



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, January 13, 2022
Subject: County Official Plan Review – Progress Report #5



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1.0 Purpose

This progress report for the County Official Plan Review covers the period from May to December 2022.

2.0 Progress to Date

We have made progress in the following areas of the municipal comprehensive review (MCR) component of the project:

Public Engagement

- June 23, 2021 Public Information Centre on Draft Phase 1 Report – Urban Structure and Municipal Growth Allocations and circulation of Report for comments
- June 29, 2021 Statutory Special Meeting of Council on Official Plan Review
- November 4, 2021 circulation of draft Official Plan Amendment 119 – County Growth Structure
- December 13, 2021 Public Information Centre on Phase 2 Land Needs Assessment
- Ongoing email, telephone and written submissions and inquiries

Municipal Consultation

- October 23, 2021 County hosted Technical Resource Team (TRT) meeting comprised of CAOs (or designates) from each Member Municipality, County Planning Director and Planning Managers, and Watson & Associates Economists (Watson). Phase 1 Addendum Report with revised allocations and Phase 2 Land Needs Assessment presented by Watson.
- Member Municipal Councils on request (attended November 3, 2021 Township of Puslinch Council meeting and November 22, 2021 Township of Centre Wellington Committee of the Whole)
- Additional municipal staff and consultant engagement hosted as needed

County Planning Committee Reports

PD2021-15	County Official Plan Review – Progress Report #4
PD2021-16	County Official Plan Review – Alternative Intensification Target
PD2021-17	Regionally Significant Economic Development Area
PD2021-19	County Official Plan Review – Information Overview for Special Meeting of Council
PD2021-21	County Official Plan Review – Consultation and Engagement Overview
PD2021-25	County Official Plan Review – OPA 119 County Growth Structure
PD2021-30	County Official Plan Review – Municipal Feedback

3.0 Work Plan

The current work plan for the growth management component of the municipal comprehensive review (MCR) is as follows.

TECHNICAL WORK		PHASE 1 Urban Structure and Growth Analysis	PHASE 2 Land Needs Assessment	PHASE 3 Settlement Area Boundary Review
	Key Topics	Growth Plan alignment Population and employment forecast review Growth allocations by Member Municipality	Residential intensification Housing analysis Employment area conversions Urban community land needs	Work plan under development
	Technical Reports	Phase 1 Urban Structure & Growth Allocations (Watson & Associates) Addendum Report (Q1 2022)	Phase 2 Land Needs Assessment Report (Q1 2022)	TBD
	Public Consultation	Virtual Public Information Centre (June 23, 2021)	Virtual Public Information Centre (December 13, 2021)	TBD
IMPLEMENTATION	Implementing Official Plan Amendments (OPAs)	1. OPA #119 – County Growth Structure	TBD	TBD
	Statutory Consultation	Public Open House (January 31, 2022) Public Meeting (February 10, 2022)	TBD	TBD

4.0 Agricultural Policy and Mapping Review

Concurrent with the above work plan, the County will be launching an agricultural policy and mapping review to bring the Official Plan into conformity with the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019, as amended) and Greenbelt Plan (2017).

The agricultural policies in the Official Plan need to be updated. In particular, the permitted uses need to be revised to align with current Provincial policy, terminology and guidance documents. The agricultural policy review will begin with a background analysis of agriculture and the agricultural industry in Wellington County, a policy gap analysis and best practices review. New and/or revised

policies will be developed and implemented through future amendments to the text of the Official Plan.

The Province has prepared and released Agricultural Land Base mapping for the Greater Golden Horseshoe Area that was completed through a Land Evaluation and Area Review (LEAR) analysis. The County is required to incorporate the mapping into the Official Plan through the MCR. The mapping is comprised of two components: Prime Agricultural Areas and Candidate Areas. The County's mapping review and refinements of these areas will need to be in accordance with the implementation procedures published by the Province¹. Mapping changes as a result of this work will be implemented through future amendments to the land use schedules of the Official Plan.

Planning staff have prepared a Request for Proposal (RFP) to retain qualified consultant(s) to help the County comprehensively address the policy and mapping changes that may be needed. Through the completion of this work, consultation with the public, member municipalities and other stakeholders will occur. Staff have released the RFP and expect to have a consultant(s) retained for the project in the first quarter of 2022.

5.0 Recommendations

That the report "County Official Plan Review – Progress Report #5" be received for information; and
That the report be forwarded to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

¹ Ontario Ministry of Agriculture, Food and Rural Affairs. 2020. Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe. Supplementary Direction to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Publication 856. Toronto, ON.