



RECEIVED MAR 17 2016

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

March 14, 2016

Agencies and Persons Circulated

Dear Messrs. and Mesdames,

Re: County Official Plan Amendment #99 – County File No.: OP-2015-02
County of Wellington - Growth Forecast and Second Unit Policy Updates

The County of Wellington has prepared a Draft Official Plan Amendment to amend the County of Wellington Official Plan to:

- a) Amend the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2036 and 2041, and revise text;
- b) Update policies for second units, to comply with changes to the *Planning Act*.

I am requesting that you provide comments on the proposed amendment to the County of Wellington's Official Plan by **April 15, 2016**.

Please review the proposed amendment and provide comments to the County Planning Department, to the attention of Mr. Gary Cousins, Director of Planning.

NEED TO MAKE SUBMISSIONS

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the County of Wellington to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, telephone (519) 837-2600, ext. 2120; fax (519) 823-1694 or at the above address.

REQUESTING NOTICE OF DECISION

Subject to subsection 17(36), any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving or written notice had been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County official plan amendment, you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours at the County of Wellington Administration Centre, Planning and Development Department, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

NOTE:

- 1) Your comments on the application are required on or before **April 15, 2016**
- 2) If you have not submitted comments on the application on or before the above date, it will be assumed that you do not have any concerns in respect of this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Gary Cousins', followed by a long horizontal line extending to the right.

Gary Cousins, RPP, MCIP
Director of Planning and Development

Encl – Draft Official Plan Amendment #99
Notice of Public Meeting

cc—Mark Paoli, Manager of Policy Planning



THE CORPORATION OF THE COUNTY OF WELLINGTON

NOTICE

REGARDING PUBLIC MEETINGS TO CONSIDER AMENDMENTS
TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

PURSUANT to Section 17 of the *Planning Act*, R.S.O., 1990, the Corporation of the County of Wellington will hold a Public Meeting to receive public input regarding proposed amendments to the Wellington County Official Plan on **Thursday April 21, 2016 beginning at 7:00 p.m. at Wellington Place, Aboyne Hall, 536 Wellington Rd. 18, RR#1 Fergus, Ontario.**

THE SUBJECT PROPERTY is the County of Wellington, and therefore a key map is not provided with this notice.

7:00 p.m. DRINKING WATER SOURCE PROTECTION – OPA 98

THE PURPOSE AND EFFECT OF THIS COUNTY OFFICIAL PLAN AMENDMENT is, in accordance with Section 40 of the Clean Water Act, to bring the County Official Plan into conformity with the relevant policies and map schedules of the Grand River; Credit Valley, Toronto and Region, and Central Lake Ontario (CTC); Saugeen, Grey Sauble, Northern Bruce Peninsula; Halton-Hamilton; and Maitland Valley Source Protection Plans. The County Official Plan is required to conform with the applicable significant threats and land use policies. Existing communal wells in the Township of Puslinch continue to be protected.

This Amendment includes revised Schedules to the County Official Plan, which identifies Well Head Protection Areas (WHPAs), Intake Protection Zones (IPZs), and Issues Contributing Areas (ICAs) for each municipal water supply source in the County and Well Head Protection Areas for private communal wells in Puslinch have been mapped.

8:30 p.m. GROWTH FORECAST AND SECOND UNIT POLICY UPDATES – OPA 99

THE PURPOSE AND EFFECT OF THIS COUNTY OFFICIAL PLAN AMENDMENT is to:

- a) Amend the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2036 and 2041, and revise text;
- b) Update policies for second units, to comply with changes to the Planning Act.

IF A PERSON or public body that files an appeal of a decision of the Corporation of the County of Wellington in respect of the proposed County Official Plan Amendments does not make oral submissions at a public meeting, or make written submissions to the County of Wellington before the proposed County Official Plan Amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

IF YOU WISH to be notified of the decision of the adoption of the proposed official plan amendments, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9, (fax 519.823.1694).

A COPY OF THE PROPOSED OFFICIAL PLAN AMENDMENTS and background materials is available during regular business hours at the County of Wellington Planning and Development Department, Administration Centre, County of Wellington, 74 Woolwich Street in Guelph, or by calling 519.837.2600 x 2170.

Dated at the City of Guelph
This 14th day of March, 2016.

Donna Bryce, Clerk
County of Wellington
74 Woolwich St. Guelph, ON N1H 3T9
Telephone: 519.837.2600 x 2520 Fax: 519.837.1909

**AMENDMENT NUMBER 99
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON**

**CIRCULATION DRAFT
March 14, 2016**

**COUNTY OF WELLINGTON
GENERAL AMENDMENT
(Updated Growth Forecasts and Second Unit Policies)**

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ____ to the
Official Plan, for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the
Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. **THAT** Amendment Number ____ to the Official Plan for the County of Wellington,
consisting of the attached maps and explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the day of the final day of
passing thereof:

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 20__.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20__.

WARDEN

CLERK

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan, which constitute Official Plan Amendment Number 99.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of the proposed Official Plan Amendment is to:

- a) Amend the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2036 and 2041, and revise text;
- b) Update policies for second units, to comply with changes to the *Planning Act*.

LOCATION

The proposed amendment applies to the entire County of Wellington.

BACKGROUND

Growth Forecasts

The current County Official Plan forecasts were adopted in 2008 to conform with and allocate the forecasts for the Greater Golden Horseshoe set out in the Growth Plan for the Greater Golden Horseshoe (Places to Grow) which extended to 2031. Since that time, the province approved an amendment to Schedule 3 of the Growth Plan for the Greater Golden Horseshoe that shows population and employment forecasts at 2031, 2036 and 2041. Municipalities are required to conform to the updated Places to Grow forecast by June 17, 2018.

Second Units

Bill 140 received Royal Assent on May 4th, 2011 in the Ontario legislature and introduced changes to various legislations, including the *Planning Act*. The changes to the *Planning Act* identified affordable housing as a matter of Provincial interest and now require municipalities to amend their Official Plan documents to contain policies which authorize second units in single detached, semi-detached and rowhouse dwellings; as well as structures ancillary to these dwellings. Additional changes included extending the temporary time a garden suite may be permitted on a property from 10 years to 20 years. The overall purpose of the *Planning Act* changes is to increase the supply of affordable housing by strengthening second unit and garden suite provisions.

BASIS

Growth Forecasts

The province requires the Places to Grow population and employment forecasts for the County to be used for planning and managing growth. There is also a requirement that the County will, in consultation with the lower-tier municipalities, allocate the County growth forecasts to the lower-tier municipalities.

The County retained Watson & Associates in 2014 to extend the County forecasts to 2036 and 2041, and allocate the updated forecast to local municipalities. The updated forecast was again further allocated to urban centres for residential. In May, 2015, County Council received the growth forecast update report from Watson & Associates, and directed staff to circulate the amendment to local municipalities for comment. A number of comments were received and they have been accommodated.

Second Units

The policies proposed in this amendment are a result of research and review of applicable Bill 140 legislation and second unit policies in other jurisdictions. A staff report which outlined the overall proposed policy direction was received by the County Planning Committee on November 12th, 2015 and circulated to local municipalities for comment. Comments received were incorporated into this amendment where appropriate.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and maps constitute Amendment No. 61 to the official Plan for the County of Wellington.

1. Tables 1 through 8 are deleted and replaced with the following:

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

Table 2
Township of Wellington North
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	12,490	17,085	17,685
<i>Households</i>	4,635	6,330	6,590
<i>Total Employment²</i>	7,070	9,620	9,740

	2016	2036	2041
ARTHUR			
<i>Total Population¹</i>	2,725	3,700	3,670
<i>Households</i>	1,005	1,370	1,370
MOUNT FOREST			
<i>Total Population¹</i>	5,190	8,550	9,230
<i>Households</i>	2,150	3,365	3,625
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	4,575	4,835	4,785
<i>Households</i>	1,480	1,595	1,595

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

Table 4
Township of Mapleton
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	10,785	13,575	14,060
<i>Households</i>	3,065	4,050	4,235
<i>Total Employment²</i>	4,590	6,360	6,670

	2016	2036	2041
DRAYTON			
<i>Total Population¹</i>	2,285	3,650	3,990
<i>Households</i>	780	1,210	1,315
MOOREFIELD			
<i>Total Population¹</i>	440	1,730	1,970
<i>Households</i>	160	545	625
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	8,060	8,195	8,100
<i>Households</i>	2,125	2,295	2,295

Table 5
Township of Centre Wellington
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	29,885	48,520	52,310
<i>Households</i>	10,785	17,245	18,690
<i>Total Employment²</i>	11,970	20,130	22,780

Urban Centres

	2016	2036	2041
<i>ELORA-SALEM</i>			
<i>Total Population¹</i>	7,565	12,080	13,060
<i>Households</i>	2,750	4,300	4,675
<i>FERGUS</i>			
<i>Total Population¹</i>	14,975	28,780	31,630
<i>Households</i>	5,605	10,365	11,415
<i>OUTSIDE URBAN CENTRES</i>			
<i>Total Population¹</i>	7,345	7,660	7,625
<i>Households</i>	2,430	2,575	2,585

Table 6
Township of Guelph-Eramosa
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	13,400	14,625	14,575
<i>Households</i>	4,395	4,915	4,940
<i>Total Employment²</i>	4,820	5,610	5,800

	2016	2036	2041
ROCKWOOD			
<i>Total Population¹</i>	5,000	6,125	6,075
<i>Households</i>	1,745	2,155	2,155
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	8,400	8,500	8,500
<i>Households</i>	2,650	2,760	2,785

Table 7
Town of Erin
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	12,365	15,360	15,865
<i>Households</i>	4,115	5,185	5,385
<i>Total Employment²</i>	3,770	5,220	5,240

	2016	2036	2041
HILLSBURGH AND ERIN*			
<i>Total Population¹</i>	4,415	6,500	7,000
<i>Households</i>	1,530	2,235	2,420

OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	7,950	8,860	8,865
<i>Households</i>	2,585	2,950	2,965

* Erin Village and Hillsburgh are combined until the Town of Erin Council determines how much growth will go to each community and how much growth will be serviced by municipal water and wastewater and/or partial services.

Table 8
Township of Puslinch
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	7,815	9,565	9,655
<i>Households</i>	2,685	3,295	3,335
<i>Total Employment²</i>	4,020	5,160	5,630

	2016	2036	2041
ABERFOYLE			
<i>Total Population¹</i>	325	345	335
<i>Households</i>	120	130	130
MORRISTON			
<i>Total Population¹</i>	480	590	620
<i>Households</i>	185	225	235
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	7,010	8,630	8,700
<i>Households</i>	2,380	2,940	2,970

1. includes the net undercount adjustment which is estimated at approximately 4.1%
2. includes 'no fixed place of work' employment.

2. Section **3.1 GENERAL STRATEGY** is amended by deleting the first paragraph and replacing it with the following:

“Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents.”

3. Section **3.5 ALLOCATING GROWTH** is amended by:

- a) deleting the highlighted text and replacing it with the following:

“By the year 2041, Wellington will be a community of 142,000 people.”

4. Section **4.4 HOUSING** is amended by:

- a) Deleting the phrase “accessory residences” from section **4.4.5 Affordable Housing** and replacing it with “second units” in the fourth and fifth paragraph.
- b) Re-numbering sub-section **4.4.6 Special Needs and Seniors Housing** to Section **“4.4.8 Special Needs and Seniors Housing.”**
- c) Adding the following new sub-sections after the last paragraph of Section **4.4.5 Affordable Housing**:

1) **“4.4.6 Second Units**

Second units, also known as accessory or basement apartments, secondary suites or in-law suites are self-contained residential units with separate kitchen, bathroom and sleeping facilities.

Second units increase the stock of affordable rental housing; provide home owners with additional incomes; and offer alternative housing options for elderly and young adult family members.

Second units are not the same as garden suites because garden suites are temporary residences. Garden suites are addressed in Section 4.4.7 of this Plan.

It is the policy of this Plan to authorize:

- a) The use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to a detached house, semi-detached house or rowhouse contains a residential unit; and
- b) The use of a residential unit in a building or structure ancillary to a detached house, if the detached house contains only one single residential unit,

subject to the provisions set out below.”

2) **"4.4.6.1 Second Units Within a Main Residence**

One second unit may be allowed in a single detached, semi-detached or rowhouse dwelling on a property, provided that a second unit does not already exist on the property.

Local Municipalities may enact zoning provisions to address the following matters:

- a) that safe road access can be provided;
- b) the establishment of a second unit does not require the creation of an additional driveway access;
- c) that adequate off-street parking can be provided on site for both the main residence and second unit without detracting from the visual character of the area;
- d) that any exterior alterations to the main residence, necessary to accommodate the second unit, are made in the side or rear yards;
- e) that adequate amenity areas are provided for the main residence and second unit;
- f) the second unit meets the applicable Building Code, Fire Code and local property regulations;
- g) that adequate water and sewage disposal services can be provided to the second unit; and,
- h) a garden suite and second unit will not be permitted on the same lot."

3) **"4.4.6.2 Second Units Within an Ancillary Building or Structure**

One second unit may be allowed in a building or structure that is ancillary to a single detached dwelling, provided that a second unit does not already exist on the property. A second unit will be prohibited from being severed from the property.

In addition to those matters outlined in Section 4.4.6.1, Local Municipalities may enact zoning provisions to address the following:

- a) the second unit is located within the main building cluster on the property;
- b) the second unit will be clearly secondary to the primary dwelling unit on the property;
- c) Minimum Distance Separation formula is complied with, where applicable;
- d) that screening/buffering, where deemed necessary, is provided to minimize visual impacts to adjacent properties and frontages."

4) **4.4.7 Garden Suites**

Subject to Section 13.4 of this Plan a garden suite may be allowed provided it is established near the farm buildings and/or main residence on a property and adequate water supply and sewage disposal systems are available.

In the case of garden suites, Local Municipalities may enact zoning provisions to address the following matters:

- a) the garden suite is located close to the existing residence on the property and is portable so that it can be easily removed when the need for the unit has discontinued;
- b) no additional access shall be provided to the lot from a public road;
- c) adequate screening/buffering, where deemed necessary, is provided to minimize the visual impact of the garden suite to adjacent properties;
- d) adequate amenity areas are provided for the existing dwelling and the second unit;
- e) the provision of a satisfactory site plan and/or which illustrates how items a) to d) above, and any other matters deemed necessary by the municipality, have been addressed; and,
- f) the establishment of a development agreement between the owner and the municipality to address the installation and removal of the unit, site rehabilitation, listing the occupant(s) of the unit and the period of occupancy, and any other matter deemed necessary by the municipality."

6. Section **6.4 PRIME AGRICULTURAL AREA** is amended by:

- a) by deleting bullet "f) accessory residences" under section **6.4.3 Permitted uses**, inserting the following bullets, and re-numbering subsequent bullets:

- "f) second units subject to Sections 4.4.6
- g) garden suites subject to Section 4.4.7
- h) accessory residence"

- b) deleting sub-section **6.4.6 Accessory Residences** and replacing it with the following:

"6.4.6 Accessory Residence

An accessory residence needed for farm help may be allowed provided that it is established within the main building cluster on the property and adequate water supply and sewage disposal systems are available."

- c) adding the following new paragraph at the end of section **6.9.2 Permitted Uses**:

"A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A garden suite may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended."

7. Section **7.4 HAMLETS** is amended by:
 - a) deleting the last sentence of the first paragraph of sub-section **7.4.1 Permitted Uses** and replacing it with the following:

“A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A garden suite may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended.”
8. Section **7.5 URBAN CENTRES** is amended by:
 - a) deleting the third paragraph of sub-section **7.5.5 Residential Uses** and replacing it with the following:

“A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.”
9. Section **8.3 RESIDENTIAL** is amended by:
 - a) inserting the following after the second paragraph of sub-section **8.3.3 Permitted Uses**:

“A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.”
 - b) deleting the reference to Section 6.4.6 in the in the fourth paragraph of sub-section **8.3.3 Permitted Use** and replacing it with Section “4.4.7”.
10. Section **8.5 RESIDENTIAL TRANSITION AREA** is amended by:
 - a) deleting the phrase “. Accessory apartments may also be permitted in the RESIDENTIAL TRANSITION AREA” in the second paragraph of sub-section **8.5.3 Permitted Uses**.
11. Section **10.3 PRIME AGRICULTURAL LAND** is amended by:
 - a) deleting the last sentence of section **10.3.5 Lot Line Adjustments** that reads:

“The creation of new lots for residences surplus to farm operations is not permitted.”
12. Section **13.4 TEMPORARY USE BY-LAWS** is amended by:
 - a) deleting the number “10” in the first sentence and replacing it with the number “20”.
13. Section **15 DEFINITIONS** is amended by:
 - a) Inserting the following new definition after “**Alternative energy systems**”:

“**Ancillary:**
For the purposes of Section 4.4.6, ancillary means a shed, garage, carriage house or barn.”

