



Town of Minto

DATE: March 17 2016
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Assistant
RE: OP-2016-02 County of Wellington: Drinking Water Source Protection, Growth Forecasts & Second Units

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

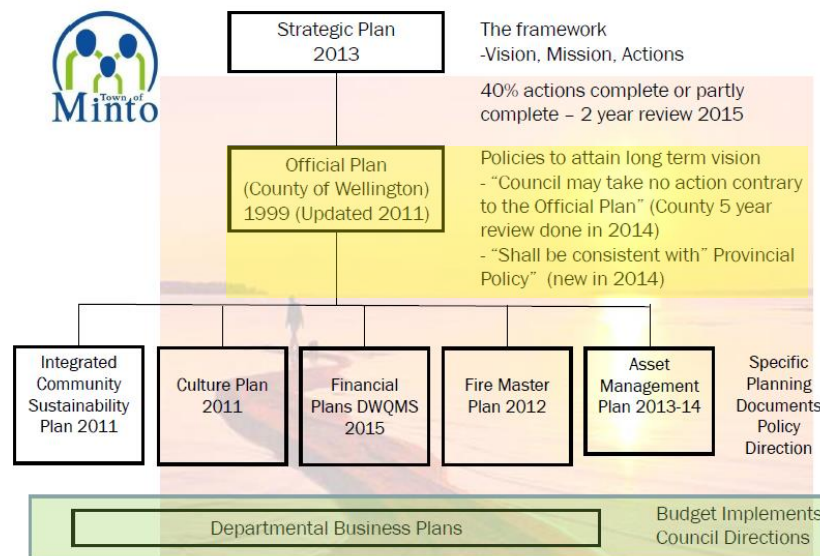
Wellington County has circulated the following two proposed official plan amendments to local municipalities for comment:

1. #98 Drinking Source Water Protection
2. #99 Growth Forecast and Second Unit Policy.

The purpose of this report is to see if Council wants to formally comment to the County on the proposed official plan amendments.

Council will recall an official plan is the general guiding land use document that implements Provincial Land Use Policy. The County is the approval authority for official plan amendments. In Minto's case the policies in the County official plan apply in their entirety to the Town. Some local municipalities like Centre Wellington have their own official plan that work in concert with the County Plan.

Subsection 9 (1.1) of the Planning Act requires Official Plans be consistent with provincial land use and development policies. The onus is on municipal Council to ensure local initiatives including related by-laws and strategies comply with the policies set out in the Official Plan. Official plans are binding on Council as per this hierarchy of documents Council has seen in many presentations.



The Zoning By-law implements the official plan by placing the land in various zones and applying certain building regulations. The by-law specifies the permitted uses (e.g. Commercial or Residential) and the required standards (e.g. building height and location) in each zone. Zoning by-laws are approved by council, and the onus is on the resident or property owner to comply with zoning. Zoning by-laws must also be consistent with the official plan.

COMMENTS:

The following is a summary of the two proposed amendments with a recommendation

Drinking Water Source Protection OP-2016-02 #98

This draft amendment is required to bring the Official Plan into conformity with the relevant source protection policies and map schedules of all five Source Protection Plans in the County of Wellington. When the Province established this program it was always to be a requirement that vulnerable areas around water sources would be protected through official plan policies and zoning requirements. This is the first step to implementing the land use controls around source water areas required by the Province.

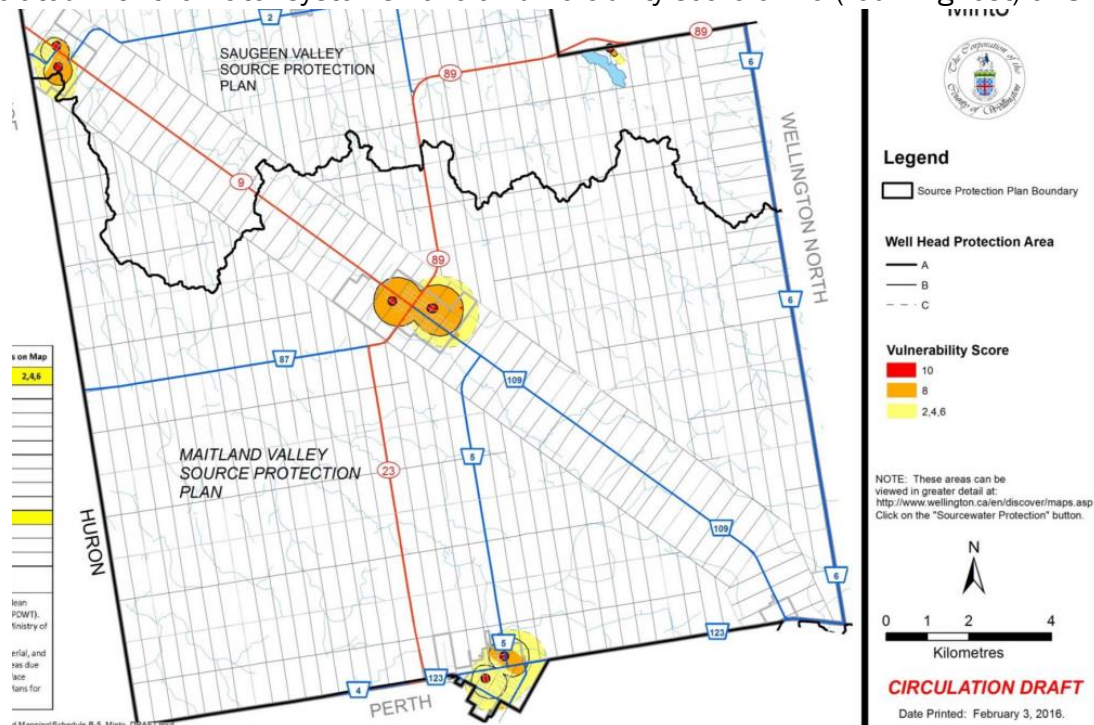
The two main goals of the proposed amendment are:

1. To protect existing and future drinking water sources
2. To ensure significant threats to drinking water identified by the Source Protection Plans are mitigated, and no future threats to drinking water become significant.

This Official Plan Amendment includes:

- A map to identify the five different Source Protection Plan Area Boundaries.
- Maps identifying Well Head Protection Areas, Intake Protection Zones and Issues Contributing Areas for each municipal water supply in the County.
- Policies related to Drinking Water Source Protection:
 - Source Water Protection
 - Vulnerable Areas
 - Prescribed Drinking Water Threats
 - Land Use & Activity Prohibitions, Regulations and Restrictions; definitions
 - Specific Policies related to specific Source Protection Plans (Maitland Valley & Saugeen in Minto)
 - Zoning By-laws
 - Communal Well Policy – Township of Puslinch

The policies provide for the many activities already being implemented in the County through the Risk Management Official Kyle Davis and our local Risk Management Inspectors based on the identified threats. As illustrated by the map below much of the urban areas associated with the water systems have a vulnerability score of 10 (red - highest) or 8



(orange - mid) or 2-6 (yellow - lower). Within these areas the zoning by-law will have some restrictions on the kinds of activities allowed so as to not generate a threat to the system. Staff does not expect that the zoning by-law will be overly restrictive on development although the specifics of the amendment are not determined.

Growth Forecast and Second Unit Policy OP-2016-02 #99

This draft amendment includes updated growth forecast as amended for the Greater Golden Horseshoe set out in the Places to Grow including population and growth forecasts for 2031, 2036 and 2041. The following charts are inserted:

Table 1
Wellington County
Projected Growth in Wellington County to 2041

	2016	2031	2036	2041
<i>Total Population¹</i>	95,805	122,000	132,000	140,000
<i>% of Population in Urban Centres</i>	51	59	61	62
<i>Households</i>	32,960	42,290	45,750	48,740
<i>Total Employment²</i>	40,070	54,000	57,000	61,000

This chart shows growth in population, households and employment for the entire County through the next 25 years. Note the increased percentage of growth in urban areas. The second chart shows growth for the Town of Minto:

Table 3
Town of Minto
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	9,065	12,380	12,810
<i>Households</i>	3,280	4,435	4,610
<i>Total Employment²</i>	3,830	4,900	5,130

	2016	2036	2041
CLIFFORD			
<i>Total Population¹</i>	875	1,270	1,350
<i>Households</i>	355	490	520
HARRISTON			
<i>Total Population¹</i>	2,095	3,260	3,240
<i>Households</i>	795	1,195	1,195
PALMERSTON			
<i>Total Population¹</i>	2,875	4,310	4,660
<i>Households</i>	1,080	1,590	1,715
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	3,220	3,530	3,560
<i>Households</i>	1,050	1,160	1,180

Minto is projected to grow by 1300 households over 25 years. This represents about 52 homes per year which is a reasonable amount of growth for the Town, which compares to less than 30 homes per year built in the previous 10 years.

Using the rural urban breakdown it is expected between 25 and 32 homes per year will be located in Minto urban areas. To accommodate this kind of growth will require infrastructure improvements and new areas to be opened for development. For example another 635 homes in Palmerston over the next 25 years will require on-going improvement to inflow and infiltration at the waste water plant as well as upgrades to increase capacity.

The Town will need to continue to plan for infrastructure improvements to remain positioned to accept future growth. The amount of growth allocated to Minto appears reasonable.

Second Unit

Second Unit policies required to bring the Official Plan into conformity with Planning Act. As a result, there will be an increase in density and affordable housing. The policies authorize second units in single detached, semi-detached and row house dwellings, as well as ancillary structures for these dwellings. Timelines have been extended for temporary use of garden suites from 10 years to 20 years.

The amendment includes general policies to encourage and allow second units. The Town will specify rules and regulations for second units with more specific provisions in the next Zoning By-law update, anticipated in late 2016. For example the official plan amendment allows for a second unit in any single family home in Minto. Rules in the zoning by-law will specify the minimum floor area of the unit, parking requirements, and similar rules to ensure the housing option is compatible with residential areas.

FINANCIAL CONSIDERATIONS

The proposed amendments impact mainly on long term growth in Minto which will be sustained by infrastructure investments by the Town.

RECOMMENDATION

THAT Council of the Town of Minto receives the Building Assistants report on the proposed Official Plan Amendment OP-2016-02: Amendments #98 and #99 for information, and advise if there are further comments on the proposed amendments

ATTACHMENTS

Amendment Number 98: Drinking Water Source Protection
Amendment Number 99: General Amendment

Stacey Pennington,
Building Assistant