



Corporation of the County of Wellington

Planning Committee

Minutes

May 11, 2023

County Administration Centre

Keith Room

Present:	Warden Andy Lennox Councillor Shawn Watters (Acting-Chair) Councillor Michael Dehn
Regrets:	Councillor James Seeley (Chair) Councillor Mary Lloyd
Also Present:	Councillor Jeff Duncan Councillor Steve O'Neill
Staff:	Jennifer Adams, County Clerk Karen Chisholme, Climate Change Coordinator Kyle Davis, Risk Management Official Ken DeHart, County Treasurer Meagan Ferris, Manager of Planning and Environment Curtis Marshall, Manager of Development Planning Jameson Pickard, Senior Policy Planner Aldo Salis, Director, Planning and Development Sarah Wilhelm, Manager of Policy Planning Scott Wilson, CAO

1. Call to Order

At 9:15 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 April 30, 2023

1/4/23

Moved by: Warden Lennox

Seconded by: Councillor Dehn

That the Planning Financial Statements as of April 30, 2023 be received for information.

Carried

4. Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan Amendments

2/4/23

Moved by: Councillor Dehn

Seconded by: Warden Lennox

That the CTC Source Protection Plan Amendments report be approved.

Carried

5. Home Energy Efficiency Transition (HEET) Feasibility Study

3/4/23

Moved by: Councillor Dehn

Seconded by: Warden Lennox

That Council receive the Home Energy Efficiency Transition Feasibility Study report; and

That Council direct staff to continue to the design phase for the Home Energy Efficiency Transition programme; and

That Council direct staff to apply for FCM funding to support the programme design phase.

Carried

6. County Official Plan Review - Provincial Decision on OPA 119

4/4/23

Moved by: Councillor Dehn

Seconded by: Warden Lennox

That the report County Official Plan Review – Provincial Approval of OPA 11” be received for information; and

That the County Clerk forward the report to member municipalities.

Carried

7. Proposed Provincial Planning Statement, 2023

5/4/23

Moved by: Warden Lennox

Seconded by: Councillor Dehn

That the report Proposed Provincial Planning Statement, 2023 be received for information; and

That staff be directed to file this report in response to ERO# 019-6813 by the Ministry of Municipal Affairs and Housing which seeks input on a proposed Provincial Planning Statement

Carried

8. Adjournment

At 10:34 am, the Chair adjourned the meeting until June 8, 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: Kyle Davis, Risk Management Official
Date: Thursday, May 11, 2023
Subject: CTC Source Protection Plan Amendments

Background

The County of Wellington is part of five Source Protection Regions pursuant to the Clean Water Act, 2006 including the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region. Source Protection Regions are established under the Clean Water Act for the purposes of protecting current and future sources of drinking water, are based on watershed boundaries and are overseen by multi-stakeholder Source Protection Committees. One of their functions is the creation and amendment of Source Protection Plans. 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.

This report deals with proposed amendments to the CTC Source Protection Plan.

Proposed Plan Amendments

On March 10, 2023, the CTC Source Protection Region initiated pre-consultation with affected municipalities, provincial ministries and other implementing bodies on proposed changes to the CTC Source Protection Plan and the related Assessment Report. Attachment 1 provides the pre-consultation notice dated March 10, 2023 including draft policy changes. The CTC Source Protection Region is aware that County Council meets at the end of the month and that any resolutions will be coming after the CTC's May 21, 2023 timeline.

The proposed changes are a locally initiated amendment under Section 34 of the Clean Water Act. That Section of the Clean Water Act requires Council resolutions from affected municipalities prior to public consultation. A municipality may be considered "affected" if it is located within a geographic area related to the amendments, and/or the municipality is responsible for taking actions or otherwise implementing source protection policies related to the amendments. County Source Protection staff has been included in outreach and discussions with the Source Protection Region over a number of years. On April 27, 2023, the Town of Erin Council passed a resolution in support of this amendment.

Public consultation on this amendment will begin following a review of comments received during pre-consultation. Following public consultation, the Source Protection Committee will consider the amendment and if accepted, forward it to the Ontario Ministry of the Environment, Conservation and Parks for approval.

The main document being updated that is relevant to the Town of Erin and County of Wellington is the

Source Protection Plan. The policy changes include updates to policies related to chemical handling and storage, and specifically dense non-aqueous phase liquids and organic solvents. Certain definitions and transition policies are also being updated.

These amendments are a result of a multiple year working group process, in which the County's Risk Management Official participated. The amendments assist municipal implementation by allowing expanded use of risk management plans in certain, prescribed circumstances. Staff are supportive of these changes and note that there are no properties within the Town/County that would be currently impacted by these changes. Any properties that are regulated by these specific policies are already subject to the requirements under the current wording of the Source Protection Plan.

Other amendments include the inclusion of an extended timeline for completion of Risk Management Plans until 2023. This extension has already been approved by the Province and this amendment is administrative. Staff also have no concerns with the proposed changes to the definitions and transition policies.

Conclusion

On March 10, 2023, the CTC Source Protection Region initiated pre-consultation with affected municipalities, provincial ministries and other implementing bodies on proposed changes to the CTC Source Protection Plan and Assessment Report. These amendments include updates to policies related to chemical handling and storage specifically dense non-aqueous phase liquids and organic solvents. Certain definitions and transition policies are also being updated.

Overall, staff are in support of these proposed amendments. A number of these changes directly respond to comments and/or concerns raised by staff previously and reflect existing procedures or practices within the Town and the rest of the County. These changes will bring more consistency within the Town and the County related to source protection policies.

Recommendation:

That the CTC Source Protection Plan Amendments report be approved.

Respectfully submitted,

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

Kyle Davis
Risk Management Official

March 10, 2023

Wellington County
Attention: Jennifer Adams, County Clerk
74 Woolwich St.
Guelph, ON
N1H 3T9
Email: jennifera@wellington.ca

RE: Notification of Consultation Pursuant to Sections 34 of the *Clean Water Act, 2006* and Ontario Regulation 287/07

Written Comments due by Friday, April 14, 2023
Municipal Council Resolution due by Monday, May 21, 2023

You are receiving this correspondence because you are considered a municipality affected by proposed amendments to the Credit Valley - Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan, which includes proposed changes to policy.

The Credit Valley Source Protection Authority (CVSPA) is the lead authority in the CTC Source Protection Region and as such along with the CTC Source Protection Committee initiated an update to the [CTC Source Protection Plan](#) under s.34 of the *Clean Water Act, 2006*. This Pre-Consultation notice is a formal request for your comments and a municipal council resolution for the proposed amendments.

Regulatory Background

Section 34 of the *Clean Water Act, 2006* (CWA) provides a Source Protection Authority (SPA) the process to carry out locally initiated amendments to source protection plans and assessment reports. **Pre-consultation** refers to the regulatory requirements within O. Reg. 287/07 to send notices to persons or bodies responsible for implementing policies, including government ministries that have obligations under the CWA. Prior to conducting public consultation, the CWA requires the SPA to obtain a **municipal council resolution** from each municipality affected by the amendments. A municipality may be considered “affected” if it is located within a geographic area related to the amendments, and/or the municipality is responsible for taking actions or otherwise implementing source protection policies related to the amendments.

Proposed Amendments

The CTC Source Protection Committee has proposed Source Protection Plan revisions to the definition of existing threat activity, transition policy and timelines, and two policies addressing:

- The handling and storage of a dense non-aqueous phase liquid (DNAP-1)
- The handling and storage of an organic solvent (OS-1)

These amendments focus on resolving implementation challenges by expanding the use of risk management plans to address threats from small quantities of DNAPLs and organic solvents and clarifying existing vs. future threats for new/updated Drinking Water Systems. The amended policies do not have any impact on delineation of Wellhead Protection Areas or threat enumeration.

The current proposed amendments include changes to other Drinking Water Systems for the Region of Peel, City of Toronto and Region of York that do not affect Wellington County. Appendix A provides a summary of updates to the CTC Source Protection Plan relevant to Wellington County, and Appendix B provides the draft revised policies for the CTC Source Protection Plan.

Requests and Next Steps

- **Written Comments:** We welcome your written feedback on the proposed amendments. These comments can be sent via email to ctcswp@cvc.ca by 5:00 pm on Friday, April 14, 2023.
- **Municipal Council Resolution:** Wellington County and CTC staff have been working collaboratively to prepare a report for your council. A council resolution is requested by 5:00 pm on Monday, May 21, 2023

Once the pre-consultation period ends, written comments will be reviewed by the CTC Source Protection Committee's Amendments Working Group and if necessary, changes will be made to the CTC Source Protection Plan. Following municipal council endorsement, a mandatory **Public Consultation** period will take place for a minimum duration of 35 days. Based on the above timelines, public consultation is anticipated to take place during June 5 to July 12, 2023.

The amendments will then be received by CTC Source Protection Authorities for authorization to submit the documents to the Ministry of the Environment, Conservation and Parks. Lastly, the proposed amendments will be considered by the Minister for approval.

If you require further information or have any questions, please do not hesitate to contact me. Thank you for your continued support and participation in efforts to protect our sources of drinking water.

Best regards,



Behnam Doulatyari
CTC Program Manager
Senior Manager, Watershed Plans and Source Water Protection
Credit Valley Conservation
905-670-1615 ext. 329
Email: behnam.doulatyari@cvc.ca

cc. Kyle Davis, Risk Management Official, Wellington County
(kdavis@centrewellington.ca)
Jameson Pickard, Senior Policy Planner, Wellington County
(jamesonp@wellington.ca)

Appendix A: Summary of Updates to CTC Source Protection Plan
Appendix B: Draft revised policies for the CTC Source Protection Plan

Appendix A: Summary of Updates to CTC Source Protection Plan

No.	Section or Figure	Brief Description of Anticipated Amendment	Estimated Timing to Submit Proposed Amendment to Ministry of the Environment, Conservation, and Parks
CTC Source Protection Plan			
1.	Preface	Preface/Version Control: Update to note DTR version used for updates, amendment description	September 2023
2.	Chapter 5	Section 5.1.10 Included description of consultation on amendments	September 2023
3.	Chapter 7	Section 7.2 Updated transport pathways section text	September 2023
4.	Chapter 8	Section 8.3. Summary of amendments update	September 2023
5.	Chapter 9	Section 9.2 Clarification on use of 2021 DTR's	September 2023
6.	Chapter 10	Section 10.1.2 Updated definitions for Existing Threat Activity, Transition, and Amendments.	September 2023
7.	Chapter 10	Section 10.1.3 Updates to text and table 10-1 to reflect changes to Existing Threat Activity, Transition, and Amendments definitions	September 2023
8.	Chapter 10	Table 10-1 Policy T-6 deadlines clarification	September 2023
9.	Chapter 10	Updates to Tables 10-2 to 10-14 to show where significant threats can exist under different Director's Technical Rules versions	September 2023
10.	Chapter 10	Section 10.10 Proposed DNAP-1 and OS-1 policy amendments	September 2023
11.	Chapter 11	Update to include Director's Technical Rule (DTR) acronym	September 2023
12.	Chapter 12	Update to include Definition for Director's Technical Rule (DTR)	September 2023

The source protection plan amendments can be [downloaded using this link](#).

Please note, the amendments outlined in the table are only those relevant to Wellington County.

Appendix B: Draft revised policies for the CTC Source Protection Plan

10.1.2 Definitions

Existing Threat Activity

The CTC Source Protection Plan was approved by the Minister of the Environment and Climate Change on July 28, 2015 and became effective on December 31, 2015.

An existing threat activity shall mean the following, unless expressly stated in a policy:

- a) an existing use, activity, building or structure at a location in a vulnerable area that is in compliance with all applicable requirements, and that was being used or had been established for the purposes of undertaking the threat activity, at any time within ten years prior to the date of approval of the Source Protection Plan or applicable amendment, or
- b) an expansion of an existing use or activity that reduces the risk of contaminating drinking water nor depletes drinking water sources, or
- c) an expansion, alteration or replacement of an existing building or structure that does not increase the risk of contaminating drinking water nor depletes drinking water sources.

For clarity, the definition of an existing threat activity includes a change in land ownership and the rotation of agricultural lands among crops or fallow conditions and allows for alternating between sources of nitrates (agricultural source material, commercial fertilizer, and Category 1 non-agricultural source material).

Future threat activities are anything not covered under existing.

Transition

Under the *Clean Water Act, 2006*, there is consideration for ~~source protection plans (SPPs)~~ to have a Transition Provision that outlines the circumstances under which a “future” drinking water threat activity, that would otherwise be prohibited, may be considered as “existing”, even if the activity has not yet commenced. The intent is to allow applications in ~~transition progress~~ to proceed while drinking water threats are managed under the “existing threat” policies.

The CTC Source Protection Committee included a Transition Provision to recognize situations where an approval-in-principle to proceed with a development application had already been obtained, or where a complete application was made prior to the date the SPP came into effect but requires further planning approvals to implement the application in progress.

The CTC SPP was approved by the Minister of Environment and Climate Change on July 28, 2015 and became effective on December 31, 2015. Applications submitted after the effective date of the CTC SPP may only be transitioned if they are helping to implement a necessary part of an application in process prior to the date the CTC SPP took effect.

“Existing Threat” policies apply to prescribed drinking water threat activities under the following circumstances:

- 1) A drinking water threat activity that is part of a development proposal where a ~~complete~~ complete application (as determined by the municipality or Niagara Escarpment Commission) was made under the *Planning Act*, *Condominium Act* or *Niagara Escarpment Planning and Development Act* (NEPDA) prior to ~~the day the Source Protection Plan comes into effect~~ December 31, 2015. The policy for “existing” drinking water threats also applies to any further applications required under the *Planning Act*, *Condominium Act*, Prescribed Instruments, or a development permit under the NEPDA, to implement the development proposal.
- 2) A drinking water threat activity that is part of an application accepted for a Building Permit, which has been submitted in compliance with Division C 1.3.1.1 of the *Ontario Building Code* under the *Building Code Act, 1992* as amended prior to ~~the day the Source Protection Plan comes into effect~~ December 31, 2015.
- 3) A drinking water threat activity that is part of an application accepted for the issuance or amendment of a Prescribed Instrument prior to December 31, 2015 ~~the day the Source Protection Plan comes into effect~~.

Amendments

For vulnerable areas newly identified through an amendment to an Assessment Report, “Existing Threat” policies apply to prescribed drinking water threat activities under the following circumstances:

- 1) A drinking water threat activity that is part of a development proposal where a complete application (as determined by the municipality or Niagara Escarpment Commission) was made under the Planning Act, Condominium Act or Niagara Escarpment Planning and Development Act (NEPDA) prior to the effective date of the corresponding amendment identified below. The policy for “existing” drinking water threats also applies to any further applications required under the Planning Act, Condominium Act, Prescribed Instruments, or a development permit under the NEPDA, to implement the development proposal.
- 2) A drinking water threat activity that is part of an application accepted for a Building Permit, which has been submitted in compliance with Division C 1.3.1.1 of the Ontario Building Code under the Building Code Act, 1992 as amended prior to effective date of the corresponding amendment identified below.
- 3) A drinking water threat activity that is part of an application accepted for the issuance or amendment of a Prescribed Instrument prior to the effective date of the corresponding amendment identified below.

<u>Assessment Report</u>	<u>Version</u>	<u>Effective Date</u>	<u>Summary of Amendments</u>
<u>Credit Valley Assessment Report</u>	<u>2.0</u>	<u>March 25, 2019</u>	<u>Addition of Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Inglewood Drinking Water System</u>

Credit Valley Assessment Report	3.0	December 5, 2019	Addition of Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Alton Well 4A, Caledon Village – Alton Drinking Water System
Credit Valley Assessment Report	5.0	To be confirmed	Updated Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Caledon Village – Alton Drinking Water System
Toronto and Region Assessment Report	3.0	March 25, 2019	Addition of Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Caledon East Drinking Water System
Toronto and Region Assessment Report	4.0	March 2, 2022	Updated Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Newmarket-Aurora Drinking Water System
Toronto and Region Assessment Report	6.0	To be confirmed	Updated Wellhead Protection Areas, Vulnerability Assessment and Threats Enumeration for Palgrave-Caledon East Drinking Water System; Addition of New Intake Protection Zone, Vulnerability Assessment and EBA modelling for City of Toronto (Island) Drinking Water System; Addition of Wellhead Protection Area-A for Nobleton Drinking Water System

10.1.3 Timelines for Implementation

The following table (**Table 10-1**) outlines the implementation timelines for the policies in the Source Protection Plan. In the policy tables organized by threat, the third column from the right called “When Policy Applies” contains a brief description of the timeline associated with the existing or future policy and the timeline code (i.e., T-1, T-2), that corresponds to the timelines outlined in the following table. These timeline policies (**Table 10-1**) provide greater detail on when the policy applies than the short reference contained within the threat specific policy. [For threat activities \(existing\) added through amendments to an Assessment Report, timelines for policy implementation that reference the date the Source Protection Plan takes effect are interpreted to mean the effective date of the amendment to the Assessment Report, as described above.](#)

Table 10-1: Timelines for Policy Implementation

Policy ID	Timelines for Policy Implementation
Prescribed Instruments	
T-1	Prescribed Instruments (existing) shall be reviewed (and amended, as necessary) within 3 years of the date the Source Protection Plan takes effect, or such other date as the Director determines.
T-2	Prescribed Instruments (existing), where prohibited, shall not be renewed when the current Prescribed Instrument expires, and the significant threat activity to which the Prescribed Instrument pertains, shall cease no later than 5 years from the date the Source Protection Plan takes effect.
T-3	The relevant Ministry shall comply with the Prescribed Instrument policy (future) immediately upon the date the Source Protection Plan takes effect.
Part IV Tools	
T-4	Activities (existing) designated for the purpose of s.57 under the Clean Water Act as prohibited, shall be prohibited by the Risk Management Official within 180 days from the date the Source Protection Plan takes effect as per s.57(2) under the Clean Water Act, unless otherwise specified within the policy.
T-5	Activities (future) designated for the purpose of s.57 under the Clean Water Act are prohibited immediately upon the date the Source Protection Plan takes effect.
T-6	Activities (existing) designated for the purpose of s.58 under the Clean Water Act, requiring risk management plans, shall be identified and confirmed within 1 year by the Risk Management Official. Risk management plans shall be established by December 31, 2023. For activities (existing) added through amendments to an Assessment Report, a risk management plan must be established no later than 5 years from the effective date of the amended Assessment Report.
T-7	Activities (future) designated for the purpose of s.58 under the Clean Water Act, requiring risk management plans, are prohibited until such time as a risk management plan is approved by the Risk Management Official, immediately upon the date the Source Protection Plan takes effect.
Land Use Planning	
T-8	Official plans shall be amended for conformity with the Source Protection Plan at the time of the next review in accordance with s.26 of the Planning Act. Zoning by-laws shall be amended within 3 years after the approval of the official plan.
T-9	Decisions on planning matters shall conform with the policy immediately upon the date the Source Protection Plan takes effect.
Education and Outreach, Incentives, Research	
T-10	Education and outreach (materials, programs, etc.) shall be developed and implemented within 2 years from the date the Source Protection Plan takes effect.
T-11	Incentives shall be considered within 2 years from the date the Source Protection Plan takes effect.
T-12	Research shall be initiated within 2 years from the date the Source Protection Plan takes effect, contingent on funding.
Specify Action	
T-13	A prioritized maintenance inspection program shall be in effect no later than January 2017.
T-14	The policy shall be complied with within 180 days from the date the Source Protection Plan takes effect.
T-15	The policy shall be considered within 2 years from the date the Source Protection Plan takes effect.
T-16	The policy shall be initiated within 2 years from the date the Source Protection Plan takes effect.
T-17	The policy shall be implemented within 2 years from the date the Source Protection Plan takes effect.
T-18	The policy shall be implemented immediately upon the date the Source Protection Plan takes effect.

~~*Note: in July 2020, the implementation deadline for SPP policy T-6 was extended by 3 years until Dec. 31, 2023.~~

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Related Policies	Monitoring Policy
DNAP-1	Handling and Storage of a Dense Non-Aqueous Phase Liquid	RMO	G	<p>Part IV, s.57, s.58</p> <p>Where the handling and storage of a DNAPL is, or would be, a significant drinking water threat, the following actions shall be taken:</p> <p>1) <u>a) The handling and storage of a DNAPLs of a total in any quantity of 250L or greater (excluding incidental quantities for personal use) is designated for the purpose of s.57 under the <i>Clean Water Act</i>, and is therefore prohibited where the threat would be significant in any of the following areas:</u></p> <ul style="list-style-type: none"> • WHPA-A (future); or • WHPA-B (future); or • WHPA-C (future); <u>or</u> • <u>WHPA-E (future).</u> <p><u>b) The handling and storage of DNAPLs of a total greater than 25L but less than 250L, is designated for the purposes of s.57 under the <i>Clean Water Act</i>, and is therefore prohibited where the threats would be significant in any of the following areas:</u></p> <ul style="list-style-type: none"> • <u>WHPA-A (future)</u> 	See Maps 2.1 - 2.21	Future: Immediately (T-5)	GEN-1	MON-2
			H	<p>2) <u>a) The handling and storage of a DNAPLs of a total in any quantity of 25L or greater (excluding incidental quantities for personal use) is designated for the purpose of s.58 under the <i>Clean Water Act</i>, requiring risk management plans, where the threat is significant in any of the following areas:</u></p> <ul style="list-style-type: none"> • WHPA-A (existing); or • WHPA-B (existing); or • WHPA-C (existing); <u>or</u> • <u>WHPA-E (existing)</u> <p><u>b) The handling and storage of DNAPLs of a total quantity greater than 25L but less than 250L, is designated for the purpose of s.58 under the <i>Clean Water Act</i>, requiring risk management plans, where the threat would be significant in any of the following areas:</u></p> <ul style="list-style-type: none"> • <u>WHPA-B (future); or</u> • <u>WHPA-C (future); or</u> • <u>WHPA-E (future).</u> 		Existing: 1 year/ 5 years (T-6)	GEN-1 GEN-2	MON-2

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Related Policies	Monitoring Policy
DNAP-2	Handling and Storage of a Dense Non-Aqueous Phase Liquid	Municipality MECP	E K	Education and Outreach The municipality shall deliver education and outreach materials and programs where the handling and storage of a DNAPL is, or would be, a significant drinking water threat, targeted towards: a) an individual for personal use to promote the use of non-toxic products and additional opportunities for participation in household hazardous waste disposal and to advise the owner/tenant about the actions to take to ensure that the activity ceases to be, or does not become, a significant drinking water threat; and b) industrial and commercial users to promote the use of alternatives to DNAPLs (including non-toxic products), pollution prevention approaches, best management practices, and safe disposal; in any of the following areas: <ul style="list-style-type: none"> • WHPA-A (existing, future); or • WHPA-B (existing, future); or • WHPA-C (existing, future) Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials.	See Maps 2.1 - 2.21	Existing & Future: Implement within 2 years (T-10)	GEN-8	MON-1 MON-4
DNAP-3	Moderate/Low Threats Handling and Storage of a Dense Non-Aqueous Phase Liquid	Municipality	J	Specify Action Where the handling and storage of a DNAPL is, or would be, a moderate or low drinking water threat, the municipality is encouraged to specify and promote best management practices for the handling and storage of a DNAPL for Industrial, Commercial and Institutional (ICI) land uses in any of the following areas: <ul style="list-style-type: none"> • WHPA-D (existing, future); or • WHPA-E (VS ≥ 4.8 and <10) (existing, future); or • HVA (existing, future). 	See Chapter 5 of the respective Assessment Report	Existing & Future: Consider within 2 years (T-15)	N/A	N/A

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Related Policies	Monitoring Policy
OS-1	Handling and Storage of an Organic Solvent	RMO	G	<p>Part IV, s.57, s.58</p> <p>Where the handling and storage of an organic solvent is, or would be, a significant drinking water threat, the following actions shall be taken:</p> <p>1) <u>a)</u> The handling and storage of an organic solvent is designated for the purpose of s.57 under the <i>Clean Water Act</i>, and is therefore prohibited where the threat would be significant in any of the following areas:</p> <ul style="list-style-type: none"> • WHPA-A (future); or. • WHPA-B (VS=10) (future). <p><u>b) The handling and storage of an organic solvent of a total quantity greater than 250L, is designated for the purposes of s.57 under the Clean Water Act, and is therefore prohibited where the threats would be significant in the following area:</u></p> <ul style="list-style-type: none"> • <u>WHPA-B (future)</u> 	See Maps 1.1 - 1.21	Future: Immediately (T-5)	GEN-1	MON-2
			H	<p>2) <u>a)</u> The handling and storage of an organic solvent is designated for the purpose of s.58 under the <i>Clean Water Act</i>, requiring risk management plans, where the threat is significant in any of the following areas:</p> <ul style="list-style-type: none"> • WHPA-A (existing); or • WHPA-B (VS=10) (existing). <p><u>b) The handling and storage of an organic solvent of a total quantity greater than 25L but not more than 250 L, is designated for the purpose of s.58 under the Clean Water Act, requiring risk management plans, where the threat would be significant in the following area:</u></p> <ul style="list-style-type: none"> • <u>WHPA-B (future)</u> 		Existing: 1 year/ 5 years (T-6)	GEN-1 GEN-2	MON-2

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Related Policies	Monitoring Policy
OS-2	Handling and Storage of an Organic Solvent	Municipality MECP	E K	<p>Education and Outreach</p> <p>The municipality shall deliver education and outreach materials and programs where the handling and storage of an organic solvent is, or would be, a significant drinking water threat, targeted towards:</p> <p>a) an individual for personal use to promote the use of non-toxic products and additional opportunities for participation in household hazardous waste disposal and to advise the owner/tenant about the actions to take to ensure that the activity ceases to be, or does not become, a significant drinking water threat; and</p> <p>b) industrial and commercial users to promote the use of alternatives to these chemicals (including non-toxic products), pollution prevention approaches, best management practices, and safe disposal; in any of the following areas:</p> <ul style="list-style-type: none"> • WHPA-A (existing, future); or • WHPA-B (VS = 10) (existing, future). <p>Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials.</p>	See Maps 1.1 - 1.21	Existing & Future: Implement within 2 years (T-10)	GEN-8	MON-1 MON-4

OS-3	Moderate/ Low Threats Handling and Storage of an Organic Solvent	Municipality	J	Specify Action Where the handling and storage of an organic solvent is, or would be, a moderate or low drinking water threat, the municipality is encouraged to specify and promote best management practices for the handling and storage of an organic solvent for Industrial, Commercial and Institutional (ICI) land uses in any of the following areas: <ul style="list-style-type: none"> • WHPA-B (VS < 10) (existing, future); or • WHPA-C (existing, future); or • WHPA-D (existing, future); or • WHPA-E (VS ≥ 4.8 and <10) (existing, future); or • HVA (existing, future). 	See Chapter 5 of the respective Assessment Report	Existing & Future: Consider within 2 years (T-15)	N/A	N/A
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COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Karen Chisholme, Climate Change and Sustainability Manager
Date: Thursday, May 11, 2023
Subject: **Home Energy Efficiency Transition (HEET) Feasibility Study**

Background:

Reducing greenhouse gas emissions from buildings in the County was identified as one of Five Big Moves in the Future Focused Plan 2022-2030 (2021). With a focus on residential buildings and financial support from the Green Municipal Fund, the Climate Change Division engaged Dunsy Energy and Climate Advisors to undertake a feasibility study for a home energy retrofit programme. The [HEET feasibility study](#) examined the following:

1. Market potential assessment
2. Target audience identification
3. Industry capacity
4. Financing models assessment and recommendations
5. Projection of local benefits

Market Potential and Target Audience

The study results indicate there is substantial market potential for a home energy retrofit program based on the quantity (>58%) of home with age (>30 years) and architypes (single family detached, natural gas/oil heated) suitable for significant energy conservation and greenhouse gas reduction potential. Through resident surveys, primary target audiences (retirees and farmers) were identified. These groups indicated the greatest interest in participation in the home energy retrofit programme and have homes that meet the desired characteristics to which such a programme is designed.

Industry Capacity

The capacity of the County's local industry was also assessed to determine how adaptable the industry may be to an increase in demand and a request for building techniques and technologies to meet energy efficiency and greenhouse gas emissions reduction goals. Consultant and survey results indicate there is opportunity for this sector to grow locally. Currently, there are few building, renovation and energy audit sector entities located in the County that are RenoMark certified¹. However, certified entities located outside the County have service delivery areas that include the County.

Financing Models

Three financing models were considered in the feasibility study: Utility On-Bill, Local Improvement Charge/Property Assessed Clean Energy (LIC/PACE), and Third Party. Utility On-Bill financing requires coordination with local distribution companies (electricity providers) to administer a loan and

¹ RenoMark is a program administered by Canadian Home Builders Association. RenoMark certified builders and auditors agreed to adhere to the RenoMark professional Code of Conduct.

remittance on-bill. Coordinating the program across the County's five local distribution companies was deemed not feasible and Utility On-bill was eliminated from consideration.

LIC/PACE loans are administered through the municipality (County) and are tied to the property, rather than the property-owner. These two advantages can result in lower interest rate loans that stay with the property (or can be paid in full) upon sale. This means that the property owner only pays for the loan while they benefit from the energy upgrades. The loan recipient remits through the tax system requiring coordination between local municipalities and the County. This was deemed feasible. However, it was acknowledged that staff capacity may be a concern and will need to be addressed at the programme design phase.

Third Party Financing entails loans administered through a local credit union. Consultation for the feasibility study identified a third party institution in the County that is willing to explore developing a financing programme to support this initiative. Third Party Financing was deemed feasible and will be brought forward for further consideration in the programme design phase.

The assessment of financing models identified LIC/PACE as the preferred option based on the needs of the target audience. LIC/PACE allows for longer amortization periods (lower monthly payments) and lower interest rates which may be particularly appealing to farmers whose income may be variable and who tend to stay in their homes longer than other residents. LIC/PACE may be particularly appealing to retirees since the loan is tied to the property (instead of the person) and they may be uncertain as to how long they will be able to live in their home. Third Party financing, although not identified as best-fit for the target audience, should also be carried forward for further consideration.

County staff agreed that a slower pace to programme uptake and support for actions that result in deeper energy savings and greenhouse gas reductions should be considered for modeling purposes. These parameters will be re-examined through the programme development phase. Modeling resulted in an estimated average of 10 projects/houses per year over the first four years of the program, at the low end. At the high end, the estimated annual average was 125 projects/homes. This would equal 40 to 500 projects/homes over the first four years of the programme. The slower pace with deeper reductions approach would allow for adjustment time as the loan administration process is implemented and industry capacity increases.

Programme Considerations

The feasibility study recommends that the following be considered for inclusion in a programme design to reduce barriers to programme uptake:

- One-stop Window – an online platform to centralize all information and processes needed to complete home energy retrofits.
- Energy Concierge Service – dedicated specialists that help, support, and educate home owners in their journey through the retrofits program and help simplify the process through one-on-one interactions.
- Net-Zero Roadmap – an individualized report that provides guiding information to support the homeowner on their journey to make their home net-zero GHG emissions.

Local Benefits

Estimated cumulative energy and greenhouse gas savings over 10 years will be as much as 573,525 GJ and 21,830 tCO₂e, respectively, through this programme alone. This does not include energy retrofits

that access other financing programmes or evolving Provincial energy policies which will support additional efforts.

Non-energy benefits include increased economic activity including job creation, improved health and safety including improved air quality, and increased home values.

Recommendation:

That Council receive the Home Energy Efficiency Transition Feasibility Study report, and

That Council direct staff to continue to the design phase for the Home Energy Efficiency Transition programme, and

That Council direct staff to apply for FCM funding to support the programme design phase.

Respectfully submitted,

A handwritten signature in black ink, reading "K Chisholme". The signature is written in a cursive, flowing style.

Karen Chisholme
Climate Change and Sustainability Manager



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, May 11, 2023
Subject: County Official Plan Review – Provincial Decision on OPA 119



PLANWELL

1.0 Purpose

The purpose of this report is to advise of the Minister's decision on County of Wellington Official Plan Amendment (OPA) 119.

2.0 Background

OPA 119 sets the stage for considering future growth in accordance with the Provincial Growth Plan for the Greater Golden Horseshoe. The Amendment implements the recommended growth structure from Phase 1 of the County's municipal comprehensive review (MCR). OPA 119 was originally adopted by County Council on May 26, 2022. Under Section 26 of the Planning Act, the OPA requires approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

3.0 Minister's Decision on OPA 119

On April 11, 2023, the Minister issued a decision to approve OPA 119, with modifications. According to the Province's notice of decision, the 33 modifications to the Official Plan Amendment are meant to "address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters." The decision is final and not subject to appeal. Documentation of the Minister's decision is attached, has been posted to the project website and circulated to our project stakeholder list.

3.1 Text Modifications

Staff generally support modifications numbered 1 through 19 which are relatively minor text changes to conform with current Provincial policy. Changes which remove references to single detached and semi-detached dwellings being the dominant form of housing in the County, are in keeping with the County's Attainable Housing Strategy.

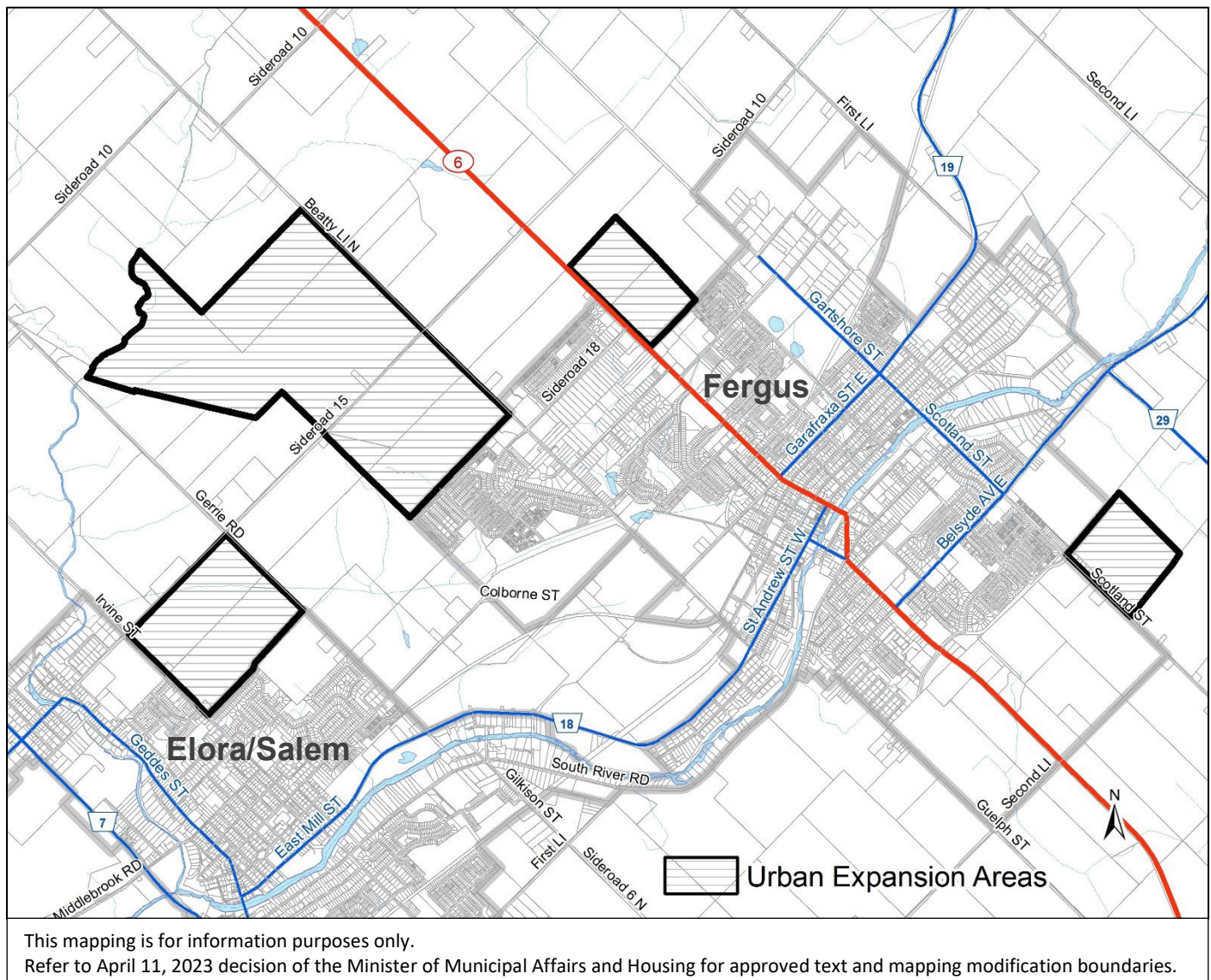
3.2 Mapping and Text Modifications

There are a number of mapping modifications and other text changes which are outlined below. It is important to note that in some cases there are inconsistencies between the property addresses listed in the modifications and the properties included on the maps. The Province provided our office with the necessary data for the mapping on May 2, 2023. At the time of writing this report, staff was in the process of reviewing it to confirm the final boundaries of the mapping modifications. Therefore, mapping in this report should not be considered final and is for information purposes only.

Urban Boundary Expansions

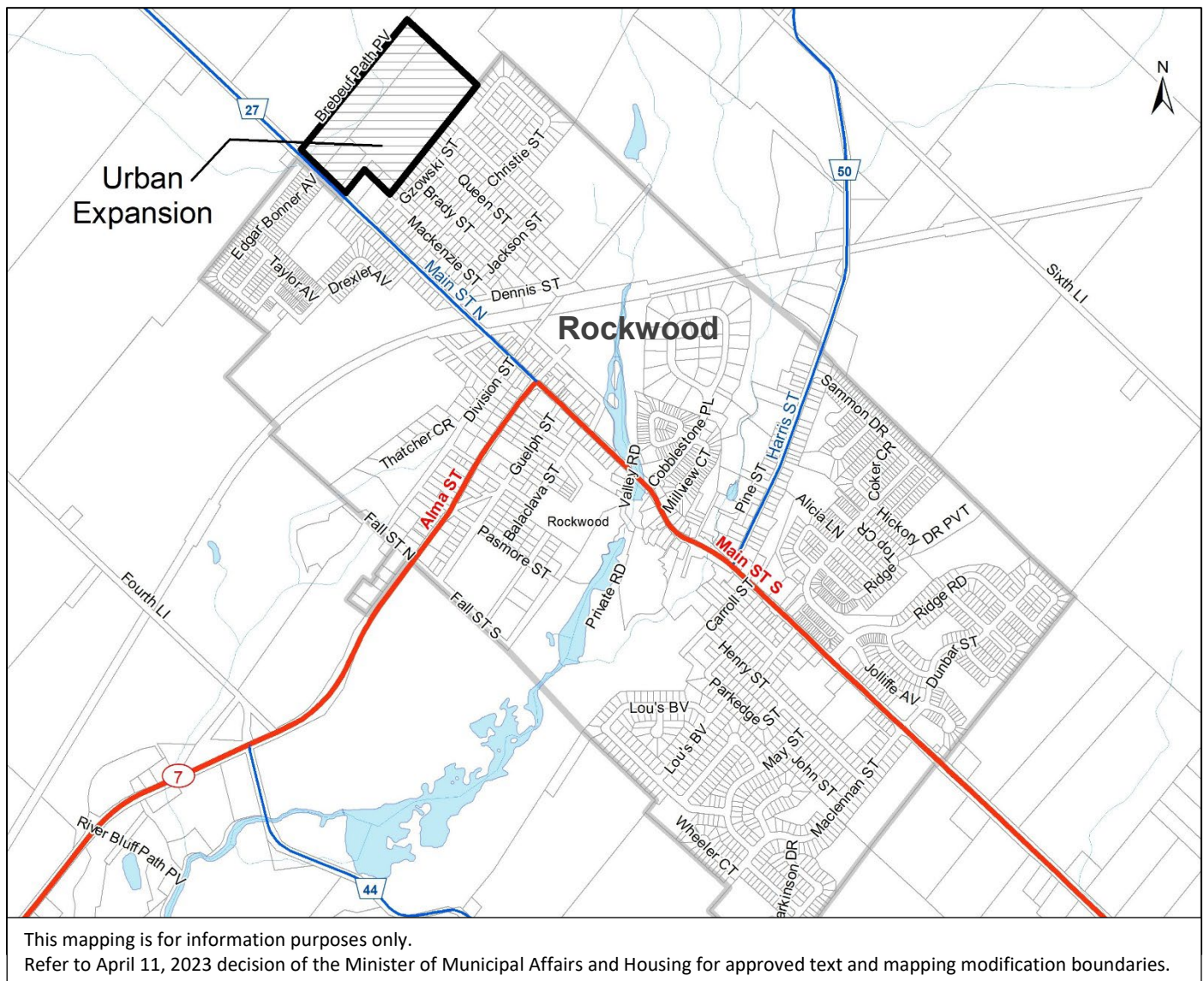
The Minister's modifications identify urban boundary expansions in Centre Wellington (Figure 1), Guelph/Eramosa (Figure 2) and Minto (Figure 3). Urban boundary expansions were not originally part of OPA 119. Such expansions are being dealt with as part of our current Phase 3A work plan, based on the results of the Phase 2 Land Needs Assessment. The Province did not consult with or advise County and local staff of these changes. We are unaware of any technical evaluations completed by the Province to ensure that the expansions met current Provincial, County and local policy, municipal servicing requirements, etc.

Figure 1 Provincial Urban Expansions
Fergus and Elora/Salem, Centre Wellington



The above expansions are approximately 417 ha (1,030 ac).

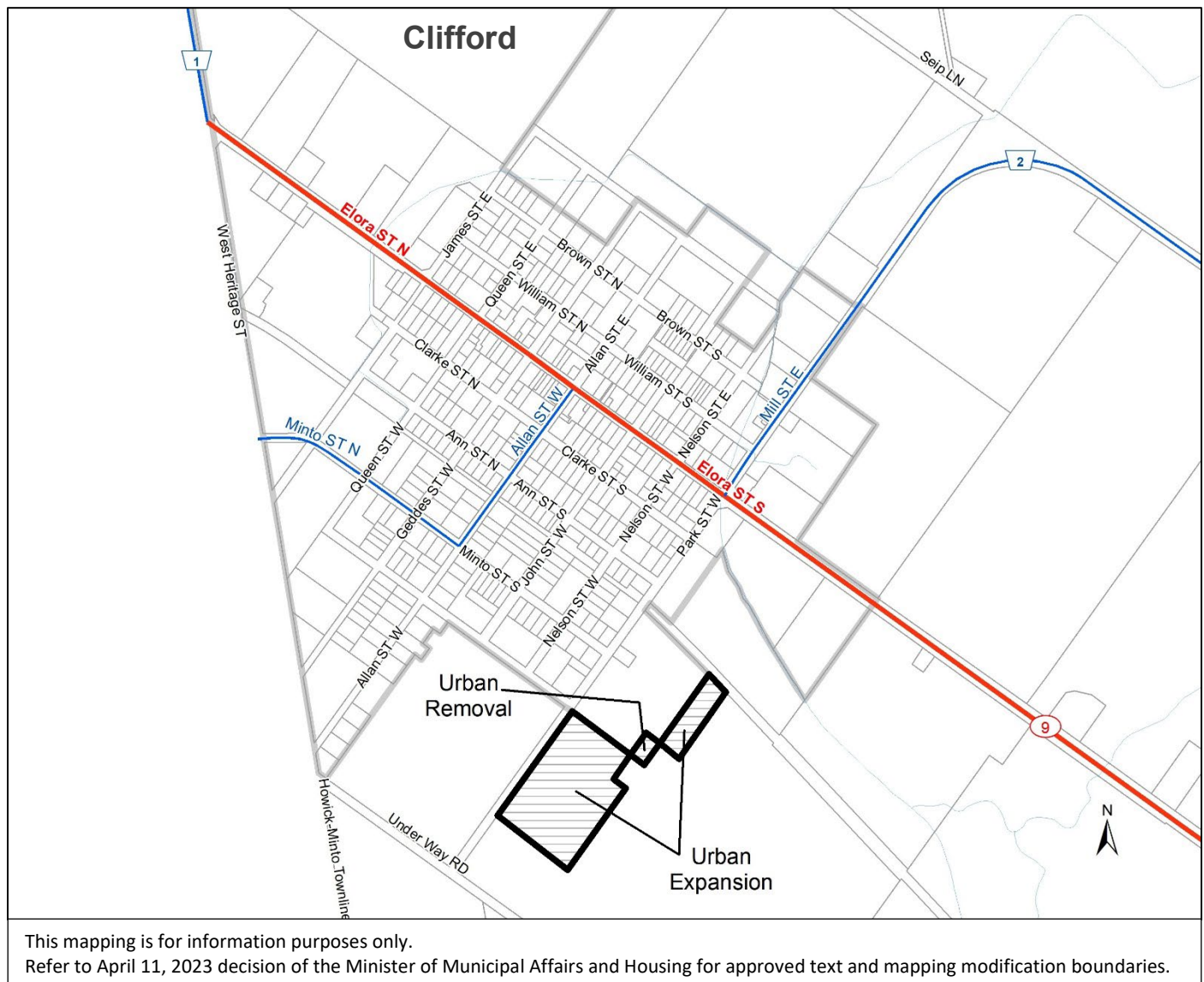
**Figure 2 Provincial Urban Expansions
Guelph/Eramosa**



The above expansion is approximately 15 ha (37 ac).

Provincial Urban Expansions

Minto

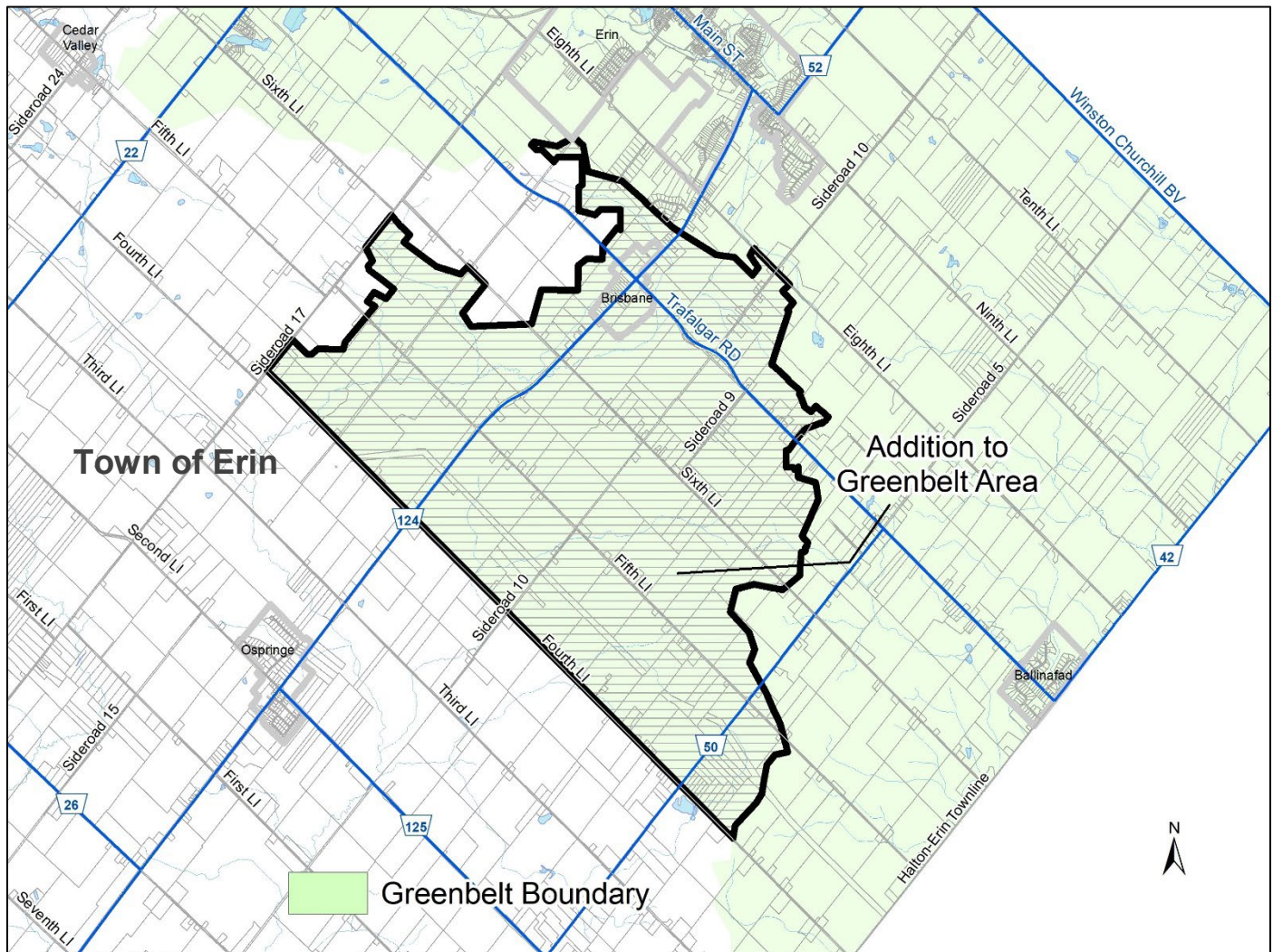


The above expansion is approximately 6 ha (15 ac).

Greenbelt Area Expansion

The Province modified mapping for the Town of Erin to reflect the expanded Greenbelt Area and identify Brisbane as a Hamlet in the Greenbelt. These modifications reflect changes approved by the Province in December 2022 which added approximately 2,870 ha (7,100 ac) to the Greenbelt in Erin to help make up for removals of approximately 3,000 ha (7,400 ac) for residential development in other municipalities.

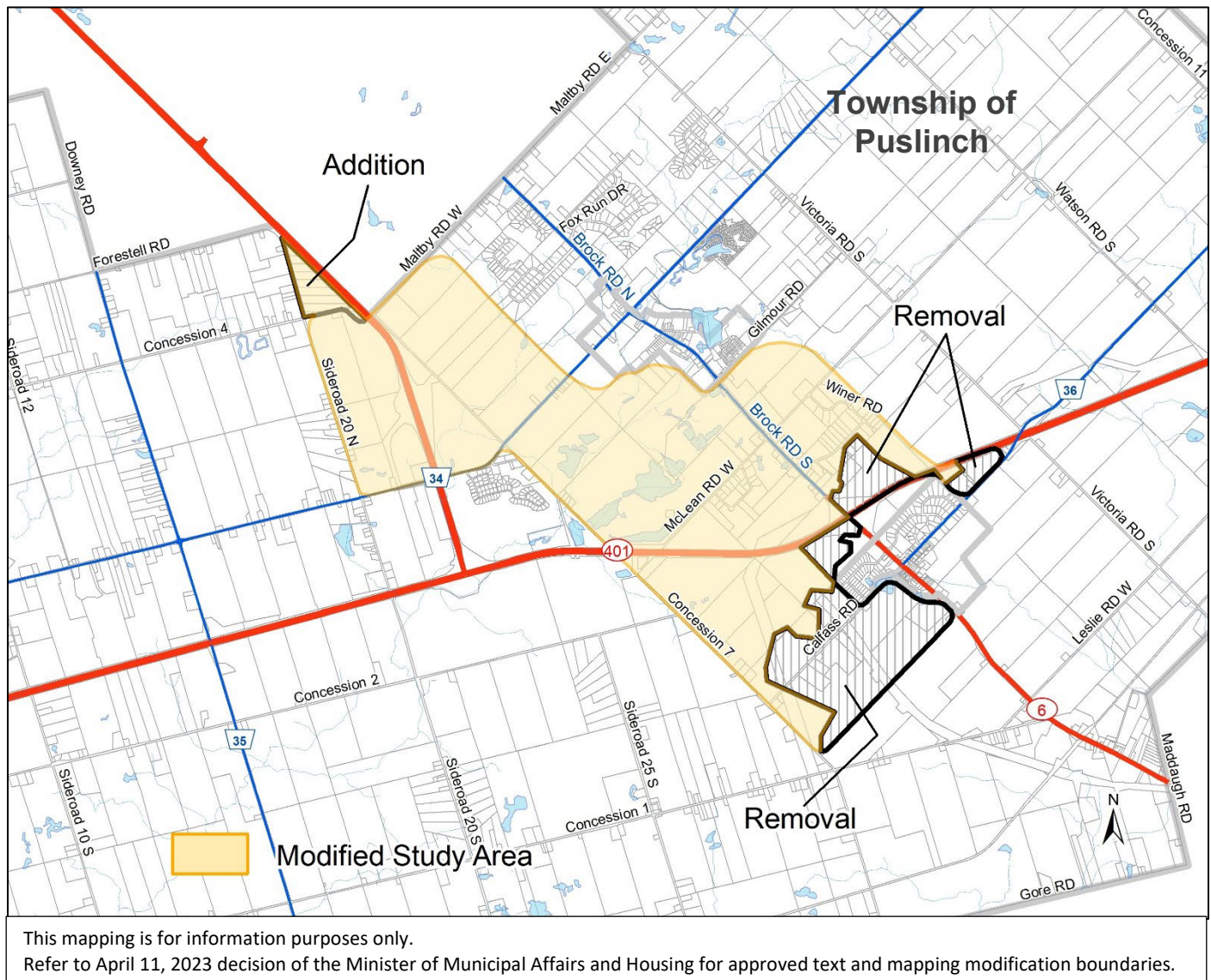
Figure 4 Provincial Greenbelt Area Expansion
Town of Erin



Puslinch Regionally Significant Economic Development Study Area

The Province has supported the identification of a Regionally Significant Economic Development Study Area in Puslinch. The Study Area was approved with boundary modifications to add lands located at 4631 Sideroad 20 North and remove lands within the Greenbelt Plan Area (Figure 5).

**Figure 5 Provincial Boundary Modifications
Regionally Significant Economic Development Study Area**



The associated new policy for the study area, was not modified and is now in effect:

“9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan designates a Regionally Significant Economic Development Study Area in Puslinch. This area includes lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.”

Approval of the Study Area provides for the Township to look strategically at its future growth.

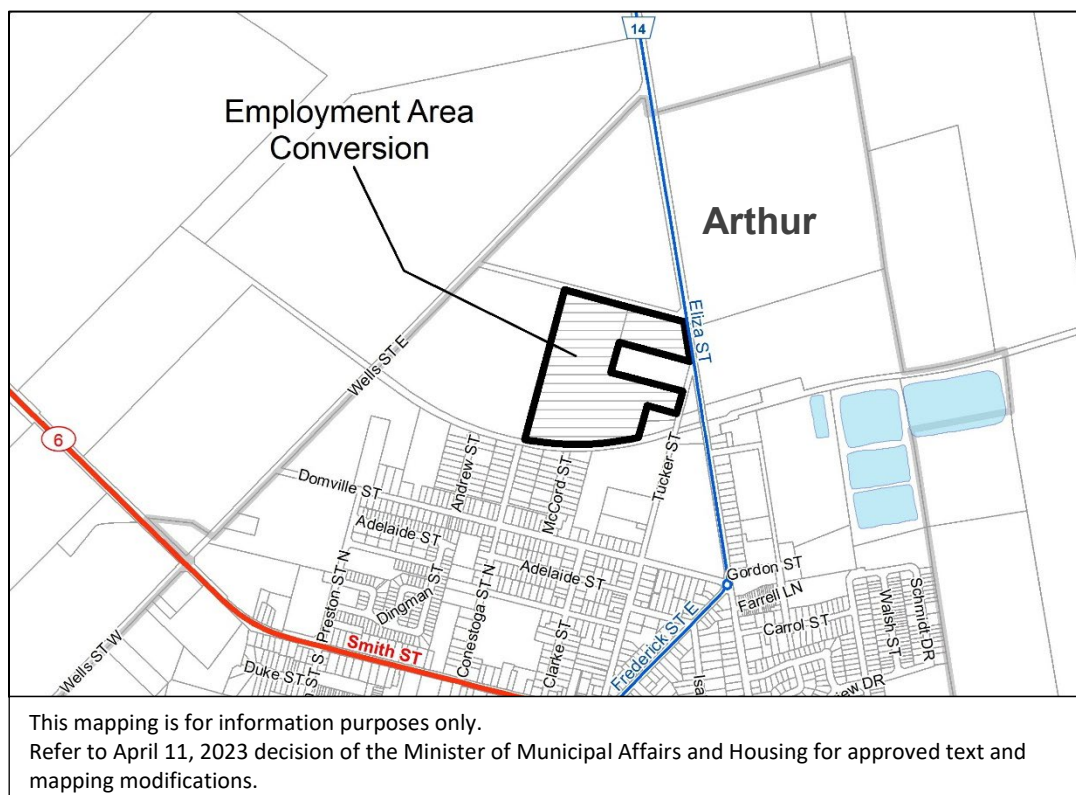
Hamlet of Puslinch

OPA 119 also included the proposed re-establishment of the Hamlet of Puslinch in the southern portion of the Township. The Province did not approve or deny this part of the Amendment, but rather deferred a decision until the Hamlet of Puslinch can be considered as part of a future Greenbelt Plan review.

Employment Area Conversions

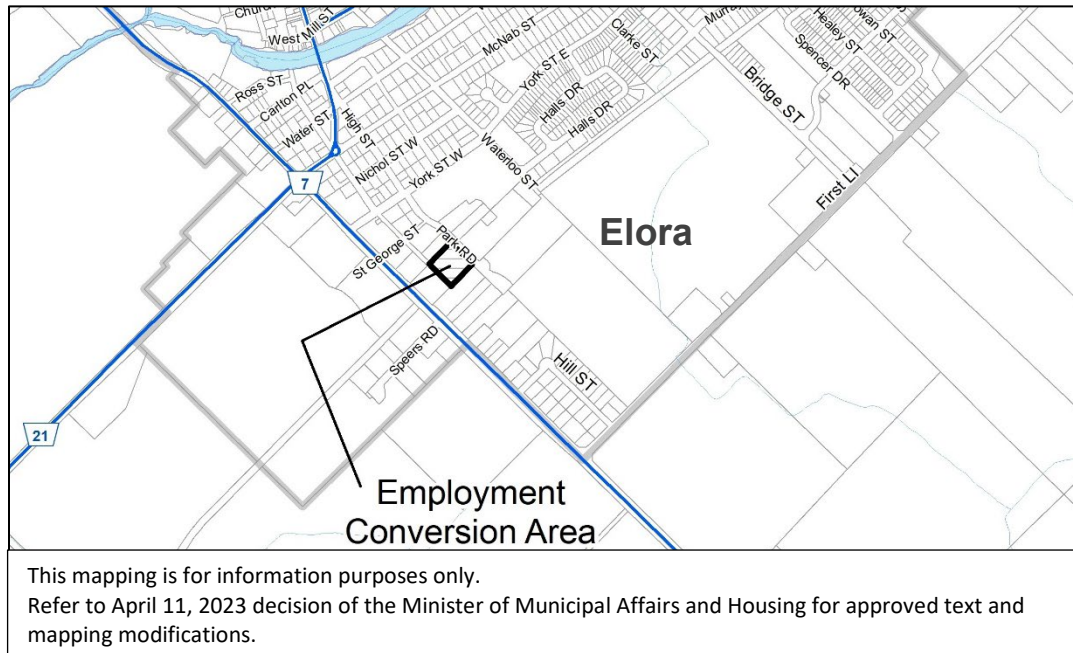
Two employment area conversions were approved by the Province. One in Wellington North (Arthur) has an area of approximately 14 ha (35 ac). This conversion was not supported by Watson’s technical analysis during the Phase 2 Land Needs Assessment.

**Figure 6 Provincial Employment Area Conversion
Arthur, Wellington North**



The other conversion in Centre Wellington (Elora) has an area of approximately 0.7 ha (1.7 ac). This conversion was supported by Watson’s technical analysis.

**Figure 7 Provincial Employment Area Conversion
Elora, Centre Wellington**



Revision to Centre Wellington Policy 9.2.2 (Fairview Recreational/Residential Area)

The Minister also approved modifications to Centre Wellington local policy 9.2.2 now renamed the “Fergus Golf Course Recreational/Residential Area”. The text modifications and minor mapping changes relate to an existing golf course/residential special policy area on land south of Wellington Road 19.

4.0 Next Steps

Staff will continue to work with the Ministry of Municipal Affairs and Housing to confirm the extent of the urban area boundary expansions, other map changes and the intent of policy changes. We will consolidate the changes into the County Official Plan.

5.0 Recommendations

That the report “County Official Plan Review – Provincial Approval of OPA 119” be received for information.

That the County Clerk forward the report to Member Municipalities.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Sarah Wilhelm', with a stylized, flowing script.

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

- | | |
|--------------|--|
| Attachment 1 | Letter from Hannah Evans, Assistant Deputy Minister, Municipal Services Division
April 11, 2023 |
| Attachment 2 | Notice of Decision – April 11, 2023 |
| Attachment 3 | Decision – Signed April 11, 2023 |

Attachment #1 to PD2023-16

Ministry of Municipal Affairs
and Housing

Ministère des Affaires municipales
et Logement

Municipal Services Division

Division des services aux municipalités

777 Bay Street, 16th Floor
Toronto ON M7A 2J3
Telephone: 416-585-6427

777, rue Bay, 16^e étage
Toronto ON M7A 2J3
Téléphone: 416-585-6427



April 11, 2023

Jennifer Adams
County Clerk
Wellington County
74 Woolwich Street,
Guelph ON N1H 3T9
jennifera@wellington.ca

**Re: County of Wellington Official Plan Amendment 119 – Phase 1 Municipal
Comprehensive Review
MMAH File No.: 23-OP-215446**

Dear Jennifer Adams,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to contact Ian Kerr, Regional Director, Western Municipal Services Office, by email at Ian.Kerr@ontario.ca, or Erick Boyd, Manager, Community Planning and Development, Western Municipal Services Office, by email at Erick.Boyd@ontario.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hannah Evans", with a stylized flourish at the end.

Hannah Evans
Assistant Deputy Minister, Municipal Services Division

Cc: Aldo Salis, Director of Planning and Development, County of Wellington

File No.: 23-OP-215446
Municipality: County of Wellington
Subject Lands: All lands within the County of
Wellington

Date of Decision: April 11, 2023
Date of Notice: April 11, 2023

NOTICE OF DECISION

**With respect to an Official Plan Amendment
Subsection 17(34) and 26 of the *Planning Act***

A decision was made on the date noted above to approve, with thirty-three (33) modifications, Official Plan Amendment 119 to the County of Wellington Official Plan, as adopted by By-law 5760-22.

Purpose and Effect of the Official Plan

County of Wellington Official Plan Amendment 119 implements parts of the growth planning policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe across the County. Official Plan Amendment 119 amends the County of Wellington Official Plan to define and identify a County Growth Structure as Phase 1 of the County's municipal comprehensive review. Official Plan Amendment 119 also identifies a Regionally Significant Economic Development Study Area in the Township of Puslinch.

The 33 modifications to the Official Plan Amendment have been made to address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters.

The Official Plan Amendment 119 applies to all lands within the County of Wellington and the economic development study area applies to part of the Township of Puslinch.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, this decision is final and not subject to appeal. Accordingly, County of Wellington Official Plan Amendment 119, as approved with modifications by the Minister, came into effect on April 12, 2023.

Other Related Applications

None.

Getting Additional Information

Additional information is available on the County of Wellington's website
<https://www.wellington.ca/en/resident-services/pl-official-plan-review.aspx>

or by contacting the Ministry of Municipal Affairs and Housing:

Ministry of Municipal Affairs and Housing
Municipal Services Office – West
659 Exeter Road, 2nd Floor
London ON N6E 1L3

DECISION

With respect to Official Plan Amendment 119
for the County of Wellington
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, Official Plan Amendment 119 for the County of Wellington as adopted by By-law No. 5760-22, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold underline**~~:

1. Part B to By-law 5760-22, is modified by creating new Item 11.1 as follows:

- 11.1 Section 4.1.5 Policy Direction is amended by adding a new bullet (l) to the end of the list as follows:

l) The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and consider their interests when identifying, protecting, and managing cultural heritage resources and archaeological resources.

2. Part B to By-law 5760-22, is modified by creating new Item 11.2 as follows:

- 11.2 A new Section 13.16 Indigenous Engagement is created as follows:

13.16 Indigenous Engagement

The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and co-ordinate land use planning matters throughout the planning process.

3. Part B to By-law 5760-22, is modified by creating new Item 11.3 as follows:

- 11.3 Section 4.2.1 Supply is amended by adding the following sentence to the end of the section:

The County will protect employment areas along major goods movement facilities and corridors for uses that require those locations and focus freight-intensive land uses to areas in proximity to major highways, airports, and rail facilities.

4. Part B to By-law 5760-22, is modified by creating new Item 11.4 as follows:

- 11.4 Section 4.2.2 Conversion is amended by:

- a) in bullet (b):

~~b) the municipality will meet its employment forecast allocation; the County will maintain sufficient employment lands to accommodate forecasted employment growth to the year 2051;~~

b) in bullet (d):

d) there is existing or planned *infrastructure* and public service facilities to accommodate the proposed conversion;

c) in bullet (e):

e) the lands are not required ~~over the long term to the year 2051~~ for the employment purposes for which they are designated; and

5. Part B to By-law 5760-22, is modified by creating new Item 11.5 as follows:

11.5 Section 4.4.1 Supply is amended as follows:

The County will ensure that residential growth can be accommodated for a minimum of ~~10 years~~ 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

6. Part B, Item 17 to By-law 5760-22, regarding Section 4.4.3 Residential Intensification, is modified by deleting and replacing bullet (a) as follows:

~~a) in the first sentence, adding the word "primary" before the phrase "urban centres" and adding the phrase "secondary urban centres and" before the word "hamlet"; in the first sentence, deleting the phrase "primarily in urban centres but also, to a much lesser extent in hamlets" and replacing it with "in primary urban centres".~~

7. Part B, Item 18 to By-law 5760-22, regarding Section 4.4.4 Greenfield Housing, is modified by creating a new bullet (d) as follows:

d) Deleting bullet (b)(iii) and replacing it with:

~~iii) In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and The minimum greenfield density target will be measured over all designated greenfield areas of the County, excluding natural heritage features and areas, natural heritage systems and floodplains (provided development is prohibited in these areas), and employment areas and cemeteries, as well as rights-of-way for: electricity transmission lines; energy transmission pipelines; freeways, as defined by and mapped as part of the Ontario Road Network; and railways; and~~

8. Part B, Item 25 to By-law 5760-22, regarding Section 4.8.2 Urban Centre Expansion Criteria, is modified by adding the following to the end of the list:

c) in bullet (a)(i):

i) within the ~~regional market area~~ County of Wellington; and

d) in bullet (b):

b) the expansion makes available sufficient lands for a time horizon not exceeding **20 years** the year 2051, based on the analysis provided for in a);

e) deleting bullet (e) and replacing it with:

~~e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner; the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;~~

f) deleting bullet (f) and replacing it with:

~~f) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:~~

i) reasonable alternatives that avoid prime agricultural areas are evaluated; and

ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

g) deleting bullet (g) and replacing it with:

~~g) impacts on agricultural operations which are adjacent to or close to the urban centre or hamlet are mitigated to the extent feasible; any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;~~

h) in bullet (h), adding:

h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:

i) adding a new bullet (j) to the end of the list as follows:

j) the settlement area to be expanded is in compliance with the minimum distance separation formulae;

9. Part B, Item 33 to By-law 5760-22, regarding Section 6.5.4 Rural Clusters, is modified by, in the second paragraph:

As part of a municipal comprehensive review, the County will assess the impact of constraints such as the Provincial ~~Agricultural Land Base~~ Agricultural System, *Natural Heritage System* and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.

10. Part B, Item 37 to By-law 5760-22, regarding Section 6.8.4 New Locations, is modified as follows:

6.8.4 New Locations is ~~amended by removing the phrase “urban centres” and replacing it with “primary urban centres, secondary urban centres” in item a) and c).~~ modified by deleting and replacing it as follows:

6.8.4 New Locations

~~New Rural Employment Areas shall only be established by amendment to this Plan. In establishing new rural employment land consideration shall be given to the following:~~

- ~~a) the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;~~
- ~~b) the amount of rural employment land in any part of Wellington shall be limited in size and based on reasonable estimates of need;~~
- ~~c) no new rural employment areas shall be established within 1km of urban centre or hamlet boundaries;~~
- ~~d) the impacts on agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical, as set out in Section 4.3.3~~
- ~~e);~~
- ~~e) the Greenland System will be protected from negative impact in accordance with the policies of this Plan;~~
- ~~f) adequate separation or buffering from incompatible uses can be provided;~~
- ~~g) adverse impacts on any nearby land use will be avoided;~~
- ~~h) mineral aggregate resources will be protected;~~
- ~~i) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan and the applicable Source Protection Plan.~~
- ~~j) adequate infrastructure is, or will be, established to serve the anticipated development in an orderly manner.~~

6.8.4 Existing Employment Areas outside Settlement Areas

Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in the County of Wellington Official Plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the

immediate needs of existing businesses and if compatible with the surrounding uses.

11. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.6 Residential Uses, is modified by deleting the second paragraph and replacing it with:

~~In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.~~ The County will plan for a diverse range and mix of housing options, densities, and unit sizes appropriate for private or communal sewage and water services.

12. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.11 Institutional, is modified by:

Secondary urban centres will ~~be the prime location for~~ provide institutional uses servicing Wellington such as schools, churches, government offices, specialized housing and childcare facilities.

13. Part B to By-law 5760-22, is modified by creating new Item 40.1 as follows:

40.1 Section 7.2 Purpose is amended as follows:

The Growth Strategy set out in Section 3 ~~should~~ will guide growth in the urban system.

14. Part B to By-law 5760-22, is modified by creating new Item 46.1 as follows:

46.1 Section 7.5.5 Residential Use, second paragraph, is amended as follows:

~~In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.~~ Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

15. Part B to By-law 5760-22, is modified by creating new Item 58.1 as follows:

58.1 Section 8.3.1 Overview is amended as follows:

a) ~~This Plan attempts to provide for urban centres with populations as set out in Section 3.~~ Planning and managing growth for Wellington's urban centres is based on the population forecasts set out in Section 3 of this Plan.

b) ~~The single detached home is currently the dominant housing type in urban centres and this situation is expected to continue.~~

16. Part B to By-law 5760-22, is modified by creating new Item 58.2 as follows:

58.2 Section 8.3.3 Permitted Uses is amended as follows:

a) A variety of housing types shall be allowed, ~~but low rise and low density housing forms such as single detached and semi detached dwelling units shall continue to predominate.~~ from detached and semi-detached dwellings to townhouses and apartments, among other housing forms, subject to the policies of this Plan.

b) Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may ~~also~~ be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

17. Part B to By-law 5760-22, is modified by creating new Item 58.3 as follows:

58.3 Section 8.7.2 Objectives is amended by adding a new bullet (f) to the end of the list as follows:

f) to make more efficient use of existing industrial areas and vacant and underutilized industrial areas.

18. Part B, Item 61 to By-law 5760-22, respecting Section 9.8 Puslinch Local Policies, is modified as follows:

Schedule A7 and B7 of this Plan ~~designates~~ identifies a Regionally Significant Economic Development Study Area in Puslinch.

19. Part B, Item 75 to By-law 5760-22, regarding Part 15 Definitions, is modified by:

- a) In the last paragraph defining rural settlements, deleting:

~~In the Greenbelt Plan Area, secondary urban centres are considered urban areas (towns and villages) and hamlets are considered rural settlements.~~

- b) Adding the following new definitions in alphabetic order:

Agricultural System

means the system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas* and *rural lands* that together create a continuous productive land base for agriculture; 2. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agri-food network

means a network within the *Agricultural System* that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural

services, farm markets, distributors and primary processing; and vibrant, agriculture-supportive communities.

Agricultural Impact Assessment

means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

20. Part B to By-law 5760-22, is modified by creating new Item 64.1 as follows:

64.1 Section 9.2.2 is modified as follows:

9.2.2 ~~Fairview~~ Fergus Golf Course Recreational/Residential Area

On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. ~~The predominant and primary use of the lands shall consist of private open space. In this regard, a~~ public golf course, consisting of at least nine (9) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop, maintenance facilities, and parking area. Secondary uses shall consist of ~~limited~~ residential uses to be developed in accordance with the policies of this subsection.

~~The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the residential development of the property shall be limited to lands south of Wellington Road 19, follow a pattern whereby golf course holes, pathways and vegetative buffer zones are located along all property lines with residential uses to the interior of the site. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. All residential units shall meet the requirements of the Minimum Distance Separation Formula.~~

The maximum number of residential units permitted on the property shall ~~not exceed forty-one (41), exclusive of the existing residential unit within the clubhouse already on the property.~~ be determined by a servicing capacity study to the satisfaction of the approval authority.

~~The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.~~

21. Part B, Item 78 to By-law 5760-22, regarding amending the Index Map to identify the Hamlet of Puslinch, is modified by deleting and replacing it with:

~~78. Index Map is amended to identify the Hamlet of Puslinch as shown on Schedule A-17 of this amendment. A new section 9.9.7.1 is created as follows:~~

Schedule A-17 of Official Plan Amendment 119 is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

22. Part B, Schedule “A-2” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-2” attached, which is modified by:
- a) identifying lands located at 22 Park Road, Township of Centre Wellington as ‘Delineated Built-up Area’,
 - b) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - c) identifying lands located at 930 Scotland Street, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - d) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - e) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
23. Part B, Schedule “A-3” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-3” attached, which is modified by:
- a) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05, and
 - b) identifying the community of Brisbane, Town of Erin as a hamlet (‘H’) in the Greenbelt Plan.
24. Part B, Schedule “A-4” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-4” attached, which is modified by identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
25. Part B, Schedule “A-6” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-6” attached, which is modified by identifying part of lands located at 41 Park Street West, Town of Minto as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’ and removing another part.

26. Part B, Schedule "A-7" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-7" attached, which is modified by identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area'.
27. Part B, Schedule "A-8" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-8" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area, and
 - c) deferring a decision on the proposed Hamlet of Puslinch.
28. Part B, Schedules "A-1" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-1" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area,
 - c) deferring a decision on the proposed Hamlet of Puslinch,
 - d) identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - e) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05,
 - f) identifying the community of Brisbane, Town of Erin as a hamlet ('H') in the Greenbelt Plan,
 - g) identifying lands located at 22 Park Road, Township of Centre Wellington as 'Delineated Built-up Area',
 - h) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - i) identifying lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - j) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',

- k) identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area',
- l) identifying part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and 'Designated Greenfield Area' and removing another part, and
- m) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area'.

29. Part B, Schedule "A-9" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-9" attached, which is modified by:

- a) designating lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre',
- b) designating lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre',
- c) designating lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre',
- d) designating lands located at 8243, 8268 and 8282 Wellington Road 19, Township of Centre Wellington, which are subject to the modified policies of Section 9.2.2 Fergus Golf Course Recreational/Residential Area, as 'Recreational', 'Greenlands', and 'Core Greenlands',
- e) designating lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre', and
- f) correcting minor Greenlands mapping errors in various locations.

30. Part B, Schedule "A-11" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-11" attached, which is modified by designating lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre'.

31. Part B, Schedule "A-13" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-13" attached, which is modified by designating part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and designating another part as 'Prime Agricultural'.

32. Part B, Schedule "A-16" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-16" attached, which is modified by:

- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area, and

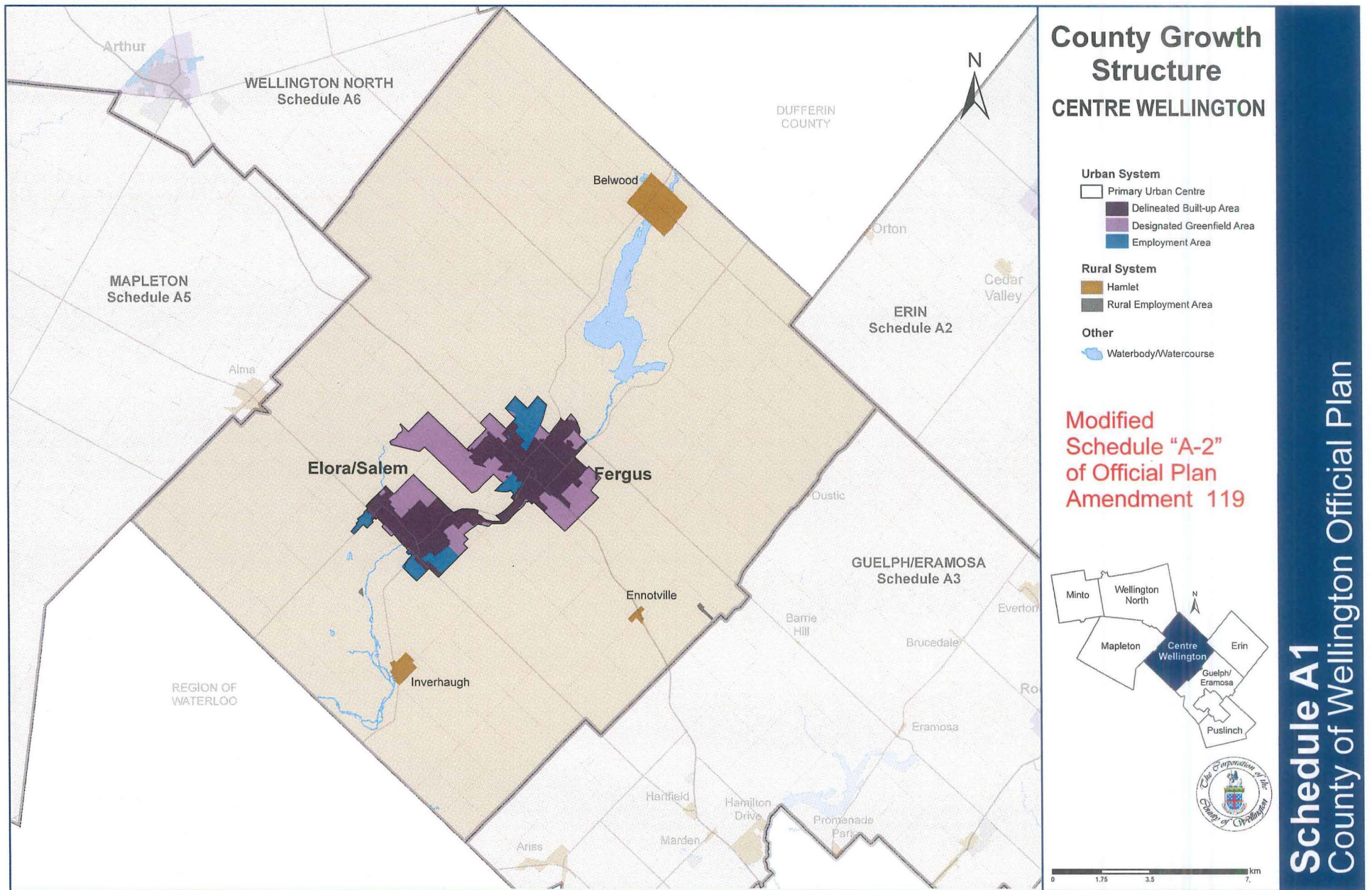
b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area.

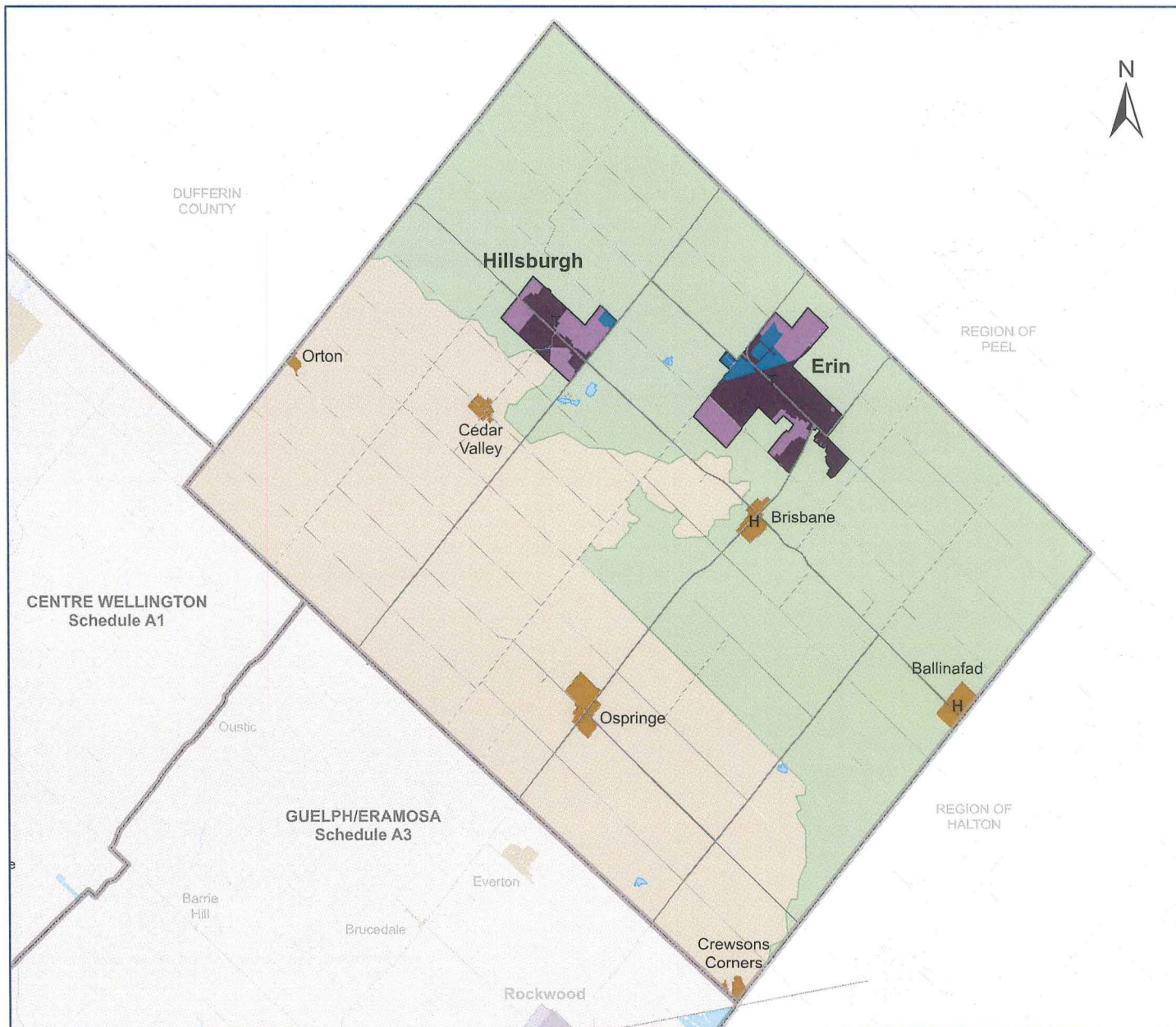
33. Part B, Schedule "A-17" to By-law 5760-22, is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

Dated at Toronto this 11th day of April, 2023.



Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing





County Growth Structure

ERIN

Urban System

- Primary Urban Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Employment Area

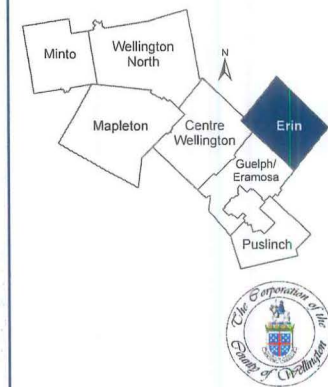
Rural System

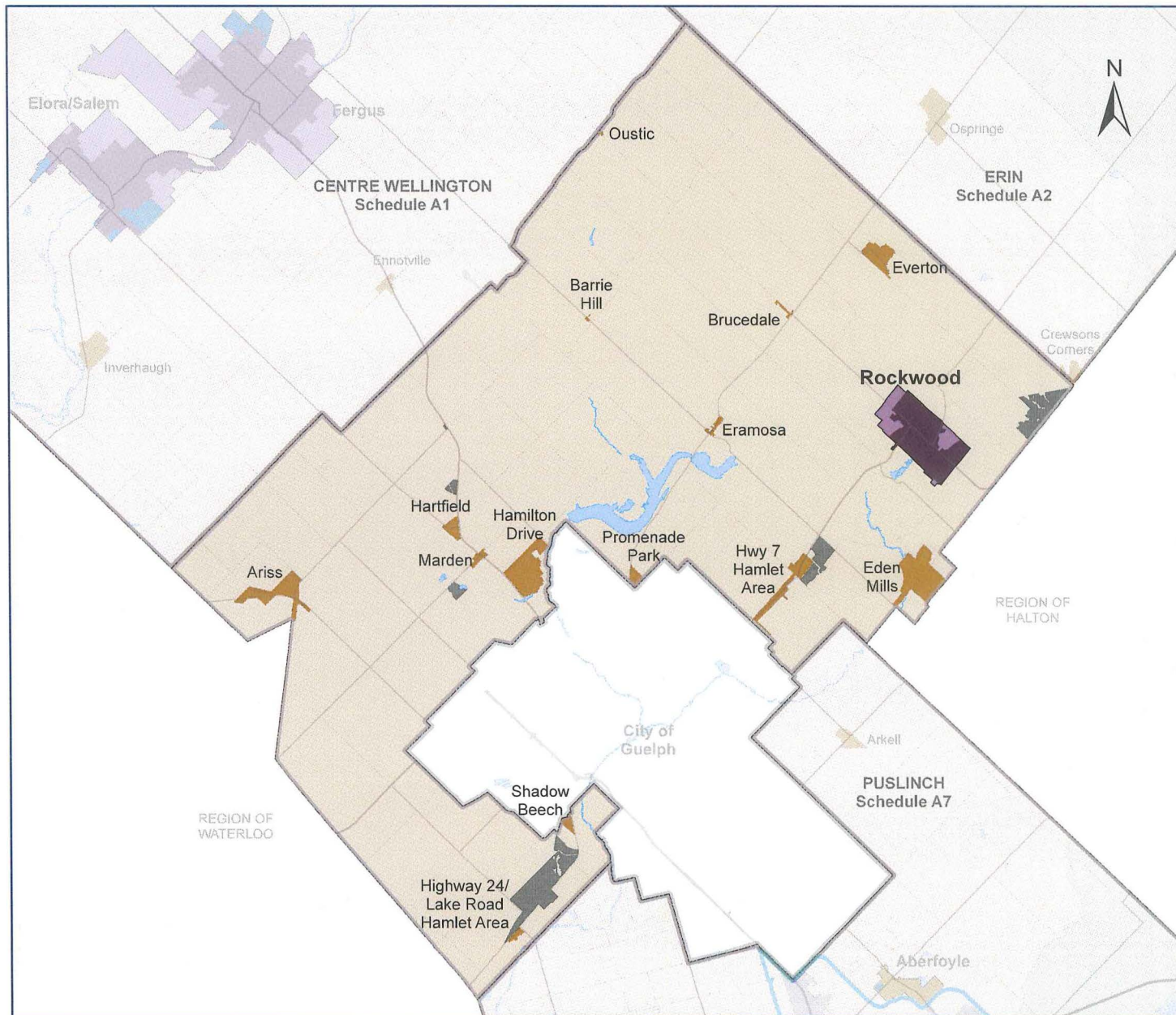
- Hamlet

Other

- Greenbelt Area
- Greenbelt Town/Village
- Greenbelt Hamlet
- Waterbody/Watercourse

**Modified
Schedule "A-3"
of Official Plan
Amendment 119**





County Growth Structure GUELPH/ERAMOSA

Urban System

- Primary Urban Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Employment Area

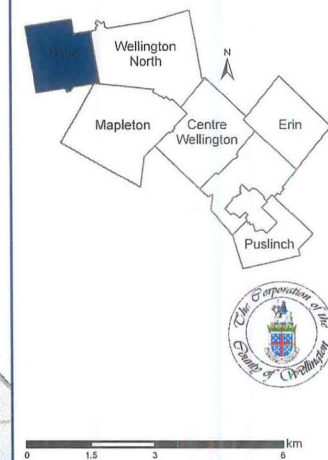
Rural System

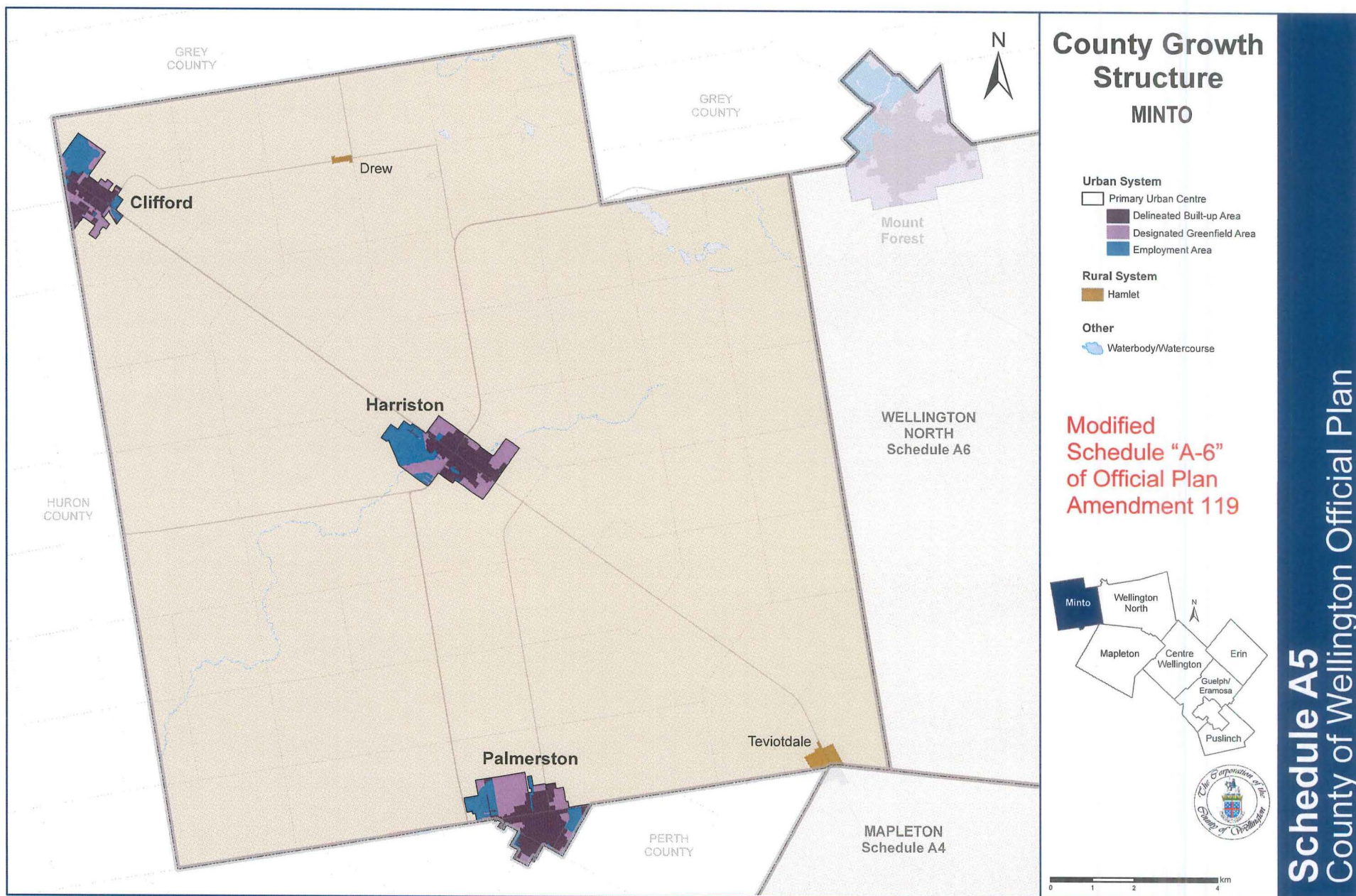
- Hamlet
- Rural Employment Area

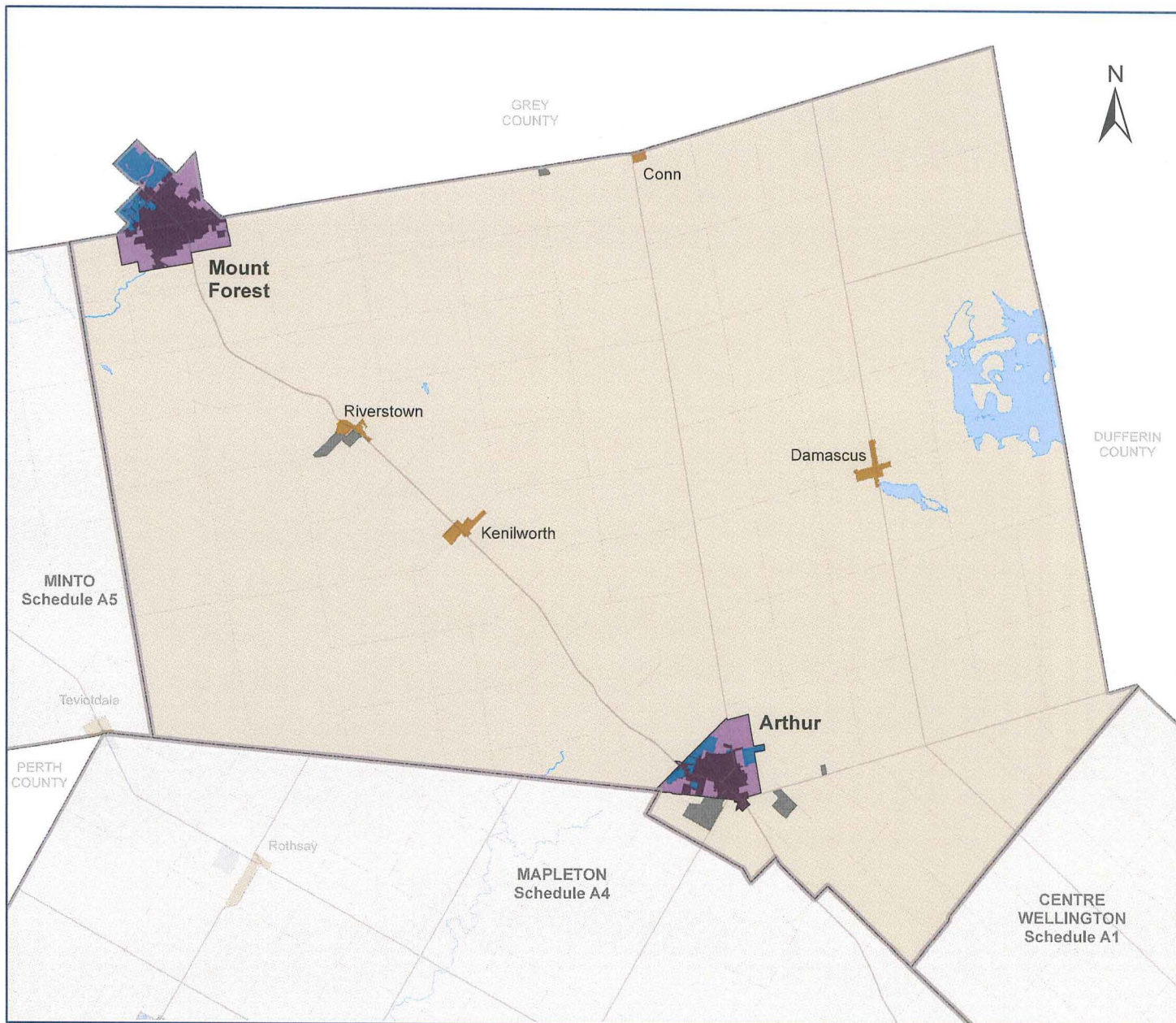
Other

- Waterbody/Watercourse

**Modified
Schedule "A-4"
of Official Plan
Amendment 119**







County Growth Structure WELLINGTON NORTH

Urban System

- Primary Urban Centre
- Delineated Built-up Area
- Designated Greenfield Area
- Employment Area

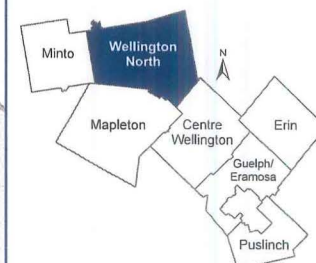
Rural System

- Hamlet
- Rural Employment Area

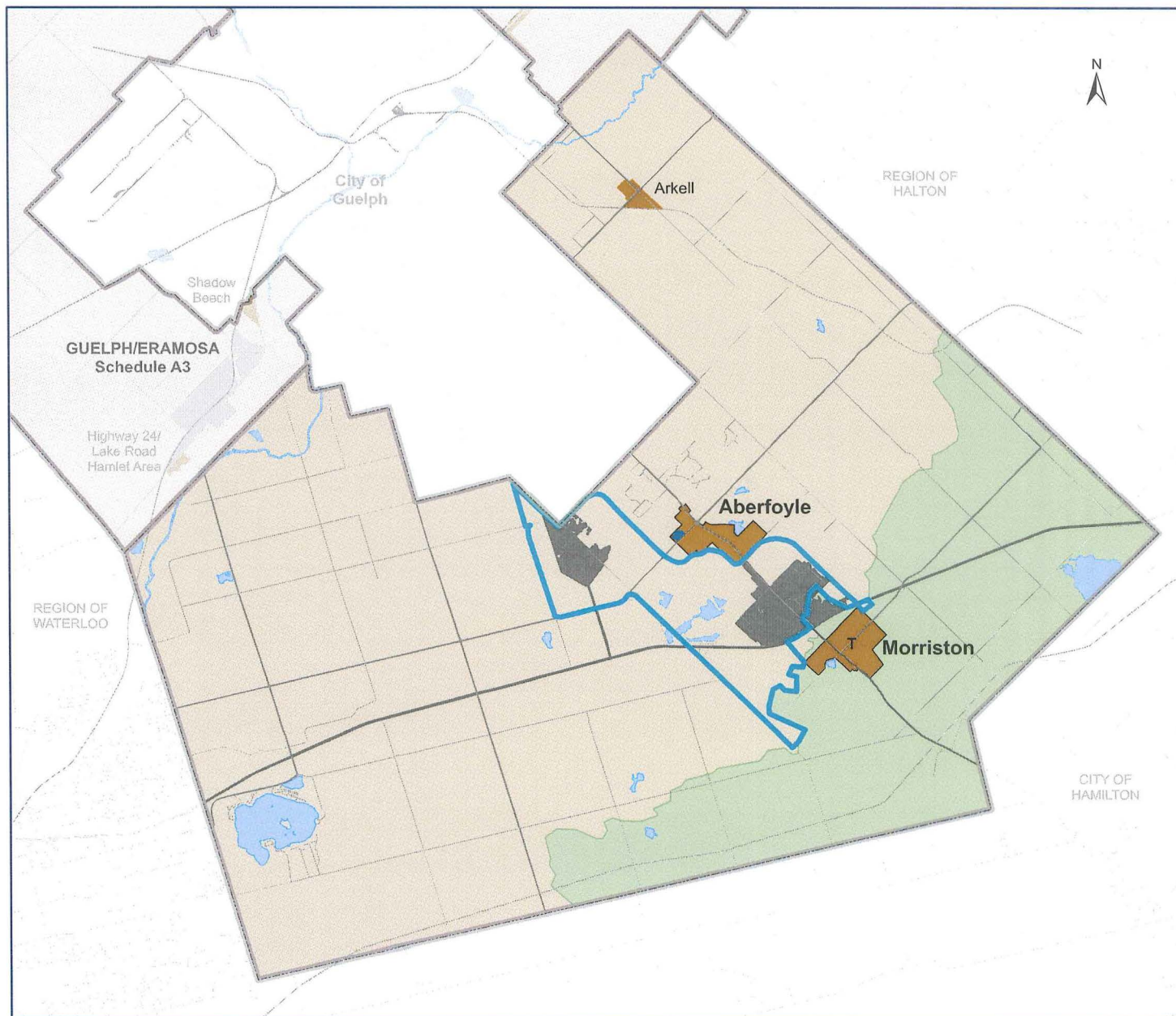
Other

- Waterbody/Watercourse

**Modified
Schedule "A-7"
of Official Plan
Amendment 119**



Schedule A6
County of Wellington Official Plan



County Growth Structure

PUSLINCH

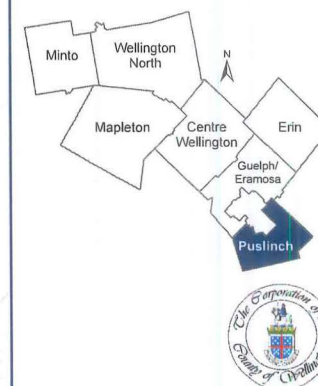
Rural System

- Secondary Urban Centre
- Employment Area
- Hamlet
- Rural Employment Area
- Regionally Significant Economic Development Study Area

Other

- Greenbelt Area
- T Greenbelt Town/Village
- Waterbody/Watercourse

**Modified
Schedule "A-8"
of Official Plan
Amendment 119**






County Growth Structure





Urban System

-  Primary Urban Centre
-  Delineated Built-up Area
-  Designated Greenfield Area
-  Employment Area

Rural System

-  Rural Employment Area
-  Hamlet
-  Regionally Significant Economic Development Study Area

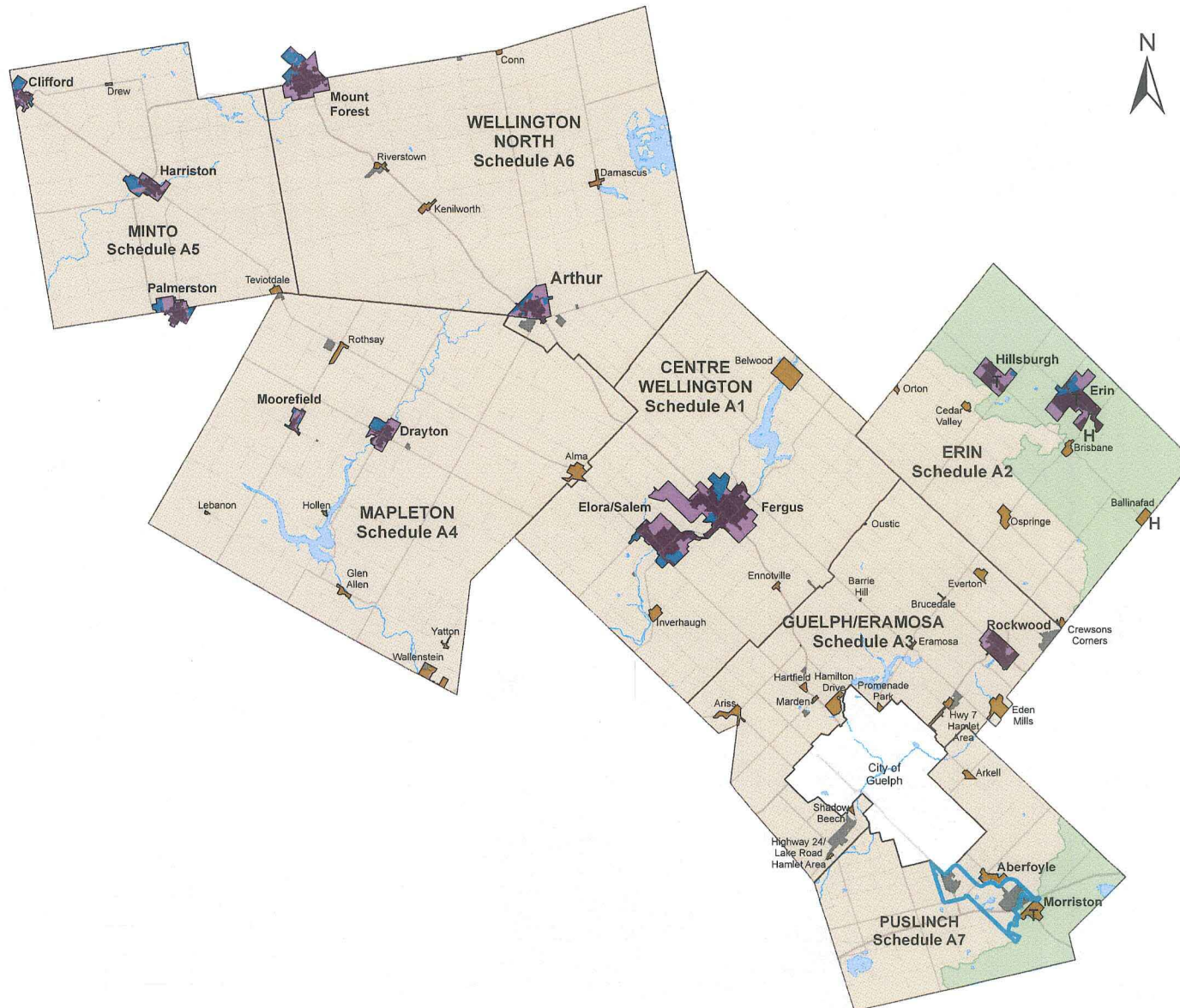
Other

-  Greenbelt
-  Greenbelt Town/Village
-  Greenbelt Hamlet
-  Waterbody/Watercourse

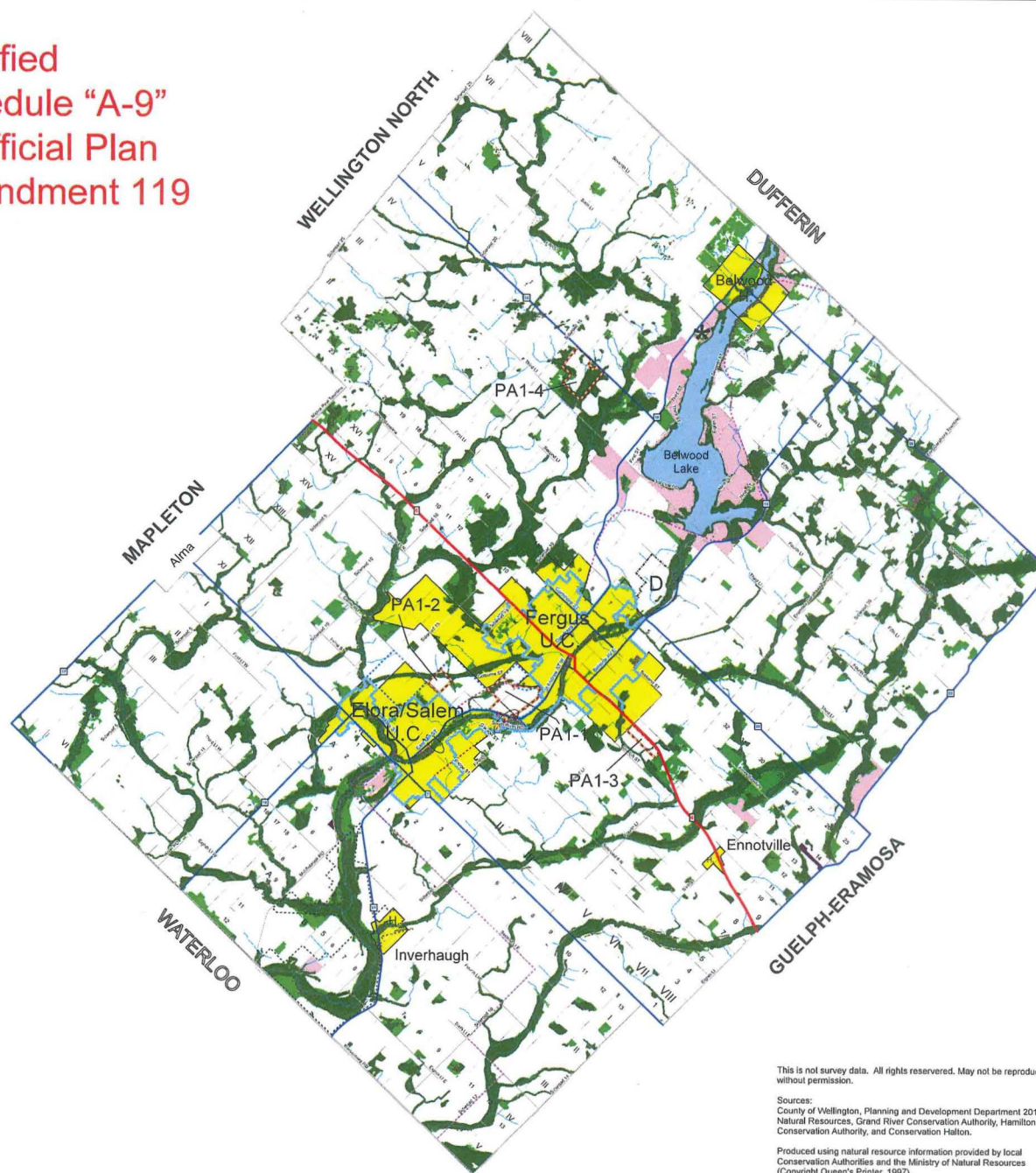
**Modified
Schedule "A-1"
of Official Plan
Amendment 119**



Schedule A County of Wellington Official Plan



Modified Schedule "A-9" of Official Plan Amendment 119



SCHEDULE B1 CENTRE WELLINGTON

Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- H. Hamlet
- Recreational
- Rural Employment Area
- PA Policy Area
- Community Planning Study Area

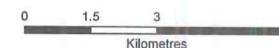
The Urban System

- U.C. Primary Urban Centre

Other

- Trail
- Landfill Site
- Montrose Water Management Protection Area
- Grand River Crossing
- D Deferral
- County Roads
- Provincial Highways
- Built Boundary

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

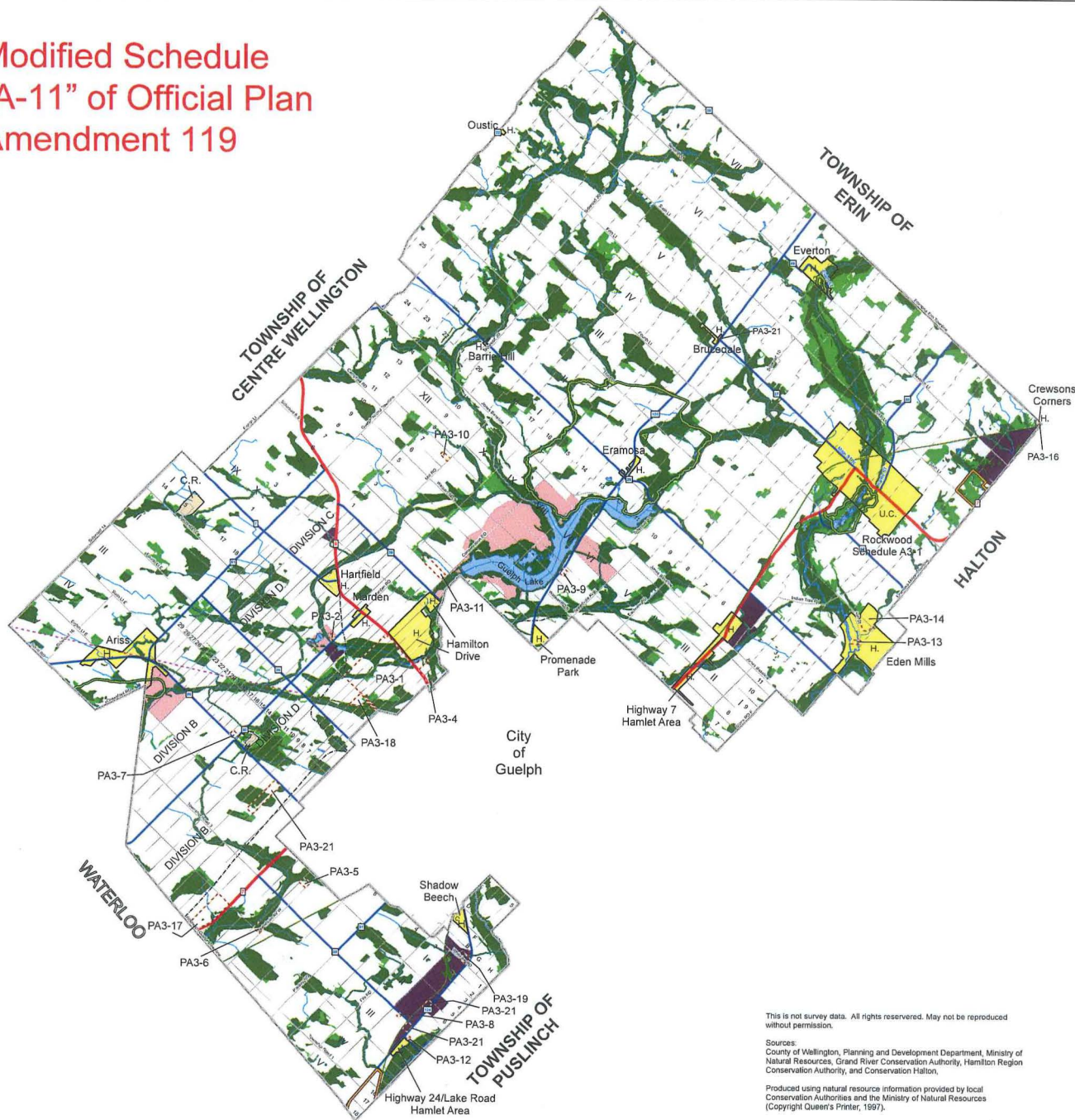


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Sources:
County of Wellington, Planning and Development Department 2012, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton.

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Modified Schedule "A-11" of Official Plan Amendment 119



SCHEDULE B3 GUELPH- ERAMOSA

Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Hamlet
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area

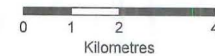
The Urban System

- Primary Urban Centre

Other

- Trail
- Proposed Major Roadways
- County Roads
- Provincial Highways
- Railway

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.



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Sources:
County of Wellington, Planning and Development Department, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton.

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Modified Schedule "A-13" of Official Plan Amendment 119

SCHEDULE B5 MINTO Land Use



Legend

The Greenlands System
 Core Greenlands
 Greenlands
 Earth Science ANSI

The Rural System
 Prime Agricultural
 Secondary Agricultural
 Hamlet
 Recreational
 Rural Employment Area
 Country Residential
 Policy Area

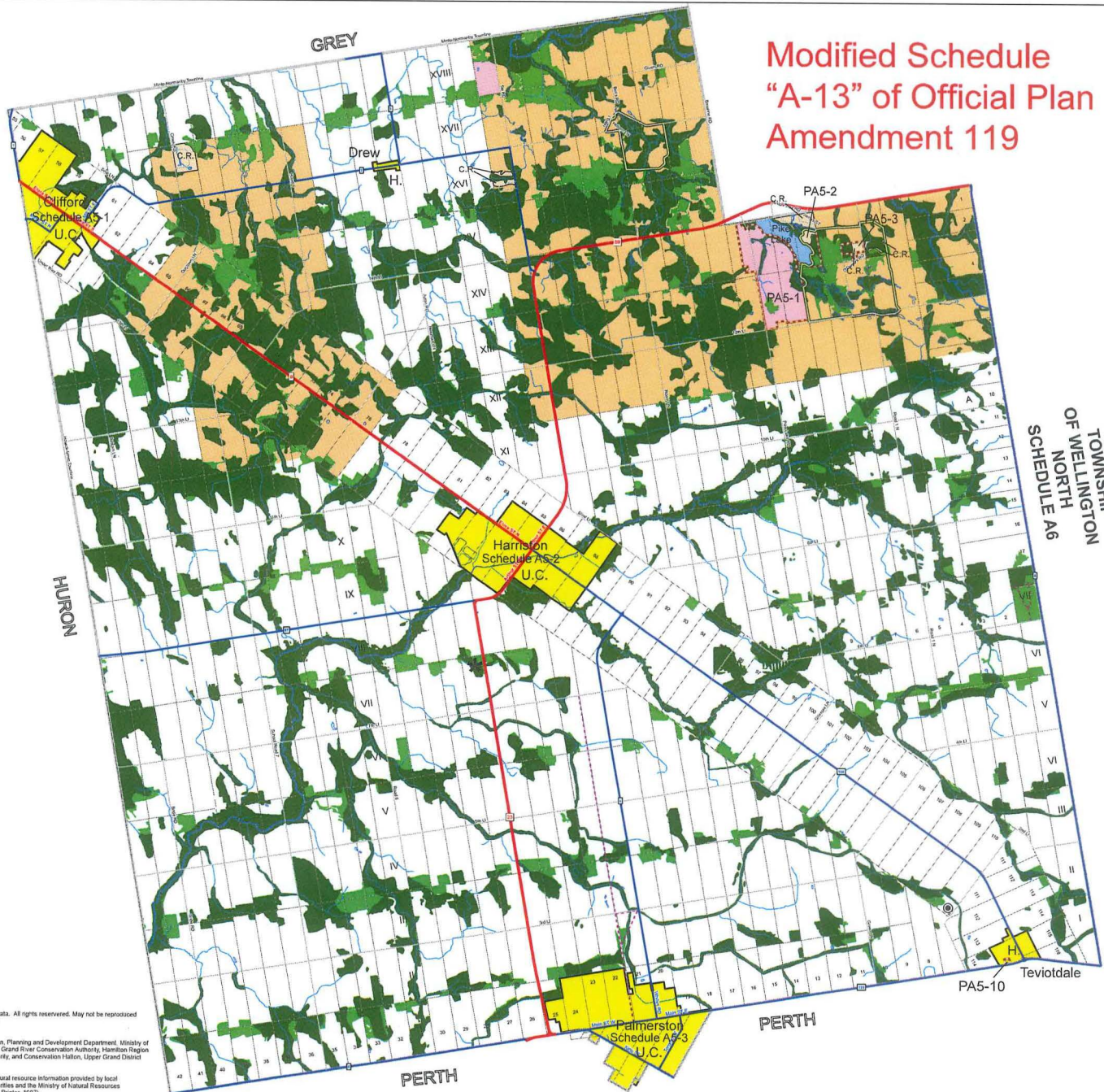
The Urban System
 Primary Urban Centre

Other
 Trail
 Landfill Site
 Airfield
 County Roads
 Provincial Highways

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.



0 0.5 1 2
Kilometres



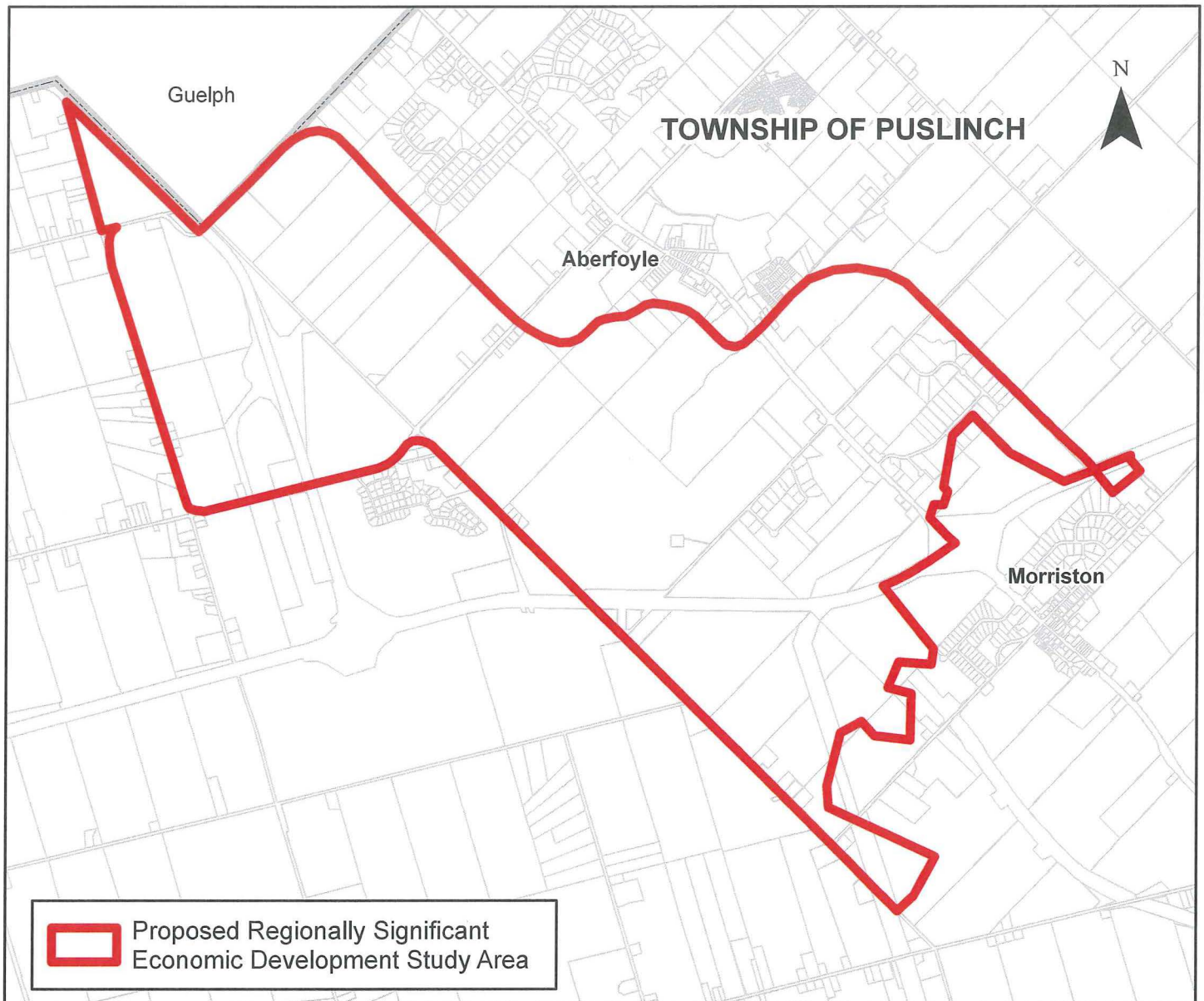
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Sources:
 County of Wellington, Planning and Development Department, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton, Upper Grand District School Board.

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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-16" OF OFFICIAL PLAN AMENDMENT NO. 119



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COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Jameson Pickard, Senior Policy Planner
Date: Thursday, May 11, 2023
Subject: **Proposed Provincial Planning Statement, 2023**

1.0 Purpose

This report highlights key changes proposed by the Province to planning policies and legislation aimed at increasing housing supply in Ontario.

2.0 Background

On April 6th, 2023 the Provincial government tabled *Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023* together with releasing its latest 2023 Housing Supply Action Plan. The Government has released twelve separate Environmental Registry of Ontario (ERO) proposals for consultation related to changes being proposed through the legislation and action plan.

One of the consultations includes a draft Provincial Planning Statement, which proposes to combine and replace the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 as amended (Growth Plan). This new policy document follows through on a previous consultation by the government, which sought input on the creation of a streamlined province-wide land use planning policy framework with a housing policy focus. The draft Provincial Planning Statement is open for a 60-day consultation period closing June 5, 2023 (see [ERO# 019-6813](#)).

While this report focuses primarily on the proposed Provincial Planning Statement and relevant Planning Act changes, other changes proposed to the Residential Tenancies Act, Building Code Act, City of Toronto Act and Ministry of Municipal Affairs and Housing Act have been proposed and can be viewed online here: [ERO# 019-6827](#).

3.0 Overview of the Provincial Planning Statement

The draft Provincial Planning Statement, if approved, makes significant changes to the land use planning policy framework in the County of Wellington with the clear goal of creating more housing in both urban and rural areas. The following sections will provide a summary of the key changes in the proposed Provincial Planning Statement (2023 PPS).

3.1 Growth Management

The proposed 2023 PPS does not incorporate many of the policies from the Growth Plan. As the Growth Plan has been the planning framework for Wellington since 2006, there will be many changes to how the County will manage growth in the future. The following table provides an overview of the proposed changes, which shift the responsibility back to the County for future growth forecasts and allocations.

There is also a much more flexible approach to intensification targets, density targets, and consideration of new and expanding settlement areas.

Forecasts and Allocations	<ul style="list-style-type: none"> • expectation for County to continue to use 2051 forecasts at a minimum, but move toward doing our own forecasting of population and employment growth in the future • continues to require County to allocate population and housing units to Member Municipalities • land to be made available for a minimum (rather than a maximum) of 25 years
Intensification	<ul style="list-style-type: none"> • intensification “generally” encouraged (but without required 20% minimum intensification target as in the Growth Plan) • eliminates concept of built-up areas (where intensification is currently measured)
Density	<ul style="list-style-type: none"> • density targets encouraged for new settlement areas or expansion lands, but without required minimum target of 40 residents and jobs per hectare in the Growth Plan
Strategic Growth Areas	<ul style="list-style-type: none"> • concept of strategic growth areas carried over from the Growth Plan • such areas may be identified by municipalities to be the focus for intensification and higher-density mixed uses • minimum density targets for these areas may be established
New and Expanding Settlement Areas	<ul style="list-style-type: none"> • does not carry over prohibition on establishing new settlement areas from Growth Plan • removes requirement for settlement area expansions (and now new settlement areas) to be identified as part of a municipal comprehensive review (Growth Plan) or a comprehensive review (2020 PPS) • provides for more flexible approach to considering such requests, including consideration of servicing and facility capacity, agricultural impact assessment, compliance with MDS, a phased progression of urban development • continues to require settlement areas (including rural settlement areas) to be the focus of growth and development
Complete Communities	<ul style="list-style-type: none"> • concept of complete communities, one of the guiding principles of the Growth Plan, has been carried over to proposed PPS

3.2 Housing

The Province provides more housing options in general, but removes the requirements and tools to measure affordability.

Affordable Housing	<ul style="list-style-type: none"> • still requires planning for housing affordability needs, but removes requirement for targets for affordable market based ownership and rental housing
---------------------------	---

	<ul style="list-style-type: none"> also removes definition of “affordable” for the purpose of measuring such targets
Housing Options	<ul style="list-style-type: none"> definition of housing options expanded to include additional types of housing (e.g. farm worker housing, multi-generational housing, low- and mid-rise apartments, etc.) but removes affordable housing

3.3 Employment

More flexibility is provided to allow for conversion of employment areas to other uses.

Employment Area Definition	<ul style="list-style-type: none"> employment area definition scoped to exclude institutional and commercial uses, including those retail and office uses not associated with a primary employment use
Employment Area Conversions	<ul style="list-style-type: none"> allows removal of land no longer required for employment area uses (formerly employment conversions), subject to criteria including need such removals are no longer required to be considered as part of a municipal comprehensive review (Growth Plan) or an official plan review or update (2020 PPS)
Rural Employment Areas	<ul style="list-style-type: none"> does not carry over Growth Plan restrictions which limit employment areas on rural lands to those designated as of 2006 and further limit expansion of such areas

3.4 Agriculture and Rural Areas

Overall there has been a weakening of agricultural protection in favour of housing development and non-agricultural uses in the prime agricultural and rural areas of Ontario.

Agricultural System Mapping	<ul style="list-style-type: none"> removal of the requirement to use a Provincially mapped Agricultural System
Lot Creation in Prime Agricultural Area	<ul style="list-style-type: none"> allows creation of up to 3 residential severances from a parcel of land in the prime agricultural area subject to criteria being met permission to create up to two additional residential units associated with a dwelling in the prime agricultural area
New Non-agricultural Uses in Prime Agricultural Area	<ul style="list-style-type: none"> removal of the alternative location tests for new non-agricultural uses in the prime agricultural area, mineral aggregate operations in the prime agricultural area and settlement area boundary expansions new requirement for an agricultural impact assessment in these instances to identify potential impacts and recommend avoidance and mitigation approaches
Lot Creation in Secondary Agricultural Area	<ul style="list-style-type: none"> new permissions for new multi-lot development on rural lands where site conditions are suitable for the provision of appropriate sewage and water services

3.5 Infrastructure and Public Service Facilities

The draft Provincial Planning Statement proposes to consolidate policy duplication that exists between the Growth Plan and the PPS, 2020 related to Infrastructure and Public Service Facilities.

Planning for Infrastructure and Public Service Facilities	<ul style="list-style-type: none">• new direction to leverage the capacity of development proponents when planning for infrastructure and public service facilities• new direction prioritizing infrastructure and public service facility planning and investment in strategic growth areas• new direction requiring municipalities, school boards and childcare service providers to work closely together in planning for schools and child care facilities
Source Water Protection	<ul style="list-style-type: none">• new direction which requires the integration of sewage, water and stormwater services with Source Water protection

3.6 Natural Heritage

At this time the draft Provincial Planning Statement does not include any policies or related definitions pertaining to natural heritage. The Government notes that the natural heritage section is still under consideration and once proposed policies and definitions are ready for review and input, they will be made available through a separate posting on the ERO.

3.7 Climate Change

The draft Provincial Planning Statement still requires municipalities to plan for the impacts of climate change, however proposed changes outline a more generalized policy approach. Policy direction about specific land uses locating in certain areas or in certain ways has been removed.

3.8 Implementation

The policies of the proposed 2023 PPS continue to represent minimum standards and allow planning authorities and decision-makers to go beyond them, unless doing so would conflict with the PPS policies. However, a new implementation policy (6.1.5) has been added to require official plans to “...provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas”.

For the Greenbelt Area, the Government is proposing to require that previous policies in the Growth Plan and 2020 PPS would continue to apply. It is their intent to “ensure that there would be no change to how the Greenbelt Plan policies are implemented if the proposed Provincial Planning Statement comes into effect”.¹

The Province has also outlined its proposed approach to implementation of the new 2023 PPS in a separate document as part of ERO posting #019-6813. The Province has targeted fall 2023 for the final PPS policies to take effect, but will provide a short transition period for municipalities to understand and adapt to them. The intention is that official plans would be updated to implement the new policies at the time of their ordinary review cycle.

¹ See “Proposed Approach to Implementation of the proposed Provincial Planning Statement”, ERO #019-6813

As the current County Official Plan Review includes a 5-year review component together with the municipal comprehensive review (MCR), the County is well positioned to implement the new policies in the Official Plan. While the potential elimination of the Growth Plan (including the requirement to conduct an MCR) has implications for our work plan, the MCR Phase 1 and 2 technical work provide a solid foundation for planning for future growth in Wellington.

4.0 Overview of Planning Act Changes

Through Bill 97 the Government proposes changes to seven different pieces of legislation including the Planning Act. The proposed Planning Act changes are to help facilitate proposed changes identified in the Housing Supply Action Plan and include:

- modifying the definition of “area of employment” to only include heavy industry and other employment uses that cannot be located near sensitive uses, (i.e., not suitable for mixed use); and
- creating regulation-making authority to modify the application of provincial policy statements to decisions on particular matters to support the implementation of provincial policies on a case-by-case basis.

In addition, further changes are proposed to previous Planning Act changes made through Bill 23, More Home Built Faster Act, 2022 including:

- Delaying the requirement for municipalities to refund zoning by-law and site plan application fees so that it only applies to applications submitted on or after July 1, 2023.
- Creating a Minister’s regulation-making authority to be able to exempt municipalities from the fee refund provisions in the future if needed (no exemptions are being proposed at this time).
- Clarifying that the existing provisions regarding parking spaces for additional residential units apply only to the second and third units on a property.
- Providing exceptions to when site plan control can apply to proposal with 10 or fewer units when any parcel of land is within 120 m of a shoreline or 300 m of a railway line.

5.0 Conclusion

This report provides a summary of the key changes in the proposed Provincial Planning Statement and Planning Act changes associated with Bill 97, 2023. The proposed changes to the planning framework are significant. It will take time to fully understand the implications of all of the changes. While there are proposed changes that we welcome and support, there are some directions in the 2023 PPS that are of concern. They include:

- A reversal on the protection of agricultural land and farming in Ontario. Policies which promote multiple severances and introduce more non-farm development (with associated increases in potential land use conflicts, increased fragmentation of land, etc.) are not viewed as promoting the interest of farming or ensuring the sustainability of agricultural for future generations.
- The lack of policy direction related to the creation of affordable and attainable housing. The proposed 2023 PPS looks to weaken Provincial direction on these forms of housing through the removal of affordable housing definitions and affordable housing targets. The Government should

be using this opportunity to strengthen these policies to ensure the effective and continuous delivery of these housing units across the Province.

- The uncertainty related to the protection of our natural resources and natural heritage systems. These resources are essential for a sustainable and prosperous Province. Accordingly, the existing natural heritage policies and definitions should remain within a modified 2023 PPS and be revised only after new policy directions are formulated, reviewed and supported.
- The softening of policies related to climate change in the 2023 PPS. Now is the time that municipalities are looking to initiate climate change actions and introduce ways to adapt to significant impacts from extreme weather events. The Province needs to lead this challenge and support municipal efforts on climate change.

Staff will continue to monitor available information about the new Provincial Planning Statement and other changes that impact our communities and the Official Plan Review. Staff will also engage with Ministry of Municipal Affairs and Housing staff about our work plan and make necessary adjustments to our approach.

Prior to County Council's consideration of this report, staff would suggest that we circulate it to our Member Municipalities for their reference if they wish to respond to the ERO posting prior to the June 5, 2023 deadline.

Recommendations

That the report "Proposed Provincial Planning Statement, 2023 " be received for information.

That staff be directed to file this report in response to ERO# 019-6813 by the Ministry of Municipal Affairs and Housing which seeks input on a proposed Provincial Planning Statement.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning



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

Appendix A Response to Provincial Consultation Questions

Appendix A

Response to Provincial Consultation Questions

Proposed Provincial Planning Statement, 2023

Question	County of Wellington Comment
<p>1. What are your thoughts on the policies that have been included from the PPS and A Place to Grow in the proposed policy document, including the proposed approach to implementation?</p>	<p>a) We do not support the proposed implementation approach for the Greenbelt Plan which would continue to apply existing connections in the Greenbelt Plan to the 2020 PPS and Growth Plan. This is more confusing and less streamlined than the current situation.</p> <p>We suggest instead that the Province make the necessary changes to the proposed Provincial Planning Statement to ensure that there would be no change to how the Greenbelt Plan policies will be implemented moving forward.</p> <p>b) We support the new policy direction that encourages municipalities to work more closely with school boards and childcare service providers to help deliver more complete communities.</p>
<p>2. What are your thoughts on the proposed policy direction for large and fast-growing municipalities and other municipalities?</p>	<p>No comments</p>
<p>3. What are your thoughts regarding the proposed policies to generate housing supply, including an appropriate range and mix of housing options?</p>	<p>a) It is clear that the proposed policies will generate housing supply, but not in the affordable or attainable range. In fact, removal of the targets and the definitions of affordable and low and moderate income households for ownership and rental housing will make it even harder to generate such housing.</p> <p>We urge the Province to allow the targets and definitions to remain. The Province should broaden the application of inclusionary zoning to make it easier to generate affordable housing in more areas of the Province, not just those with higher order transit. The Province should also develop a policy framework to define and deliver attainable housing.</p>

<p>4. What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?</p>	<p>Agriculture</p> <p>a) The policies related to the protection of agriculture are undermined by the permissive policies for lot creation in the prime agricultural area and on rural lands. We do not support proposed lot creation policy 4.3.3.1 a) which could permit up to 3 lots off a farm in the prime agricultural area.</p> <p>As an alternative, with housing creation in mind, the Province should maintain policy 1.1.4.2 of the PPS, 2020 which identifies rural settlement areas as the focus of growth in the Rural Area and consider new policies directing municipalities to review hamlet areas to provide more opportunities for rural growth. Hamlet areas should serve as the focus for growth as opposed to the more sporadic severance/ multi-lot development approach currently proposed. This is a better approach to growth in the rural area and one that better strengthens existing rural communities in a focused controlled way and limits the impacts to agriculture.</p> <p>b) If the proposed lot creation policies under 4.3.3.1 a) are maintained, certain terms, such as “low-priority agricultural lands” and “non-agricultural land use” should be provided to aid in a more efficient and consistent implementation of this policy.</p> <p>c) There has been an overall reduction of protection of agricultural land in the new Provincial Planning Statement in favour of housing and non-agricultural development. The following key changes will negatively impact agricultural land:</p> <ul style="list-style-type: none"> • multi-lot development permissions on rural lands outside of rural settlement areas (hamlets); • the removal of requirement for intensification targets and the softening of direction related to urban intensification and redevelopment; • allowing the establishment of new settlement areas; • a less stringent process for settlement area boundary expansions; and • the removal of the alternative locations test for settlement area boundary expansions, mineral aggregate operations and non-agricultural uses. <p>d) We support the change which clearly articulates that an Agricultural Impact Assessment (AIA) is to be completed when contemplating the establishment of a non-agricultural use in the prime agricultural area.</p>
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	<p>e) We support the removal of the requirement to use a Provincially mapped agricultural system, while retaining the agricultural system concept. The work completed to date on the refinement of the Provincial mapping showed a strong alignment in prime agricultural areas. The County's position is that our previous agricultural land reviews are more appropriate to serve as the foundation for agricultural designations in the County as they were locally created, publicly consulted on, and involved extensive ground-truthing to validate the results.</p> <p>f) We support the proposed policy changes related to ARUs in prime agricultural areas. These changes closely align with our current ARU policies in the County Official Plan and support opportunities for more rural housing.</p> <p>However, we do not support severances involving ARUs. These units are established in a way to avoid the pressure of future severance (i.e. shared facilities, close proximity to current dwellings, shared driveways). The opportunity for severance of these units will create pressure to make them bigger and further away from the primary dwelling, promoting farm fragmentation and impacts to agricultural areas.</p> <p>Mineral Aggregates</p> <p>a) The permissive lot creation policies in rural areas raise concerns about the protection of mineral aggregate resources and the impacts on existing and new mineral aggregate operations. The introduction of hundreds of new sensitive land uses will impact access to mineral aggregate resources over the long term.</p> <p>b) We support the requirement of an AIA to be submitted when considering new or expanded mineral aggregate operations in the prime agricultural area.</p> <p>c) The minor changes to the existing term "agricultural condition" raise a concern about what the added term "enhanced" means as it relates to the rehabilitation of agricultural soil. The direction of "maintained" or "restored" seem to indicate that the pre-extraction soil conditions will be brought back once rehabilitated, but "enhanced" is an added term which could have a much broader meaning. Clarification on the meaning of this term is necessary.</p>
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	<p>d) We note that there is no added direction in the new policy statement related to the timely rehabilitation of mineral aggregate operations.</p> <p>To ensure that aggregate extraction uses are truly interim, stronger policy direction from the Province needs to be provided. The control of these uses are almost completely within Provincial jurisdiction and little action has been taken to ensure dormant sites or lightly used sites are rehabilitated and closed. Instead what we see are these uses morph into aggregate associated uses (i.e. concrete batching plants, soil dumps etc.) or simply remain dormant. Sunset clauses on mineral aggregate licenses is a possible solution.</p>
<p>5. What are your thoughts on the proposed policies regarding planning for employment?</p>	<p>a) We are supportive of changes which scope the definition of “employment areas” to uses such as heavy industry, manufacturing and large scale warehousing and not uses that can locate in mixed use areas.</p> <p>b) We are supportive of the Provincial direction to allow for a diverse mix of land uses on lands for employment outside of employment areas subject to appropriate transition of uses.</p>
<p>6. Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?</p>	<p>The Province and the development industry also have important roles to play in reducing barriers to bringing housing to market.</p> <p>a) We encourage the Government give municipalities sufficient time to understand and implement the final Provincial Planning Statement before introducing more planning policy and regulatory changes.</p> <p>b) The Province should consider changes to ensure that the development industry follows through on development approvals more quickly. Some suggestions would include:</p> <ul style="list-style-type: none"> • Reducing the lapsing date provisions under the Planning Act for draft approval of plans of subdivision and condominium; and • Limiting the duration and opportunity of draft plan approval extensions.