



COUNTY OF WELLINGTON

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July 2, 2024

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Good afternoon,

At its meeting held June 27, 2024, Wellington County Council approved the following recommendation from the Planning Committee:

That the County Official Plan Review – Progress Report #11 be received for information and forwarded by the County Clerk to Member Municipalities.

Enclosed please find County Official Plan Review – Progress Report #11.

Should you have any questions, please contact Sarah Wilhelm, Manager of Policy Planning at sarahw@wellington.ca

Sincerely,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk



Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, June 13, 2024
Subject: **County Official Plan Review – Progress Report #11**



PLANWELL

1.0 Purpose

This progress report for the County Official Plan Review covers the period from December 2023 to June 2024.

2.0 Highlights

- The Province has approved the final version of Official Plan Amendment 119 (County Growth Structure).
- The Province has not made a decision on Official Plan Amendment 120 (County Growth Forecast).
- The County has revised and re-circulated Official Plan Amendment 123 which implements the County Land Needs Assessment for lands within the Future Development land use designation within current urban boundaries.
- The comment period is closed for the 2024 Draft Provincial Planning Statement. No further information is available on timing for completion. This and other Provincial initiatives continue to delay our progress on the County Official Plan Review.
- The following County Planning Committee Reports have been brought forward to Council since the last progress report:

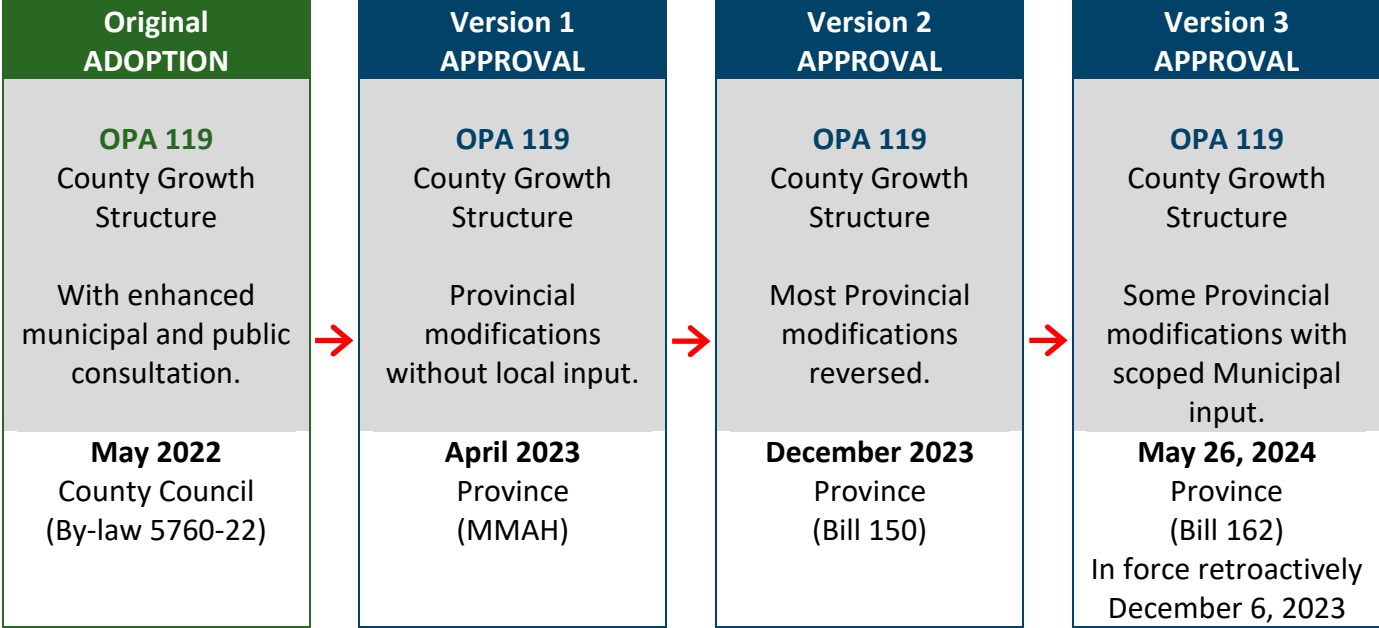
PD2023-34	Provincial Reversal of OPA 119 Modifications
PD2023-35	County Official Plan Review – Progress Report #10
PD2024-05	Bill 150 – Planning Statute Law Amendment Act, 2023
PD2024-08	County Official Plan Review – Urban Boundary Expansion Review
PD2024-10	Bill 162 – Get It Done Act, 2024
PD2024-12	Planning Innovation Lab Initiative
PD2024-15	Housing Focused: A Housing Policy Review in Wellington County
PD2024-19	Bill 185 – Cutting Red Tape to Build More Homes Act, 2024
PD2024-20	Proposed Provincial Planning Statement, 2024

3.0 Work Plan

3.1 County Growth Structure - Official Plan Amendment 119 (OPA 119)

OPA 119 was originally adopted by County Council on May 26, 2022 but also required approval by the Province. Most recently, when Bill 162 received royal assent on May 16, 2024, the Province re-instated a modified version of OPA 119. This legislative approval put OPA 119 modifications into effect

retroactively as of December 6, 2023. As set out below, this is the third version of OPA 119 approved by the Province in two years.



The third and final version of OPA 119 is as follows:

Modifications Removed

Bill 162 does not include the following previous Provincial modifications:

- To expand urban boundaries in Fergus, Elora/Salem and Rockwood;
- For an employment conversion in Arthur; and
- Policies to defer a decision on the proposed Hamlet of Puslinch.

Final Status: The above Official Plan changes no longer apply.

Modifications Reinstated

Bill 162 also includes the following previous Provincial modifications shown below.

Applicability	Location	Type of Modification	Ref. #
County-wide	County-wide	<ul style="list-style-type: none"> • Administrative changes to text 	1 - 19
Centre Wellington	Fergus Golf Course	<ul style="list-style-type: none"> • Changes to existing policy area text and mapping 	20, 29 d)
Centre Wellington	22 Park Road, Elora	<ul style="list-style-type: none"> • Employment area conversion 	22 a), 28 g)
Minto	41 Park St. W, Clifford	<ul style="list-style-type: none"> • Urban boundary expansion 	25, 28 l), 31
Puslinch	4631 Sideroad 20 N	<ul style="list-style-type: none"> • Addition to Regionally Significant Economic Development Study Area 	27 b), 28 b), 32 b)

Final Status: The above Official Plan changes are now in effect.

Modifications Reinstated (continued)

Bill 162 also includes the following previous Provincial modifications carried forward through Bill 150:

- Modified Greenbelt boundaries in Erin and identification of Brisbane as a Hamlet in the Greenbelt Area
- Removal of parts of the Regionally Significant Economic Development Study Area within the Greenbelt Area of Puslinch

Final Status: The above Official Plan changes are now in effect.

3.2 County Growth Structure - Official Plan Amendment 120 (OPA 120)

OPA 120 was originally adopted by County Council on February 23, 2023 but also requires approval by the Province. The amendment extends the growth horizon in Wellington from 2041 to 2051 and allocates the additional population, household and employment growth to Member Municipalities. No decision has been made by the Province.

3.3 County Future Development Lands – Official Plan Amendment 123 (OPA 123)

OPA 123 has been revised and re-circulated for comment. This is the third amendment as part of the County’s phased municipal comprehensive review (MCR) dealing with lands within urban boundaries. The Open House was held May 23, 2024 and the Public Meeting is scheduled June 13, 2024.

3.4 2024 Draft Provincial Planning Statement

The comment period for the Draft Provincial Planning Statement closed May 12, 2024. The Draft document proposes significant changes to the Provincial land use planning framework. The Ministry has not provided any further information about when they will be issuing a final version for implementation.

4.0 Provincial Delays

Our work has been significantly delayed by Provincial decision-making, policy initiatives and legislative changes.

4.1 Decision Timing

It took the Province two years to issue final approval of County OPA 119. The Amendment was significantly modified by the Province from the Council-adopted version and then further modified through two legislative amendments (Bill 150 and 162).

2-year
delay

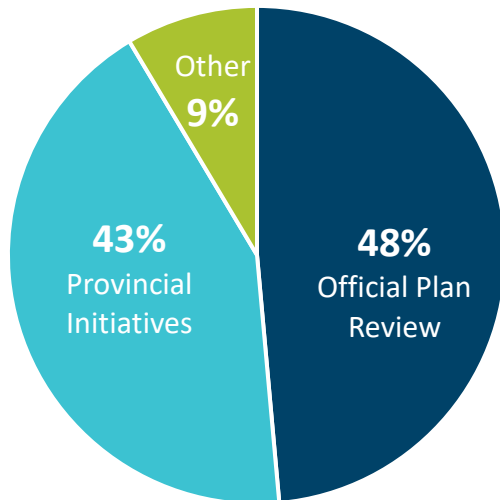
The Province has had County OPA 120 for over one year without issuing a decision.

1+ year
ongoing delay

4.2 Provincial Initiatives

The Provincial Government has flooded municipalities with an unprecedented number of Provincial planning policy initiatives and legislative changes over the past five years. Most require significant staff time to interpret, provide comments and implement necessary changes. In fact, from 2019 to mid-2024 over 40% of the Planning Committee reports prepared by policy planning staff have been devoted to responding to Provincial initiatives (Figure 1). This has taken valuable staff time away from the Official Plan Review and other work.

Figure 1 Policy Planning Reports, 2019 to Mid-2024



Below is a list of key areas of change related to land use planning since 2019.

Provincial Policy Changes

- Amended Growth Plan, 2019
- Amended Growth Plan, 2020
- Amended Provincial Policy Statement, 2020
- Proposal to Expand the Greenbelt in Erin, Guelph/Eramosa and Puslinch, 2021
- Expansion of Greenbelt in Erin, 2022
- Proposed Provincial Planning Statement, 2023
- Proposed Provincial Planning Statement, 2024

1+ year ongoing delay

Legislative Changes

- Bill 88 Planning Amendment Act, 2019
- Bill 108 More Homes, More Choice Act, 2019
- Bill 13 Supporting People and Businesses Act, 2021
- Bill 23 More Homes Built Faster Act, 2022
- Bill 109 More Homes for Everyone Act, 2022
- Bill 97 Helping Homebuyers, Protecting Tenants Act, 2023
- Bill 134 Affordable Homes and Good Jobs Act, 2023
- Bill 136 Greenbelt Statute Law Amendment Act, 2023
- Bill 150 Planning Statute Law Amendment Act, 2023
- Bill 162 Get It Done Act, 2024
- Bill 185 Cutting Red Tape to Build More Homes Act, 2024

4.3 Timing Questions

Recently, the most frequently asked questions about the Official Plan Review are about timing of the Phase 3A urban boundary expansion review in Centre Wellington and the Phase 3B rural residential growth review. These and other updates are provided below.

Phase 3A Centre Wellington Urban Expansion Review

Township and County staff are continuing to review and evaluate locations for urban expansion in Centre Wellington. Planning staff will monitor the Province's progress towards finalizing the proposed 2024 Draft Provincial Planning Statement (2024 Draft PPS) and the implications for our work. There is currently no information available from the Province about when the document will be finalized, what additional changes may apply, the effective date and implementation details. This uncertainty makes it difficult to provide specific timelines, but staff would like to have the evaluation process completed in the early fall.

Phase 3B Rural Residential Growth

The 2024 Draft PPS also has implications for the Phase 3B Rural Residential Growth (including secondary urban centres, hamlets, rural lot creation, etc.). Monitoring is ongoing and staff are planning to initiate this work in the fall of 2024. Hopefully, the new PPS will be implemented and in effect by that time.

Phase 3B Puslinch by Design

The study to identify future employment lands in Puslinch has been initiated. Additional information about the timeline and how to get involved in the Study is attached.

Other Areas of Focus

The Agricultural Mapping and Policy Review has also been paused due to the 2023 and 2024 Draft PPS. Staff will begin work on the agricultural component and other key areas of focus for the Official Plan Review after the final PPS is in effect, based on planning staff and consultant availability.

5.0 Strategic Action Plan

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the community
- To assist in solving the current housing crisis

6.0 Recommendation

That the County Official Plan Review – Progress Report #11 be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Attachment Puslinch by Design: Project Timeline and How To Get Involved



TOWNSHIP OF
PUSLINCH

Puslinch by Design

Project Timeline and How To Get Involved

Project Initiation

01

Initial meetings, confirming data, and finalizing project schedule.



Spring/Summer 2024



Report on Township's website



Report on County's website

Spring/Summer 2024



02

Research and analysis of topics to consider for Puslinch's employment lands (examples: transportation, land-use) which will establish the background context.

Existing Conditions

Detailed Planning Study

03

Bring together the background conditions and key information necessary to form land-use options for the future employment lands.



Summer/Fall 2024



Report on County's website



Report on Township's website



Township Council Meeting



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PUSLINCH

Puslinch by Design

Project Timeline and How To Get Involved



Engagement Opportunity



Open House Meeting



Report on Township's website



Report on County's website

Summer/Fall 2024



04

Prepare several Land Use Options reflecting key issues and opportunities for development.

Land Use Options

Preferred Land Use Plan

05

Outline the rationale for the preferred land use plan, along with the policy designations and maps, infrastructure needs, design guidelines, and implementation guidance.

Fall/Winter 2024



Report on County's website



Report on Township's website



Township Council Meeting



Engagement Opportunity



Public Meeting



Report on Township's website



Report on County's website

Winter 2024/Spring 2025



06

Prepare the Official Plan Amendment policies and mapping based on the Preferred Land Use Plan to apply the study's recommendations.

Recommended Local Development Framework