutions of support have also been received for Councillor Sepulis from some Dufferin municipalities.

Comments:

All three members, Mr. Rothwell, Mr. Rodgers and Councillor Sepulis, have served all of our local municipalities and the County of Wellington ably in their multiple years on their respective Source Protection Committees and will continue to apply their experience and knowledge of source protection if confirmed as members for the term. All three individuals work well with local municipal and County staff and have articulately expressed our positions and concerns at their respective Source Protection Committees.

It is recommended that County Council support the nominations of Alan Rothwell, Dave Rodgers and Councillor John Sepulis on their respective Source Protection Committees.

Recommendation:

That Wellington County Council support the nominations of Mr. Alan Rothwell as the Municipalities – East representative on the Ausable Bayfield Maitland Valley Source Protection Committee, Mr. Dave Rodgers as the Puslinch and Wellington Representative on the Halton-Hamilton Source Protection Committee and Councillor John Sepulis as the Municipal Representative for Wellington County, Halton Region, Dufferin County and Grey County on the Lake Erie Source Protection Committee.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyle Davis', is written over a light blue horizontal line.

Kyle Davis
Risk Management Official

Attachment

1. Lake Erie Region Source Protection Committee Municipal Member Nomination
2. Ausable Bayfield Maitland Valley Municipal Member Nomination
3. Halton-Hamilton Municipal Member Nomination



February 10, 2023

Jennifer Adams, Clerk
Wellington County

Re: Lake Erie Region Source Protection Committee Municipal Member Nomination

Dear Ms. Adams,

The term of appointment for John Sepulis, Lake Erie Region Source Protection Committee (SPC) municipal representative, will expire in May 2023. Mr. Sepulis was appointed by the Grand River Source Protection Authority in March 2022 and represents municipalities (upper and lower) in Group 1 for the geographic area of Grey, Dufferin, Wellington and Halton. The municipal groups were established by the Grand River Source Protection Authority in August 2007 as per Ontario Regulation 288/07 and detailed in Report SPA-08-07-04 (attached).

The Lake Erie Region Source Protection Committee is a 24-member multi-stakeholder committee comprised of seven municipal representatives, seven economic sector representatives, and seven public interest representatives. The committee also includes two representatives from Six Nations of the Grand River and one representative from the Mississaugas of the Credit First Nation.

Ontario Regulation 288/07 Section 2 (2) states that the municipal members appointed by the Source Protection Authority must represent the interests of the municipalities that are located, in whole or in part, in the Source Protection Region. Section 3 (3) requires that the Source Protection Authority must appoint the person jointly submitted by the municipalities in a group.

We ask that your municipality confer with the other municipalities in Group 1 to jointly nominate one representative. Although the regulation does not require it, we suggest that all municipal councils pass a resolution naming the jointly selected representative.

The process by which a representative is selected is determined by the municipalities in the group. A few of the municipalities in Group 1 have already sent Lake Erie Region staff council resolutions nominating Mr. Sepulis to the SPC for another term, see attached example from Township of Puslinch. Lake Erie Region staff are available to assist in facilitating discussions between municipalities, if requested.

Additional details on the functions and obligations of members of the Source Protection Committee are attached to aid you in your selection of a representative.

A decision, naming the representative, should be sent to the undersigned no later than **Friday, April 28, 2023**. This would ensure the new municipal member can be appointed in time for the June 22, 2023 SPC meeting.

If you have any further questions regarding the selection of a municipal SPC representative, or would like assistance, please do not hesitate to contact Lake Erie Region staff. We look forward to receiving your joint selection of a municipal representative.

Sincerely,

Shari Dahmer

Shari Dahmer

Source Protection Program Manager
Lake Erie Source Protection Region
c/o Grand River Conservation Authority
400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
sdahmer@grandriver.ca

GRAND RIVER SOURCE PROTECTION AUTHORITY

REPORT NO. SPA-08-07-04

DATE: August 31, 2007

TO: Members of the Grand River Source Protection Authority

SUBJECT: Groupings for Municipal Representation on the Source Protection Committee

RECOMMENDATION:

THAT the Grand River Source Protection Authority approve the seven municipal groupings for municipal representation on the Lake Erie Region Source Protection Committee;

AND THAT the Grand River Source Protection Authority direct staff to send a notice of the municipal groupings to the clerk of each municipality in the Lake Erie Source Protection Region before the end of the day on September 4, 2007, with instructions to jointly select a municipal representative within each group.

SUMMARY:

Ontario Regulation 288/07 (O. Reg. 288/07) on Source Protection Committees under the *Clean Water Act, 2006* requires that the Lead Source Protection Authority (Conservation Authority) divide the municipalities in the Lake Erie Source Protection Region into groups and assign each group a number of members on the SPC. As required by the regulation, the Source Protection Authority consulted with municipalities from July 13 to August 15, 2007. The final list of groups must be sent to municipalities prior to September 4, 2007.

REPORT:

O. Reg. 288/07, *under the Clean Water Act, 2006* requires that the Lake Erie Region Source Protection Committee have 7 municipal representatives. Because there are more than 7 municipalities in the Lake Erie Region, the regulation requires that the Grand River Source Protection Authority, as the Lead SPA, divide municipalities in the Lake Erie Region into groups for the purposes of municipal representation on the Source Protection Committee.

On July 13, 2007 a letter was sent to all municipalities describing the proposed municipal groupings and the rationale used to develop them. Municipalities were asked to provide comments on the groupings to the Grand River Conservation Authority by August 15, 2007. The proposed municipal groupings are listed in Table 1 below, and shown on a map of the Lake Erie Region in Attachment 1.

The suggestions for municipal groups (as shown in previous reports) are based on the following principles:

- There are no well or wellhead protection area or intake protection zone issues across municipal boundaries within a group;
- Municipalities within a group have similar water supply sources (i.e. wells, river intakes, Great Lakes intakes);
- There is sufficient proximity that municipalities within a group have historically had opportunity to work together; and

- Municipalities within a group have good working relationships.

Table 1: List of Municipal Groupings

Group	Municipalities
1	Grey County, Township of Southgate Dufferin County, Township of Melancthon, Township of Amaranth, East Luther-Grand Valley, Township of East Garafraxa Wellington County, Township of Wellington North, Township of Mapleton, Township of Centre Wellington, Town of Erin, Township of Guelph-Eramosa, Township of Puslinch Halton Region, Town of Milton, Town of Halton Hills
2	City of Guelph
3	Region of Waterloo, Wilmot Township, Wellesley Township, Woolwich Township, North Dumfries Township, City of Waterloo, City of Kitchener, City of Cambridge
4	City of Brantford County of Brant City of Hamilton
5	Haldimand County Norfolk County
6	Perth County, Township of Perth East, Township of North Perth Oxford County, Township of Blandford-Blenheim, East-Zorra Tavistock, Township of Norwich, City of Woodstock, Township of Southwest Oxford, Tillsonburg
7	Elgin County, Municipality of Bayham, Township of Malahide, Town of Aylmer, Municipality of Central Elgin, Township of Southwold Middlesex County, Township of Thames Centre, Township of Middlesex Centre City of St. Thomas City of London

As of August 21, seventeen municipalities provided comments on the proposed groupings. Attachment 2 of this report provides a summary of the comments received to date. Of the 17 comments, 15 were supportive of the groupings as proposed. Two municipalities did not support being grouped with other municipalities. Norfolk County recognized the difficulty in developing the groupings and accepted the rationale provided, but continued to request that they have their own representative due to the complexity and diversity of drinking water sources in Norfolk and ongoing water quantity issues in the Norfolk Sand Plain. Additionally, water services staff at the City of Brantford requested that the City have its own representative because of the uniqueness of the Brantford surface water intake in the watershed.

Although it is recognized that grouping Norfolk County with Haldimand County is not ideal due to differences in municipal drinking water sources, there are no cross-boundary drinking water issues to contend with between the two municipalities.

Similarly, grouping the City of Brantford with the County of Brant and the City of Hamilton presents fewer cross-boundary municipal drinking water issues than other groupings, and builds on the working relationships that the City of Brantford and the County of Brant have developed.

Having considered all comments received to date, the Lake Erie Region Management Committee recommends that the municipal groups be finalized as proposed.

FINANCIAL IMPLICATIONS:

Source Protection Committee members will be paid per diems and reimbursed for travel/mileage

expenses by the Grand River Conservation Authority, from the annual source protection funding received from the Ministry of Natural Resources.

The provincial government has committed to pay 100% of the cost of studies required to develop the first round of source protection plans and to build capacity in the Conservation Authorities to undertake their new roles.

OTHER DEPARTMENT CONSIDERATIONS:

Not Applicable

Prepared by:



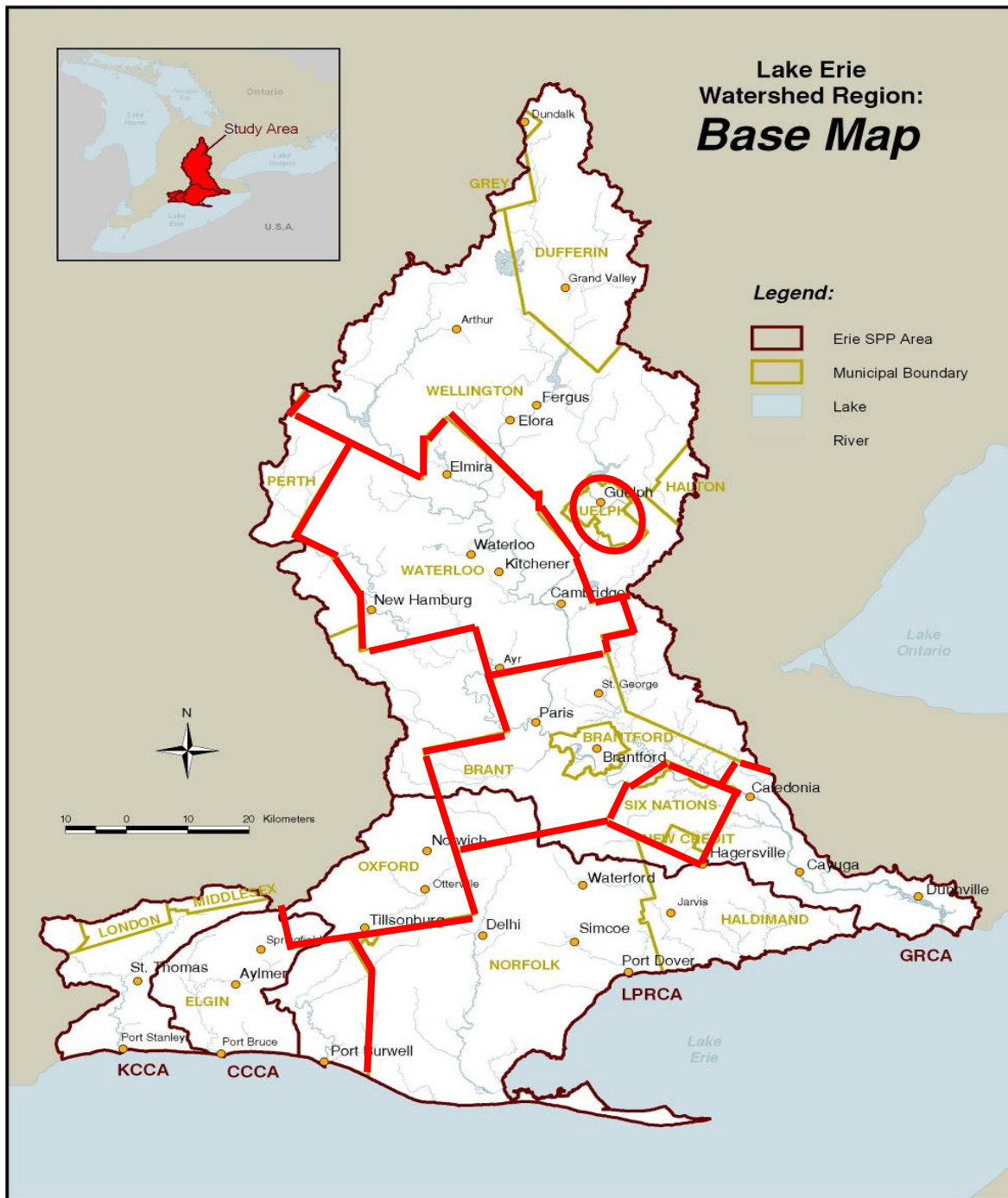
Lorrie Minshall
Source Protection Program Director

Approved by:



Paul Emerson
Chief Administrative Officer

Attachment 1: Municipal Source Protection Committee Representation Groups



Attachment 2: Summary of Municipal Comments on Municipal Groupings

Region/Municipality	Response		Actions/Recommendations/Comments
	Supportive	Not Supportive	
City of Guelph	X		Wanted to impress the importance that the City of Guelph have representation on the committee. See letter for details.
County of Brant	X		Requested that we advise of the process for the City of Hamilton, City of Brantford, and the County of Brant to determine its responsibilities. Letter to be sent.
County of Oxford	X		County would like to make the nomination of an individual to serve to represent the grouping of Perth and Oxford municipalities.
Elgin County	X		Supportive of Malahide's proposed approach to representative selection.
Middlesex County	X		As only a small part of Middlesex County is included in this Source Protection Region, they do not feel they need to be involved in the nominating process and wish only to be advised of who their representative is. Their response is to be forwarded to facilitator of the Elgin/Middlesex/London group.
Municipality of Bayham	X		That Wayne Casier be nominated as a potential Municipal representative for Elgin/Middlesex
Municipality of Central Elgin	X		Would respectfully like to request that a representative from Central Elgin fills the seat for reasons stated in the letter.
Township of Malahide	X		Council resolution recommending that the area representatives for the municipalities be appointed from Kettle Creek CA or Cattfish Creek CA. Lorrie called CAO and advised per regs SPC members cannot be CA board member. Inquired about rotating the member every 3 or 4 years.
Township of Southwold	X		Staff call to inquire about eligibility (re Malahide Twps request)
County of Perth			
Town of North Perth			
Township of Perth East	X		Would like to work with Oxford to actively participate in nominating the individual who will represent the area.
Region of Halton	X		Small mun area in Region - do not intend to participate on SPC. Will participate on municipal water services working group. Encourage municipal reps to represent 'municipal interest' broadly rather than local interest.
Norfolk County		X	Norfolk would like to have their own representation, not a combined representation.
Haldimand County		X	Expect request to designate an "other" seat for the Grand Valley Water Board
City of Brantford		X	Water services staff at the City of Brantford requested that the City have its own representative because of the uniqueness of the Brantford surface water intake in the watershed. Staff inquired about rotating the member every 2 or 3 years.
Region of Waterloo			
City of Cambridge			
City of Kitchener			
City of Waterloo	X		Support the groupings. No further comments.
Township of Wellesley			Lorrie attended Council to answer questions.
Township of Wilmot			
Township of Woolwich			
Township of North Dumfries	X		CAO was concerned with disproportionate representation of smaller jurisdictions, but understands it is a diverse study area and is satisfied with the groupings.
Wellington County			
Township of Wellington North			
Township of Centre Wellington			
Township of Mapleton			
Township of Guelph/Eramosa			
Township of Puslinch	X		No further comments.
Town of Erin			
City of Hamilton			
City of London			
City of St. Thomas			
City of Woodstock			
County of Dufferin			
Township of Melancthon			L. Minshall attended Council to answer questions.
Township of Amaranth			
Township of East Garafraxa			
Township of East Luther Grand Valley			
Grey County			
Township of Southgate			
Norwich Township			
Town of Aylmer			
Town of Halton Hills			
Town of Milton	X		Supportive, but deferred comment to Halton Region.
Town of Tillsonburg			
Township of Blandford-Blenheim			
Township of East-Zorra Tavistock			
Township of South-West Oxford			
Township of Middlesex Centre			
Township of Thames Centre			

Summary of the Functions of the Lake Erie Region Source Protection Committee

Overview

The Lake Erie Region Source Protection Committee is responsible for guiding the development and update of Assessment Reports and Source Protection Plans for each of the four Source Protection Areas within the Lake Erie Region (Figure 1).

Assessment Report (the science)

The Assessment Report forms part of the source protection plan. It identifies municipal drinking water sources and potential threats to both water quality and water supplies for each watershed. As new information becomes available (e.g. new wells are planned) the assessment report needs to be updated.

Source Protection Plan (the policies)

The Source Protection Plan sets out policies on:

- How significant drinking water threats will be reduced, eliminated or prevented.
- Who is responsible for taking action.
- Timelines for implementation.
- How progress will be measured.

The first Source Protection Plans for the Lake Erie Region's four Source Protection Areas came into effect in 2015/2016. Source Protection Plans are updated as new information becomes available through plan implementation, and as Assessment Reports are updated.

Qualifications

- Demonstrated ability to understand source protection science, concepts and technical reports.
- Proven ability to act as a liaison for the sector being represented.
- Problem-solving, analytical, communication and organizational skills.
- An openness to working together and with representatives from other sectors.
- Knowledge of locals, communities and issues.
- Demonstrated ability to work with group dynamics and team environments.
- Conciliatory decision-making skills.

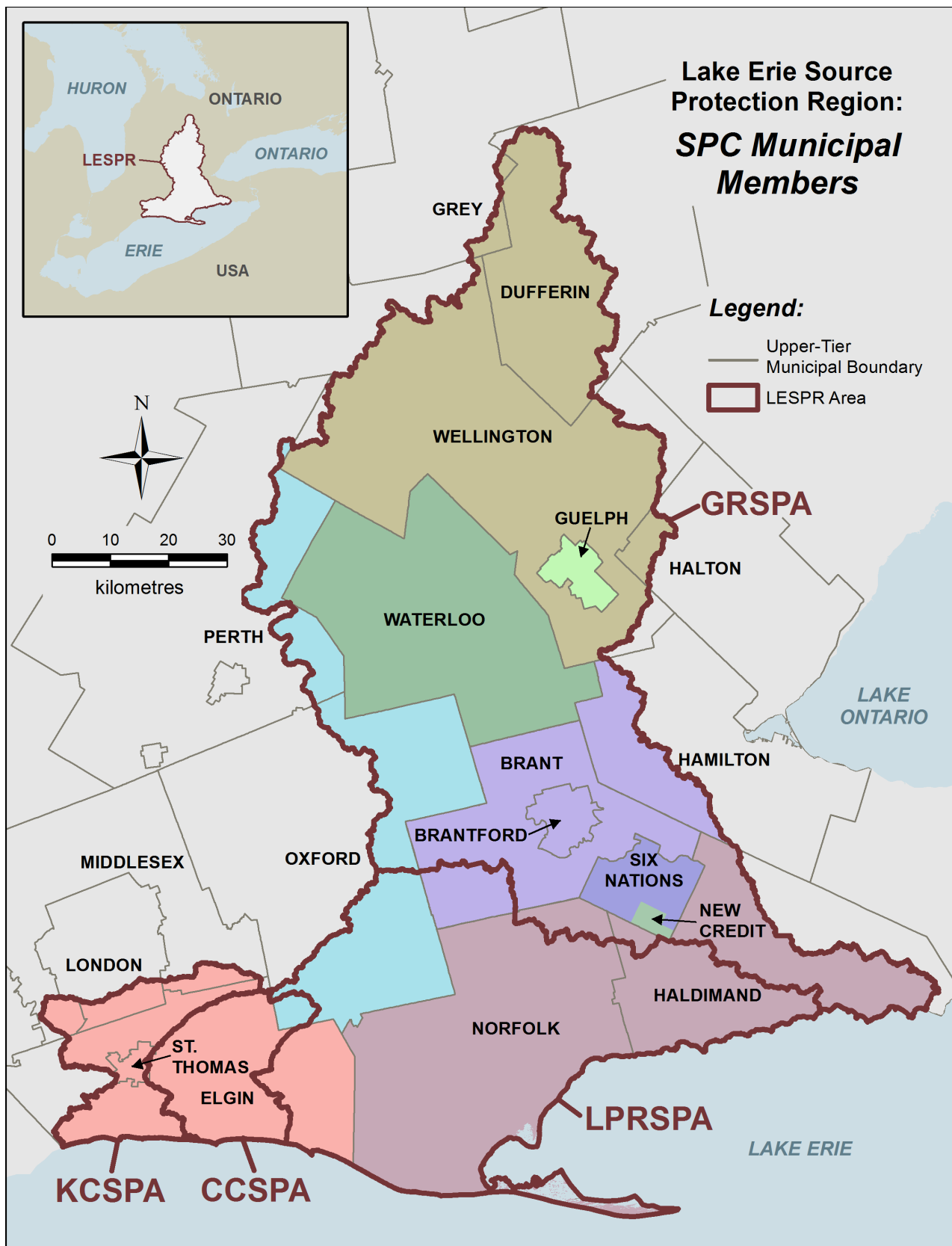
- Members of the Source Protection Committee must not be a member or employee of a conservation authority in the Lake Erie Source Protection Region
- Members of the Source Protection Committee must:
 - Reside in, own or rent property within the Lake Erie Source Protection Region.
 - Be employed or operate a business within the Lake Erie Source Protection Region.
 - Be employed by a municipality that is in the Lake Erie Source Protection Region.

Roles & Responsibilities

- Participate fully and work positively in the source protection planning process.
- Act as liaisons by bringing forward common concerns from their knowledge and experience in their sector to the committee and assist in communicating the committee's work.
- Make decisions at the committee table.
- Serve on province-wide committees on special issues or participate in events, as a representative of the committee, at the request of the chair.
- Respect confidential information and abide by the process in place to safeguard confidential information.

Time Commitment and Remuneration

- The Lake Erie Region Source Protection Committee meets approximately four or five times each year. Meetings are scheduled depending on workload and timelines.
- Committee members should expect to work about five days per year attending meetings and reviewing meeting materials.
- The term of appointment for each Member shall be as indicated in the Letter of Appointment, and as required by section 8 of Ontario Regulation 288/07 under the *Clean Water Act, 2006*.
- An honorarium and travel expenses will be paid at rates set by the Grand River Source Protection Authority.
- Committee meetings were held virtually during 2020–2022 due to COVID-19 pandemic health measures but may migrate to a hybrid in-person/virtual meeting model in the future. In-person meetings will occur at the Grand River Conservation Authority Head Office (400 Clyde Road, Cambridge).





Shari Dahmer, M.Sc.
Source Protection Program Manager
Grand River Conservation Authority
400 Clyde Road, PO N1R 5W6
VIA EMAIL:
sdahmer@grandriver.ca

Ilona Feldmann
Source Protection Program Assistant
Grand River Conservation Authority
400 Clyde Road, PO N1R 5W6
VIA EMAIL:
ifeldmann@grandriver.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

January 10, 2023

Re: Township of Puslinch Citizen Appointment to the Source Protection Committee for the 2022-2026 Term.

Please be advised that Township of Puslinch Council, at its meeting held on December 7, 2022 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2022-389:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Puslinch Council nominate Councillor John Sepulis to the Lake Erie Source Protection Committee for the 2022-2026 term.

CARRIED

Sincerely,

Courtenay Hoytfox
Municipal Clerk

December 15, 2022

Donna Bryce
Wellington County Clerk
74 Woolwich St
Guelph, Ontario
N1H 3T9

Re: Halton-Hamilton Source Protection Committee Municipal Member Nomination

Dear Ms. Bryce,

The term of appointment for Dr. David Rodgers, municipal representative on the Halton-Hamilton Source Protection Committee, is scheduled to expire on January 31, 2023. Dr. Rodgers was most recently appointed to the Source Protection Committee by the Halton Region Source Protection Authority on April 25, 2019 and represents the Township of Puslinch and Wellington County.

The municipal groups were established in 2016 when the size of the Halton-Hamilton Source Protection Committee was reduced to nine members plus the chair. The multi-stakeholder Committee is comprised of three members representing municipalities, three members representing the agricultural and industrial/commercial sector, and three members representing the public and environmental interest.

Ontario Regulation 288/07 Section 2. (2.) states that the municipal members appointed by the Source Protection Authority must represent the interests of the municipalities that are located, in whole or in part, in the Source Protection Region. Section 3. (3.) requires that the Source Protection Committee must appoint the person jointly submitted by the municipalities in a group. Terms for municipal members are four (4) years to align with the municipal election cycle and there are no term limits and source protection committee members can be reappointed. Dr. Rodgers has indicated his interest to stay on the Halton-Hamilton Source Protection Committee.

We ask that the County confer with the Township of Puslinch and recommend nominating Dr. Rodgers for re-appointment to the HHSPC for a further four (4) year term expiring in January 2026. A similar letter is being sent to the Township of Puslinch. Although the regulation does not require it, where possible, we suggest that municipal council passes a resolution naming the jointly selected representative.

A letter with the name of the joint nominee should be sent to Martin Keller, Senior Manager, Watershed Planning and Source Protection, at mkeller@hrca.on.ca, no later than **February 6, 2023**. This will ensure that the new municipal member can be appointed in time for the March 7, 2023 Halton-Hamilton Source Protection Committee meeting.

If you have any questions regarding the selection of a municipal committee representative, please contact Martin Keller. We look forward to receiving your joint nomination of a municipal representative for the Halton-Hamilton Source Protection Committee.

Sincerely,



Martin Keller
Sr. Manager, Watershed Planning & Source Protection
Conservation Halton

Cc: Kyle Davis, Risk Management Official, Wellington County Municipalities



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, March 09, 2023
Subject: **OPA 121 – Development Approval Process Updates – Recommendation Report**

1.0 Background

Over the course of 2021 and 2022 the Provincial government passed several pieces of legislation that made changes to the Planning Act aimed at improving the speed and efficiency of the planning approval process in Ontario. This includes legislative changes made to the Planning Act through Bill 13 - Supporting People and Business Act, 2021, Bill 109 – More Homes for Everyone Act, 2022 and Bill 23, More Homes Built Faster Act, 2022. Planning Staff provided a detailed summary of the policy changes and the implications to the County Official Plan in Planning Committee report “PD2022-21 Legislative Changes and Development Approval Updates” at the September 8, 2022 Planning Committee meeting.

2.0 Purpose of the Official Plan Amendment

The purpose of OPA 121 is to update the County Official Plan, where necessary, with new and revised policies to reflect recent *Planning Act* changes. In addition to the above, planning staff are proposing to activate some of the existing optional provisions in the *Planning Act* to provide additional tools that may assist our member municipalities in streamlining their development approval processes should they choose.

3.0 Agency Circulation and Public Meeting

In accordance with the *Planning Act*, in December 2022 the Notice of Public Meeting was given and a Draft of OPA 121 was circulated to prescribed agencies and individuals who had requested notice. There were no concerns raised by circulated agencies and their comments are summarized in Appendix B of this report.

Planning Committee hosted a public meeting on Official Plan Amendment (OPA) 121 on January 12, 2023 to gather public feedback. The public meeting minutes are included in Appendix A and a summary of the discussion at the public meeting and resulting changes to the amendment is provided later in this report.

No objections were raised in advance of or at the Public Meeting regarding the amendment. Most comments were seeking clarification. However, during the public meeting there was some good discussion about how a Minor Zoning By-law Amendment (MZBA) would be determined to be minor and if guidance for determining what a MZBA would be is included in the amendment.

4.0 Discussion

Based on the information received through agency comments and public meeting feedback staff are only seeking minor changes to the draft version of the amendment related to the MZBA section of the amendment.

The first change we are proposing is to add additional language in the amendment to clarify that the use of an alternative consultation process (i.e. not require a public meeting) for a MZBA will need to be outlined in an delegation by-law, prior to its use. This is in addition to the requirement that no public comments were received on a MZBA application when initially circulated. This change will make sure that municipalities have an opportunity to establish a clear and consistent approach for the use of the alternative consultation process for MZBA.

Further we are also proposing another update to this section to clarify that a Council will need to decide what other types of minor zoning by-law amendments may be considered “minor” for the purposes of this section.

While not directly stipulated in the policy the expectation is that a municipal council, through its delegation by-law associated with MZBAs, will include a list of matters that it deems to be minor for purposes of this delegated authority. The existing draft policy provides a certain level of direction about what the County would consider minor for purposes of this section, while also allowing municipal flexibility to further refine and add to this list.

Staff are of the opinion that these changes will clarify and strengthen the use of this optional tool while retaining flexibility for municipalities to determine what a Minor Zoning By-law Amendment could be. Again, there were no other concerns raised by the public or member municipalities about the balance of the policy changes proposed in the amendment.

5.0 Conclusion

County Planning staff are of the opinion that the proposed amendment, as revised, will update the County Official Plan in a manner that is consistent with recent Planning Act changes related to streamlining the development review and approval process. Based on this and the discussion outlined in this report staff are satisfied that the Final Draft of OPA 121 is ready to be adopted by County Council.

The Final Draft of OPA 121 can be viewed on the County website through the following link:

[Final Draft Official Plan Amendment No. 121 – Development Approval Process Updates](#)

Recommendation:

That a by-law adopting County Of Wellington Official Plan Amendment 121 be approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard, B. URPL, RPP, MCIP
Senior Policy Planner

Appendix A Public Meeting Minutes

Appendix B Summary of Written Submissions and Responses

APPENDIX 'A'

PUBLIC MEETING MINUTES



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 121 – Development Approval Process Update

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:

OPA 121- Development Approval Process Updates – Recommendation Report (PD2023-06)
March 9, 2023 Planning Committee | 5

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 meeting and declared the public meeting closed at 12:50 pm.

APPENDIX 'B'

SUMMARY OF WRITTEN SUBMISSIONS AND RESPONSES

Agency/Date	Main Comment(s)	Recommendation(s)
Circulated Agencies		
<p>Bell Canada December 22, 2022</p>	<p>We would like to thank you for the opportunity to be included in this process and the County of Wellington's recognition of the importance of telecommunications and broadband infrastructure as critical components to the development and economic viability of the County of Wellington. As such, to facilitate the provisioning of this infrastructure, we appreciate Wellington's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.</p> <p>Bell would also emphasize that receiving engineering and servicing/utility plans/drawings, as soon as possible in the process, assists in the development and expedition of our provisioning plan. As a result, we would strongly recommend that this consideration be highlighted in any pre-circulation/consultation meetings with prospective applicants. This will assist Bell in providing comments and clearance letters in an efficient manner, assisting the Municipality in meeting approval times. Such drawings should be submitted to: planninganddevelopment@bell.ca by the applicant/their agents.</p>	<p>No changes recommended.</p> <p>County Planning Staff will continue to engage with Bell Canada and circulate them as a commenting agency on Planning Act applications the County is the approval authority for.</p> <p>We have also shared these comments with Development staff to ensure that Bell Canada's wishes to be engaged early in development review and pre-consultation processes are known.</p>
<p>Saugeen Valley Conservation Authority January 10, 2023</p>	<p>Based on our review of the proposed amendments, SVCA staff find the application acceptable. It is our opinion, the application is in compliance with the Natural Hazard policies of the PPS, 2020.</p>	<p>No changes recommended.</p>



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Senior Policy Planner
Date: Thursday, March 09, 2023
Subject: **County Official Plan Review – Agricultural System Mapping and Policy Review**



PLANWELL

1.0 Purpose

This report is intended to provide the Planning Committee and Council with an update on the work County planning staff and our consultants have been completing related to the Agricultural System Mapping and Policy Review under the Official Plan Review.

2.0 Background

Over the past several years, various Provincial governments have made changes to Provincial policy, necessitating municipalities to update their planning documents. A significant area of Provincial policy change has focused on agriculture.

Key changes came in 2017, when a new version of "A Place to Grow: Growth Plan for the Greater Golden Horseshoe" (Growth Plan) was released. Within this document, the Province introduced a new series of policies related to agricultural support and protection, based on a systems approach, and committed to mapping a continuous agricultural land base across the Growth Plan area. Through the Environmental Registry of Ontario (ERO), the Province consulted on draft versions of the Provincial Agricultural Land Base Mapping. Through Planning Committee Report PD2017-23 and several discussions with ministry staff, the County provided significant feedback on this mapping.

On February 9, 2018, the Province issued the final version of the Agricultural Land Base Mapping for the Growth Plan. At that time, the mapping took effect immediately upon issuance and took precedent over the County Official Plan mapping. However, when the Progressive Conservative government took office, they made additional changes to the Growth Plan, which delayed the implementation of the mapping (outside of the Greenbelt Area) until such time as upper-tier municipalities implement the mapping in their official plans. This is the current status of the Provincial mapping in Wellington County.

3.0 Agricultural Mapping and Policy Review

As part of the Official Plan Review, the County will review and refine the Provincial Agricultural Land Base Mapping issued under the Growth Plan and update the County Official Plan to align with current Provincial agricultural land use policy. The County retained Planscape Inc. in early 2022 to assist with these Official Plan updates.

3.1 Agricultural Land Base Mapping Review

The Agricultural Land Base Mapping issued under the Growth Plan was prepared by the Ministry of Food, Agriculture, and Rural Affairs (OMAFRA) through a Land Evaluation and Area Review (LEAR), which identified the following:

- areas already designated as prime agricultural areas in existing Official Plans;
- additional areas identified as meeting the definition of prime agricultural areas, subject to municipal review; and
- candidate areas that could be prime agricultural areas subject to municipal review.

The Provincial Agricultural Land Base Mapping for the County can be viewed online through the Province's Agricultural System Portal, found [here](#), and is shown in Appendix 1 of this report. The Province has noted that this mapping was a desktop exercise and that municipal refinement is necessary for its implementation. The County may refine the agricultural land base mapping at the time of initial implementation in the County Official Plan, based on the [Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe](#) issued by the Province.

In Table 1, below, staff have shown some statistics comparing the unrefined Provincial Agricultural Land Base mapping against the current prime agricultural land base in the County. The following is noted about the Provincial mapping in the County:

- In Centre Wellington, Guelph/Eramosa, Mapleton, and Wellington North, the Provincial Agricultural Land Base generally aligns well with only minor differences. The review by County planning staff in these municipalities has focused on the ensuring alignment with current Official Plan designations in the rural area (Rural Area Employment Areas, Recreational Areas, Country Residential Areas, etc.).
- In Erin, Minto, and Puslinch, the Provincial Agricultural Land Base has generated significant differences from the County of Wellington Official Plan mapping. This is in part due to new prime agricultural areas being identified by the Province in these municipalities, as well as the identification of many large candidate areas. County Staff and consultants have been expending considerable effort to review over 1,000 areas of difference and refine them in accordance with Provincial criteria. It is anticipated that there will be a reduction in the Secondary Agricultural designation in the County once refinements have been completed.

At this time, County planning staff and our consultants are nearing completion of a final draft of the agricultural land base mapping for public and agency review. Planning Staff have been meeting with member municipality staff to discuss draft mapping refinements and will be looking to complete those engagements in the coming months. Due to the extent of the mapping changes and the review associated with those changes, delays have resulted in bringing draft mapping forward. However, we intend to make the refined draft mapping available for public and stakeholder review later this year.

Notification about the release of the mapping will be sent to our Planwell email subscribers list and posted online. If you would like to be added to the Planwell email subscribers list, please send a request to planwell@wellington.ca.

Table 1. Agricultural Land Base Comparison

Municipality	Prime Agricultural Area (ac)			Candidate Area (ac)
	Province**	County of Wellington**	Difference Between Province and County Prime Agricultural Areas* (+/-)	
Centre Wellington	73,867 ac	74,151 ac	-284 ac	20 ac
Erin	34,088 ac	23,421 ac	+10,668 ac	9,027 ac
Guelph/Eramosa	51,531 ac	51,746 ac	-215 ac	7 ac
Mapleton	109,280 ac	109,171 ac	+109 ac	0 ac
Minto	45,388 ac	42,584 ac	+2,805 ac	3,388 ac
Puslinch	14,127 ac	9,921 ac	+4,206 ac	10,477 ac
Wellington North	94,157 ac	94,404 ac	-247 ac	3 ac
Totals	422,439 ac	405,399 ac	17,040 ac	22,921 ac

*these figures are approximate and will change through the refinement process.

**these figures exclude natural heritage features.

Note:

This report offers statistics about agricultural land areas in the County for information purposes. It is important to note that the land area statistics related to the Provincial Agricultural Land Base in this report do not include natural features and is based on a Provincial LEAR analysis and informed by Provincial land use planning policy. The “Farm Area” statistics used by Statistics Canada, and shown in Appendix B, includes a broader range of lands and is defined as lands owned and operated by an agricultural operation and includes: cropland, summer fallow, improved and unimproved pasture, woodlands and wetlands and all other land (including idle land and lands on which farm buildings are located). As a result, there are difference in the land area numbers and caution should be used when comparing.

3.2 Agricultural Land Use Policy

Since the last comprehensive update of the County Official Plan, there have been several Provincial planning documents released or updated which provide important Provincial direction related to agricultural land use planning in Ontario. Some of these documents include:

- Provincial Policy Statement, 2020;
- Guidelines on Permitted Uses in Ontario's Prime Agricultural Area;
- Greenbelt Plan, 2017;
- Growth Plan, 2019 (as amended); and
- Minimum Distance Separation Document (MDS) - Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks.

The County planning staff is generally supportive of the Provincial changes in agricultural land use policy, as they aim to create a more permissive environment for farmers to diversify their incomes while also making positive changes related to agricultural land protection and supporting the agri-food sector. The County, working with our consultant team, will update the County Official Plan to address current Provincial policy requirements in a way that builds on the current successes in Wellington’s agricultural industry.

Currently, we are nearing completion of an Agricultural Background Report that will provide a detailed review of the latest 2021 agricultural census results for Wellington, a review of our mapping refinement process, draft mapping refinement recommendations, as well as provide a series of policy options to help inform policy development for the Official Plan.

In advance of the Agricultural Background Report County staff have prepared an infographic to highlight some of the 2021 Agricultural Census results for Wellington (Appendix 2). It is noted that there are some positive trends happening in Wellington's agricultural industry, particularly increases in the number of farms, total farm area reported and an increase in total operating revenues per acre since the 2016 census. This is an indicator that Wellington continues to be an attractive location for investment by the agricultural industry.

5.0 Recommendations

That the report “County Official Plan Review – Agricultural System Mapping and Policy Review” be received for information; and

That the County Clerk forward the report to Member Municipalities.

Respectfully submitted,

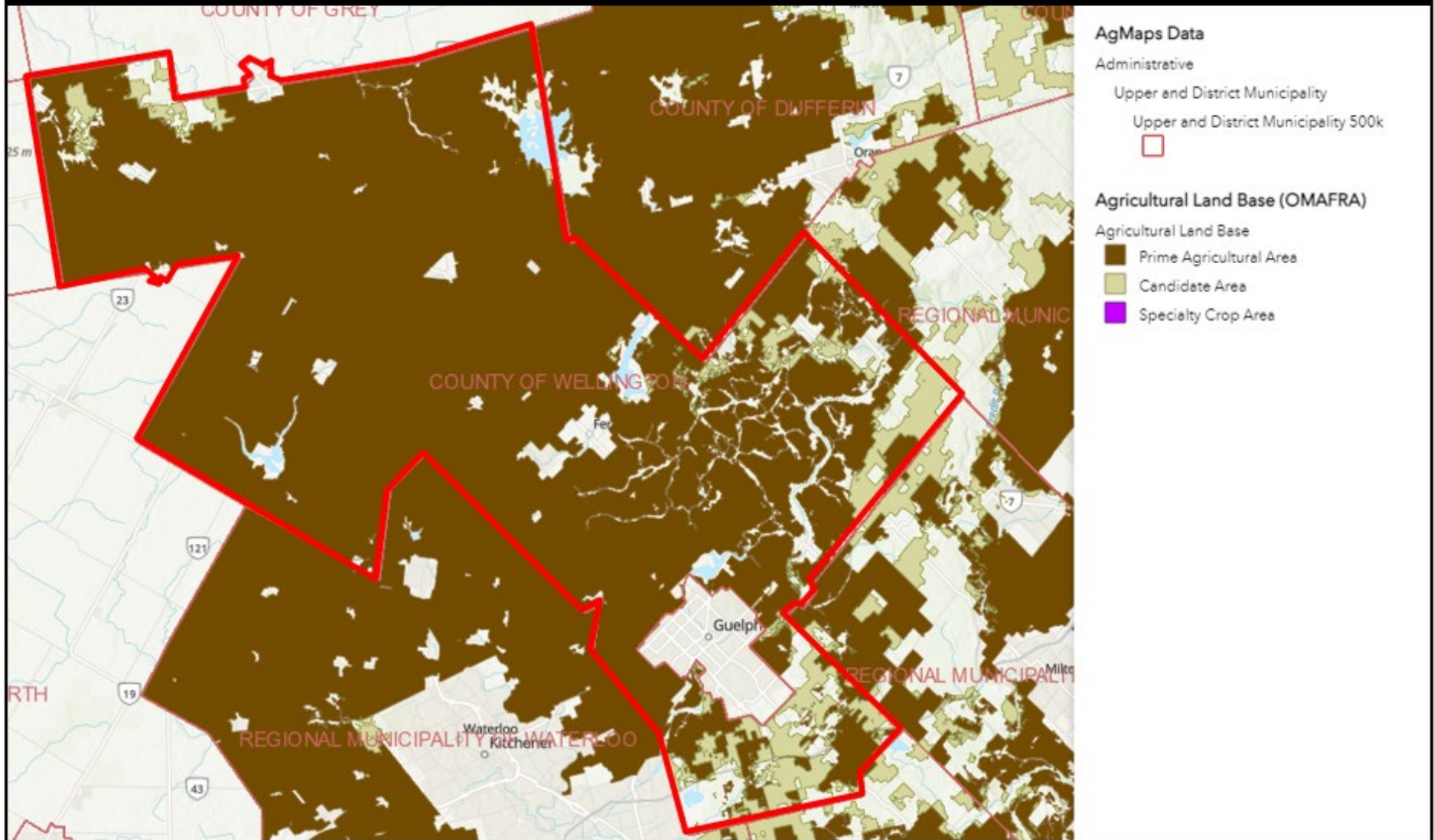
A handwritten signature in cursive script that reads "Jameson Pickard". The signature is written in a dark ink on a light-colored background.

Jameson Pickard B. URPL, MCIP, RPP
Senior Policy Planner

Appendix-1

Provincial Agricultural Land Base Mapping

Agricultural System Portal



Source : Provincial Agricultural System Portal

Appendix-2

2021 Agricultural Census Overview

Agriculture

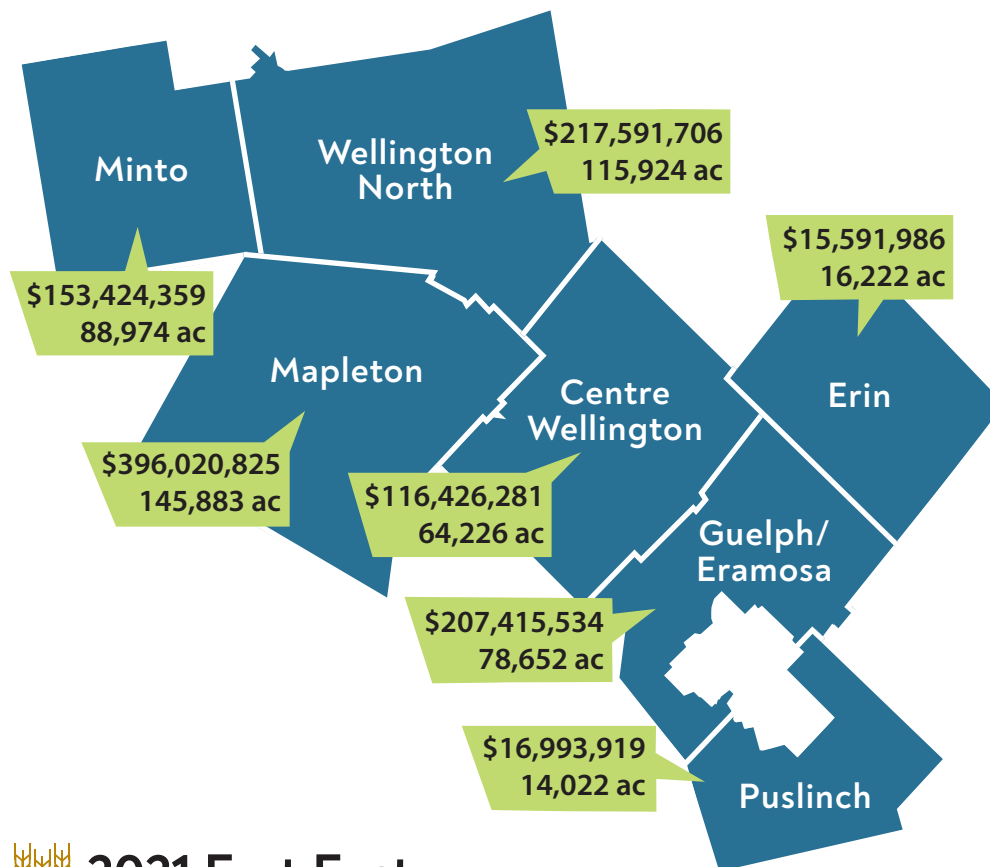
Total Operating Revenues and Farm Area



Total Operating Revenues - \$1,173,464,610

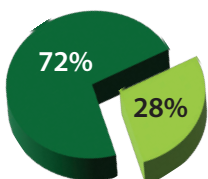


Total Farm Area - 523,903 ac



2021 Fast Facts

- From 2016 to 2021 Wellington County recorded an increase of 269 farms (11%) and an increase of 57,503 acres in farm area (12 %)
- The average farm size reported in Wellington was 200 ac. This is below the Provincial average of 243 ac.
- The average age of farm operators in Wellington County is 53 years old.



Farm Tenure in Wellington

- 72% of farm area owned
- 28% of farm area rented, leased or crop shared

Wellington County Farms by Industry

2,617



703 Farms (27%)

Oilseed and Grain Farming

503 Farms (19%)

Beef Cattle Ranching and Farming

374 Farms (14%)

Dairy Cattle and Milk Production

314 Farms (12%)

Other Animal Production

212 Farms (8%)

Other Crop Farming

205 Farms (8%)

Poultry and Egg Production

101 Farms (4%)

Hog and Pig Farming

93 Farms (4%)

Sheep and goat Farming

61 Farms (2%)

Greenhouse, Nursey and Floriculture

38 Farms (2%)

Vegetable and Melon Farming

13 Farms (1%)

Fruit and Tree Nut Farming