



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, October 13, 2022
Subject: County Official Plan Review – Progress Report #7



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1.0 Purpose

This progress report for the County Official Plan Review covers the period from June to September, 2022.

2.0 Key Updates

- County Growth Structure Official Plan Amendment (OPA 119) was submitted to the Ministry of Municipal Affairs and Housing and deemed complete June 9, 2022.
- County Growth Forecast Official Plan Amendment (OPA 120) has been prepared in draft and circulated for comment. The open house and public meeting are tentatively scheduled for January 2023 after requirement for 90-day Provincial circulation is satisfied.
- Phase 2 Land Needs Assessment technical report has been finalized and was approved in principle by County Council on September 29, 2022.
- The Agricultural Policy and Mapping Review component of the municipal comprehensive review (MCR) is ongoing. Preliminary draft Agricultural System mapping refinements are being reviewed by County planning staff.
- The following County Planning Committee Reports have been brought forward to Council since the last progress report:

PD2022-16 County Official Plan Review – Progress Report #6

PD2022-17 County Official Plan Review – Public Consultation and Engagement Overview #2

PD2022-19 County Official Plan Review – Growth Forecast Amendment (OPA 120)

PD2022-20 County Official Plan Review – Land Needs Assessment

3.0 Provincial Approval Authority Updates

On September 12, 2022, the Minister of Municipal Affairs and Housing used their authority pursuant to subsection 17(40.1) of the Planning Act to suspend the 120-day decision making timeline for Official Plan Amendment 119 – County Growth Structure (see attached). The 120-day decision deadline would have been October 7, 2022 but will now be extended beyond that date. We understand that other municipalities in the Province (with new official plans and amendments before the Minister for consideration) also received this letter.

The County also awaits a decision from the Province on our May 2021 request for an alternative intensification target of 15%.

4.0 Work Plan

Planning staff have been preparing for Phase 3, the next phase of the MCR. Phase 3 implements and builds upon the Phase 1 and Phase 2 technical work completed by Watson & Associates. The Phase 3 growth management work will be divided into an urban and a rural component (Phase 3A and 3B respectively). While both parts of Phase 3 are important, work on Phase 3A will start first because this will:

- allow policy staff to manage in-house and consulting resources more effectively for the overall Official Plan Review project; and
- delay Phase 3B while the County waits for the Provincial pause to be lifted on OPA 119.

Overall, OPA 119 has more implications for the rural growth component of the MCR, such as the Regionally Significant Economic Development Study Area, Hamlet of Puslinch, etc. The results of the Agricultural System mapping review, once available, will also need to be considered.

4.1 Preliminary Scope of Work for Phase 3A

Phase 3A will consist of a Policy Review and Urban Settlement Area Study. The study will be undertaken in a collaborative manner with Member Municipalities and in accordance with the requirements of the Provincial Policy Statement (2020), Growth Plan (2019, as amended), Greenbelt Plan (2017), County Official Plan and local priorities related to managing growth. Staff anticipate that Phase 3A will have four main components:

1. Policy Review
2. Settlement Area Land Review
3. Settlement Area Boundary Expansion Review
4. Official Plan Amendment(s)

A summary of each component and public/stakeholder engagement is provided below.

Policy Review

The main objective of the Policy Review is to develop new and revised Official Plan policies needed to implement current Provincial policy as part of the MCR and 5-year Review.

Settlement Area Land Review

The main objectives of the Settlement Area Land Review are to identify, evaluate and recommend the following within Wellington's Urban Centres:

- Future Development lands to be re-designated for community area use (applies to Wellington North, Minto, Erin and Mapleton)
- Excess community area land and excess employment area land to be delineated (applies to Wellington North, also proposed for Mapleton)
- Possible new mixed-use commercial/residential designation (County-wide)

Settlement Area Boundary Expansion Review

The main objective of this review is to recommend settlement area boundary expansions for Wellington’s municipally serviced Urban Centres to accommodate community area growth (applies to Centre Wellington, Mapleton and Minto) and employment area growth (applies to Centre Wellington, Erin and Mapleton) to 2051 based on the results of the Land Needs Assessment.

Official Plan Amendment(s)

The main objective of this part of the Study is to prepare and consult on draft and final draft County Official Plan Official Plan Amendment(s) which are supported by planning policies and legislation. Using the results of the first three components of Phase 3A, policies and map changes will be compiled in the form of a draft Official Plan Amendment. Based on feedback provided, where appropriate, changes will be incorporated into final draft policies for consideration and adoption by County Council. The Province is the final approval authority for amendments under section 26 of the Planning Act.

Public and Stakeholder Engagement

In conjunction with the above matters, consultation and community engagement will need to address the following:

- Collaboration with County staff, County consultants and staff from Member Municipalities. This will include engaging with the County’s Technical Resource Team (TRT) in place to share information and seek feedback from Municipal CAOs and County/Local planning staff/consultants.
- Additional customized consultation with Member Municipal staff, Councils and/or committees will be required as different parts of this Study will impact each Municipality in different ways.
- Engagement with Indigenous communities, Conservation Authorities and other agencies
- Engagement with members of the public and other stakeholders, including the development industry.
- Consultation with Provincial MMAH staff as required.

Staff will consider options for consultation and engagement activities to be held in a variety of formats (virtual, in-person, hybrid virtual/in person, and drop-in sessions). The County will also follow the statutory requirements under the Planning Act for an open house and public meeting for Official Plan Amendments.

5.0 Recommendations

That the report “County Official Plan Review – Progress Report #7” be received for information; and

That the County Clerk forward the report to Member Municipalities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a long horizontal flourish extending to the right.

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Attachment: September 12, 2022 letter from the Minister of Municipal Affairs and Housing

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2022-4000

September 12, 2022

Donna Bryce
County Clerk
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
donnab@wellington.ca

Dear Donna Bryce:

Bill 109, the *More Homes for Everyone Act, 2022* was passed by the Legislature and received Royal Assent on April 14, 2022. Schedule 5 of the Bill makes changes to the *Planning Act* to:

- expedite approvals and incent timely decisions for zoning, plan of subdivision and site plan applications, and
- ensure provincial housing policies are implemented and priority projects are expedited by providing the province with new tools to address dispute resolution.

One of the *Planning Act* changes provides a new discretionary authority for the Minister of Municipal Affairs and Housing to suspend the time period to make a decision on official plans and official plan amendments.

I am writing to notify you that I am using this authority, pursuant to ss. 17(40.1) of the *Planning Act*, to suspend the 120-day timeline for County of Wellington Official Plan Amendment 119, which was adopted on May 26, 2022 and received by the Ministry of Municipal Affairs and Housing on June 9, 2022.

You will be notified when the Minister takes further steps under the *Planning Act* in relation to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark
Minister

c: Aldo Salis, County of Wellington Director of Planning