



COUNTY OF WELLINGTON

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October 31, 2024

Tyler Shantz, Planner  
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Good afternoon,

At its meeting held October 31, 2024 Wellington County Council approved the following recommendation from the Planning Committee:

**That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 123 – Future Development Lands (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement; and**

**That a by-law adopting County of Wellington Official Plan Amendment 123 be approved; and**

**That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.**

Enclosed is the County Official Plan Review – OPA 123 Recommendation Report.

Should you have any questions, please contact Jameson Pickard, Senior Policy Planner at [jamesonp@wellington.ca](mailto:jamesonp@wellington.ca).

Sincerely,

A handwritten signature in black ink that reads "Kim Courts".

Kim Courts  
Deputy Clerk



## Committee Report

**To:** Chair and Members of the Planning Committee  
**From:** Jameson Pickard, Senior Policy Planner  
**Date:** Thursday, October 10, 2024  
**Subject:** County Official Plan Review – OPA 123 Recommendation Report



PLANWELL

### 1.0 Overview of the County Official Plan Review – OPA 123

- The purpose of this report is to review comments and recommend to County Council the adoption of County Official Plan Amendment No. 123 - “Future Development Lands” attached in Appendix D.
- OPA 123 is the third amendment to the County’s Official Plan advanced as part of the County’s Official Plan Review under section 26 of the Planning Act.
- The Amendment applies to specific lands in the urban centres of Drayton, Clifford, Harriston, Palmerston, Arthur, Mount Forest and Aberfoyle. County-wide policy changes are also made to support a broader mix of housing options and necessary updates to policies for Additional Residential Units and employment areas.
- OPA 123 is informed by technical work presented in the Phase 1 Urban Structure and Growth Allocations Report and the Phase 2 MCR Report: Land Needs Report. Associated consultation and feedback on these reports are detailed in Planning Committee reports PD2022-07 and PD2022-20.
- The Phase 1 Report was approved in principle by County Council in March 2022 and Phase 2 was approved in principle by County Council in September 2022.
- Consultation for Draft OPA 123 included circulations for comment, a statutory open house on May 23, 2024 and a statutory public meeting on June 13, 2024 in accordance with section 26 of the Planning Act.
- For the reasons outlined in this report, staff recommend that OPA 123 be adopted by County Council and forwarded to the Minister of Municipal Affairs and Housing for a decision.

### 2.0 Background

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review component and 5-year review component. OPA 123 is the third amendment under the County phased Official Plan Review project.

### **3.0 Finalization of OPA 123**

The main changes to the County Official Plan proposed through OPA 123 include:

- Re-designation of certain Future Development lands that address community area land needs.
- Implementation of specific recommendations from the Township of Wellington North’s approved 2018 Growth Management Strategy in Arthur.
- Implementation of supported employment area conversion requests in Fergus and Mount Forest.
- Making housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial designations.
- Adding new policies to the Industrial and Rural Employment Area sections of the Official Plan to address the definition change of “area of employment” under the Planning Act.
- Updating Additional Residential Unit policies to reflect recent changes to the Planning Act and the approval of the Provincial Planning Statement, 2024.
- Re-designation of lands added to the urban boundary of Clifford by the Province through OPA 120 to an appropriate land use designation.

Other changes proposed through this amendment include updates to the existing Future Development and Medium Density Development policies to provide additional clarity in the application of these policies. Other housekeeping changes proposed include re-designating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur and Mount Forest.

### **4.0 OPA 123 Provincial Policy Review**

The following information highlights how the direction provided by the Provincial plans and policies apply in the context of OPA 123 – Future Development Lands. The comments below generally focus on the more specific Provincial Planning Statement, 2024 policies but note relevant Greenbelt Plan policies where applicable.

#### **Provincial Planning Statement, 2024**

On August 20, 2024, the Province released the new Provincial Planning Statement, 2024 (PPS, 2024), which will replace the current Provincial Policy Statement, 2020 (PPS, 2020) and repeal A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan). The PPS, 2024 will take effect on October 20, 2024, after which all land use planning decisions will be required to be consistent with its policies. Planning Staff note that OPA 123 will be required to be consistent with the PPS, 2024 as Council’s decision will be considered after that date.

#### **PPS, 2024 Section 2.1 - Planning for People and Homes**

This section provides provincial direction to planning authorities related to forecasting long-term population and employment growth and maintaining adequate land supplies that can support a range and mix of land uses for at least 20 years but no more than 30 years.

OPA 123 implements several recommendations from the County’s Land Needs Assessment, which utilized the Growth Plans population and employment forecast for Wellington County to 2051. These

forecasts were incorporated into the County Official Plan through the Provincial approval of OPA 120. Re-designations proposed in OPA 123 ensures that suitable lands are available to accommodate expected growth in our communities. Section 2.1.2 of the PPS, 2024 allows the County to continue to forecast growth using forecasts previously issued by the Province.

### **PPS, 2024 Section 2.2 - Housing**

This section provides provincial direction to planning authorities to provide an appropriate range and mix of housing options and densities to meet the projected needs of their communities. Additional policies in section 4.3.2.5 of the PPS, 2024 support the establishment of Additional Residential Units in the rural area and establish criteria to mitigate impacts on agriculture.

OPA 123 make several amendments to the Official Plan to support the delivery of a range and mix of housing options including supporting housing options in the Central Business District; Residential Transition Area and Highway Commercial designations; updating Additional Residential Unit policies to align with recent legislative and provincial policy changes; and supporting modern forms of townhouse development which can achieve higher densities.

It is noted that Additional Residential Units proposed in the Protected Countryside of the Greenbelt Plan will conform with the applicable policies of the Greenbelt Plan.

### **PPS, 2024 Section 2.8 - Employment**

This section provides provincial direction to planning authorities to promote economic development and competitiveness and to plan for, protect, and preserve employment areas.

OPA 123 proposes new employment policies and implements employment area conversion requests in Centre Wellington and Mount Forest. The new employment policies proposed in OPA 123 are driven by recent changes to the definition of “area of employment” in the Planning Act and will allow legally established use that no longer align with this new definition to continue to operate unaffected. OPA 123 proposes to update the definition of Employment Area in the Official Plan to align with these changes.

Employment area conversions proposed through OPA 123 were evaluated under policy 2.2.5.8 of the Growth Plan and ensure that the redesignation of employment areas to non-employment uses are needed, compatible, and maintain the integrity and viability of employment areas over the long-term. These policy objectives are generally consistent with criteria and objectives contained in section 2.8.2.5 of the PPS, 2024 that apply when considering the removal of lands from an employment area.

### **Planning Opinion**

Planning Staff are of the opinion that the proposals contained within OPA 123 are generally consistent with the PPS, 2024 and conform to the applicable policies of the Greenbelt Plan. It is noted that additional amendments will be necessary to fully implement the PPS, 2024 into the County Official Plan.

## 5.0 OPA 123 Consultation

The final draft of OPA 123 has been informed by consultation on the Phase 1 MCR Report: Urban Structure and Growth Allocations and the Phase 2 MCR Report: Land Needs Report which are documented in various Planning Committee reports including:

- Planning Committee report PD2021-21 – Consultation and Engagement Overview
- Planning Committee report PD2021-30 – Municipal Feedback
- Planning Committee Report PD2022-07 – Growth Forecast Allocations
- Planning Committee Report PD2022-11 – Draft Land Needs Assessment
- Planning Committee Report PD2022-20 – Land Needs Assessment

The consultation for Draft OPA 123 included:

- September 2023 & May 2024 circulation to the Ministry of Municipal Affairs and Housing
- October 2023 & May 2024 circulation to Member Municipalities, Indigenous Communities, agencies, members of the public and stakeholders
- May 23, 2024 statutory open house for Draft OPA 123
- June 13, 2024 statutory public meeting for Draft OPA 123

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list, website updates and direct mail. Notice of the statutory public open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To provide options for the public, one meeting was virtual (open house) and the other was in person (public meeting).

Public Consultation at a Glance	
35	Open House Participants
9	Public Meeting Participants
20	Written Submissions

## 6.0 Key OPA 123 Comments

A summary of the key comments is provided below. For further details on these and other comments, see Appendix A (Open House Meeting Summary), Appendix B (Public Meeting Minutes) and Appendix C (Summary of Comments and Responses). Full written comments are available in the project file.

### 6.1 Public Open House

During the Virtual Public Open House, held on May 23, 2024, there were only a few questions asked by the Public that related to proposals contained in OPA 123. These questions primarily focused on proposed employment area conversions in OPA 123 and clarifications about the need and rationale for specific sites recommended for conversion.

A large portion of the questions related to other Official Plan Review matters. The Open house meeting summary contained in Appendix A - provides responses to these questions.

## **6.2 Public Meeting**

One person spoke at the public meeting. The comments were not directly related to proposals contained in OPA 123 and related to Secondary Agricultural severances policy changes, potential impacts to these severance policies by pending provincial policy and the overall timing of these changes. The Public Meeting minutes contained in Appendix B – provides response to these questions.

## **6.3 Municipal Comments**

The County received municipal comments from the Township of Centre Wellington, the Town of Erin, the Town of Minto and Township of Wellington North. Below is a summary of these comments and staff responses to them. Detailed comments are contained in Appendix C.

### **6.3.1 Centre Wellington**

Comments received from Centre Wellington Staff related to various proposals in OPA 123. Certain comments were advisory in nature, while others requested changes to certain proposals. Changes have been made to OPA 123 to address certain comments from the Township related to Additional Residential Unit (ARU) and Central Business District (CBD) policies. These changes are discussed in more detail below:

- Centre Wellington Staff comments requested that the County revise the proposed ARU policies in OPA 123 to allow member municipalities the flexibility to permit more than two ARUs on eligible properties through their zoning by-laws. It was suggested that the proposed policies in OPA 123 would be more restrictive than the updated permissions of the Planning Act.

In response to Township comments County Staff have revised the ARU policies. Revisions require that at least two ARUs be permitted on properties with a single detached, semi-detached or rowhouse, but enable municipalities to permit more than two ARUs (in an urban area) where council has deemed it appropriate through the zoning by-law. In all scenarios, only one ARU would be permitted in an ancillary structure on a property and only two ARUs would be permitted in the Rural System of the County.

- Centre Wellington Staff were generally supportive of housing policy changes being proposed through OPA 123 but questioned the need to restrict residential uses to mixed use only in the CBD downtown designation. Township comments highlighted that their official plan already establishes an approach to permit street level residential in certain areas of the CBD designation.

In response to Township comments County Staff have revised the CBD policies. Revisions enable member municipalities to permit standalone medium density residential development in the CBD provided that the property does not front onto a Provincial or County Road. This policy change creates modest opportunities for higher density residential development in downtown cores while also preserving the commercial function of the CBD.

### **6.3.2 Town of Erin**

Comments received from Town of Erin Planning Staff primarily sought clarification around policy changes related to the re-designation of future development lands. Comments also requested policy

revisions to the proposed lot creation policy 10.6.3 - Future Development Areas to allow consideration of a consent in the Future Development designations for a 'Public Uses'.

- In response to Town comments County and Town Planning Staff met to clarify the process for the re-designation of Future Development lands in the Town of Erin. Further, County Staff have made changes to the final draft of OPA 123 to allow consideration of a consent within the Future Development designation for a public use.

### **6.3.3 Town of Minto**

Comments received from Town of Minto Council requested that three parcels in the Urban Centre of Palmerston, proposed for re-designation through OPA 123, be left as Future Development. The Town has indicated that there are currently technical constraints in these areas and that the proposed re-designations would be premature at this time.

- In response to Town comments County Staff has modified OPA 123 to leave the 3 requested parcels as Future Development. However, County Staff in consultation with Town staff, have proposed a change to existing Policy Area PA5-13 – North Palmerston Planning Area, which enables the Town to approve residential and commercial development within this area, through the approval of zoning by-law amendments, without requiring a further amendment to the Official Plan. This approach provides flexibility to the Town to have outstanding technical matters addressed and allows the County to address identified land needs.

### **6.3.4 Wellington North**

Input from the Township of Wellington North has been provided through verbal discussions with Township Staff and through recommendations from the Township's recently completed Growth Management Strategy (GMS). Through the Township's strategy, land designated Future Development were reviewed, and it was recommended that additional growth-related studies be completed by prior to the re-designation of Future Development lands in Mount Forest. Accordingly, the Township requested that Future Development land redesignations be removed from OPA 123 until additional studies could be completed.

- In response to the Township's request the large Future Development lands in Mount Forest have been left as Future Development in OPA 123. However, County Staff in consultation with Township Staff, have proposed a new policy area (PA6-12) to be applied to Future Development lands in Mount Forest. This new policy area establishes a framework that enables the Township to approve residential and commercial development through the approval of zoning-by-law amendments up to the identified 54 ha land need, without further amendment to the Official Plan. This approach provides flexibility to the Township to complete additional studies to guide future growth decisions and allows the County to address identified land needs.

## **6.4 Indigenous Communities**

Our office received written comments of no concerns from the Chippewas of Rama First Nation and received verbal comments of no concern from the Mississauga's of the Credit first Nation.

The Huron-Wendat Nation submitted comments requesting to be consulted for all projects under the Official Plan Review and indicated interest in any archaeological field work that may be carried out as part of the project. We note that there is no archaeological work being carried out as part of OPA 123. The County will consult further with the Huron-Wendat Nation and other Indigenous communities as part of the ongoing Official Plan Review.

### **6.5 Agencies – Conservation Authorities**

Responses were received from Grand River Conservation Authority, Conservation Halton and Saugeen Valley Conservation Authority. No concerns were raised by these Conservation Authorities and comments from the GRCA provided advisory comments about development on certain lands within their regulated limit and advised that permits may be necessary for development.

### **6.6 Agencies – Other**

No concerns were noted in responses from Bell and Enbridge.

### **6.7 Public and Stakeholder Comments**

The public and stakeholder comments received, and the staff responses are included in Appendix C. Some of the comments deal with matters in future phases of the Official Plan Review such as settlement area boundary expansions, rural residential severances, etc. The discussion below provides more details about key comments directly related to OPA 123.

#### **6.7.1 Request to Re-designate Additional Future Development Lands in Arthur Village**

The Biglieri Group provided detailed comments on behalf of their clients Tribute Communities, requesting that their clients' lands in Arthur at 655 Eliza Street and the lands immediately to the west, be re-designated from Future Development to Residential. These comments primarily focus on the County's growth forecasting work and suggest that County forecasts are outdated relative to the more recent Ministry of Finance forecasts. It is the Biglieri Groups opinion that the use of Ministry of Finance numbers would warrant all the Future Development lands owned by their clients to be re-designated to service anticipated growth in Arhtur.

Planning Staff are not recommending any changes to OPA 123 as a result of these comment for the following reasons:

- Planning Staff recognize that the PPS, 2024 has established a growth management framework that relies on the Ministry of Finance population forecasts. However, the PPS, 2024 also allows planning authorities to continue to use population and employment forecasts previously issued by the Province. This is confirmation from the Province that the Growth Plans forecasts, used by the County and endorsed by Council, are still appropriate for forecasting purposes and validates their use.
- Through OPA 123, Future Development lands in the south-east portion of Arthur are being redesignated to address the Community Area land need identified by the County's Land Needs Assessment. These lands were identified as a priority area for future growth through the Wellington North Township's 2018 Community Growth Plan and represent a logical continuation of existing development in this part of Arthur. Additional Future Development



lands in the northern part of Arthur are not needed to address long-term growth needs at this time.

- Recent information the County has received from the Township indicates that capacity at the Arthur wastewater treatment plant is limited. The Township has advised that a Class Environmental Assessment project is being proposed to investigate the potential of a further expansion to the Arthur wastewater treatment system to support additional development opportunities, including land in north Arthur. The timing of this work is not yet known. The re-designation of these lands is premature due to the lack of municipal servicing available to support them.

### **6.7.2 Request for Employment Area Conversion in Mount Forest**

The landowner of the vacant Industrial lands east of Highway 6 and north of Sligo Road East in Mount Forest (lands behind Wellington Heights Secondary school) submitted comments requesting that their entire parcel be redesignated from Industrial to Residential. The comments provide a history of the property, past residential development proposals on the lands and outline how the residential development of the property could address housing needs in the community. The comments also highlight the Township's Community Growth Plan (2018) supports these lands going to a residential designation.

Planning Staff are not recommending any changes to OPA 123 as a result of these comments for the following reasons:

- Through the County's call for employment area conversion in April 2021, the landowner submitted a request to the County seeking to have their property redesignated from Industrial to Residential. The County completed a review of this conversion request as part of the Land Needs Assessment work and as a result only recommended that a small portion of the site be redesignated to Highway Commercial. Through the review it was determined that the complete redesignation of the site to residential would present negative impacts on the employment areas to the west and north of the site. This analysis is documented in section 5 of the Phase 2 Land Needs Assessment report. OPA 123 proposes to implement the recommended Highway Commercial redesignation along the frontage of Sligo Rd, east of the school lands.
- Planning Staff acknowledge that the Townships Community Growth Plan (2018) does identify these lands as a possible area for residential development. However, the plan also notes that this recommendation be reviewed through the County's Municipal Comprehensive Review process. The County's Employment Area Conversion process reviewed this recommendation and concluded that only a partial conversion was appropriate for the lands and that there would be negative impacts to the broader employment area if the site was fully converted to a non-employment use.

### **6.7.3 Request for Employment Area Conversion in Fergus**

Dunpar Homes, owners of 650 Victoria Terrace in Fergus, submitted comments requesting that the County consider the redesignation of their lands from Industrial to Residential through OPA 123. Comments outlined how this request would meet applicable employment area conversion criteria and

provided a detailed residential development plan for the subject property.

- Planning Staff are not recommending any changes to OPA 123 as a result of this request. The County’s process for considering employment area conversion requests was initiated on March 26, 2021, and concluded on May 3<sup>rd</sup>, 2021. OPA 123 is not the appropriate process to review and implement new employment area conversion requests. Opportunities to consider these requests are available through the new PPS, 2024.

## 7.0 Provincial Comments

As legislatively required, our office circulated draft OPA 123 to the Ministry of Municipal Affairs and Housing on September 1, 2022. Planning Staff circulated a revised version of the amendment to the on May 1, 2024. No written comments were received from the Ministry on OPA 123.

## 8.0 Final Draft Official Plan Amendment

The final draft of OPA 123 being recommended in this report may be found in Appendix D. A summary of modifications made to the final draft of OPA 123 is provided below.

Modification	Rationale
Revise Additional Residential Unit (ARU) policies	In response to municipal feedback regarding ARU policies, revisions to OPA 123 have been made to require at least two ARUs be permitted on eligible properties but enable municipalities to permit beyond two ARUs through municipal zoning by-laws, where Council has deemed appropriate. Other revisions were made to address policy changes in the PPS, 2024 related to ARUs in rural areas.
Add new Policy Areas on Lands Designated Future Development in Mount Forest	In response to municipal feedback about Future Development lands, a new policy area has been added to remaining Future Development lands in Mount Forest. This policy area enables identified land needs to be addressed and permits the Township to establish new residential and commercial development in the policy area through approval of zoning by-law amendments, without the need of an official plan amendment, up to the identified 54 ha land need.
Revise existing Policy Area PA5-13 in Palmerston	In response to municipal feedback regarding Future Development lands, staff have proposed a revision to existing Policy Area PA5-13 in Palmerston. The policy area enables identified land needs to be addressed and permits the Town to establish new residential and commercial development through approval of zoning by-law amendments in the policy area, without the need of an official plan amendment. The existing study requirements of the PA5-13 Policy area remain in effect.

Revise Central Business District policies	Municipal feedback provided suggestions for additional housing opportunities in the Central Business District designation. Revised policies in OPA 123 would permit opportunities for multi-unit housing in certain locations of the Central Business District designation.
Revise proposed Future Development consent policies	Municipal feedback received requested that a consent for a public use be permitted in the Future Development designation. Policy revisions to OPA 123 would permit consideration of a consent in the Future Development designation for a public use.
Revise proposed employment area transition policies	With the release of the PPS, 2024 the effective date of the new “Area of Employment” definition in the Planning Act is to be October 20, 2024. Policy revisions to OPA 123 include this effective date in the proposed transition policies.
Revise existing employment area definition	A new definition of “Employment Area” has been established in the PPS, 2024 consistent with the Planning Act. Policy changes to OPA 123 revise the current employment area definition in the Official Plan to align with the new PPS, 2024 definition.

## 9.0 Conclusion

Staff are satisfied that OPA 123 is consistent with the Provincial Planning Statement (2024), has regard for matters of provincial interest, and is in conformity with the Greenbelt Plan (2017). Public concerns have been considered and addressed. In our opinion, OPA 123 represents good planning and is in the public interest.

## 10.0 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.

## 11.0 Recommendations

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 123 – Future Development Lands (a) conforms with the Greenbelt Plan; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Planning Statement.

That a by-law adopting County of Wellington Official Plan Amendment 123 be approved.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard, B. URPL. MCIP, RPP  
Senior Policy Planner

- Appendix A Public Open House Meeting Summary
- Appendix B Public Meeting Minutes
- Appendix C Summary of Comments and Responses
- Appendix D Final Draft OPA 123 – Future Development Lands

# Appendix A

## OPA 123 Public Open House Meeting Summary

## Wellington County Official Plan Amendment No. 123 Virtual Public Open House Meeting Summary

Prepared by LURA Consulting

### Background

The County of Wellington is currently reviewing its Official Plan (OP) to complete a Municipal Comprehensive Review (MCR) and a 5-year review of its Official Plan as specified under Section 26 of the *Planning Act*. An MCR is part of the OP review process. It establishes a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development. The County is doing this to prepare for additional population and employment growth and ensure that the updated OP supports healthy, compact and complete communities in Wellington as directed through *A Place to Growth: Growth Plan for the Greater Golden Horseshoe*.

On May 23, 2024, the County provided an update on the Official Plan Review process and provided an overview of the proposed OPA No. 123 which continues the implementation of the County's completed growth management work through the redesignation of future development lands and other housing and employment policy updates. This is the third Amendment of the County's phased Municipal Comprehensive Review. Community members were invited to attend the open house, listen to the presentation, and ask questions or share comments with staff.

### Meeting Promotion

Members of the public who wished to join the Virtual Open House were requested to register in advance. Individuals could also join the meeting by calling in by phone.

A public notice regarding the Virtual Open House was published through the Wellington Advertiser two weeks before the meeting. The meeting was also promoted through the County's Official Plan Review Project email circulation list, with over 200 contacts, to raise awareness.

### Meeting Overview

The Virtual Open House was held on May 23, 2024, with a purpose to:

- Provide an overview of OPA 123.
- Provide the public with an informal opportunity to discuss Official Plan Amendment (OPA) No. 123.
- To allow the public to ask questions and identify additional planning issues that can be addressed.

In total, 35 participants joined the meeting. James Knott (Facilitator from LURA Consulting) began the meeting with an introduction and an overview of the meeting agenda. Sarah Wilhelm (Manager of Policy Planning at the County of Wellington) provided introductory remarks and provided a brief context to the Policy Review.



Wellington County Official Plan Amendment No. 123  
Virtual Public Open House Summary – May 23, 2024

Jameson Pickard (Senior Policy Planner at the County of Wellington) delivered a presentation regarding OPA 123, covering the following topics:

- Future Development Lands Amendments
- Future Development Lands Amendments Re-designations
- Employment Area Conversion Requests
- OPA 119 Modifications
- Local Growth Management Recommendations
- Housing Focused Updates
- Planning Act Updates
- Next Steps

James Knott facilitated a discussion to receive feedback and comments from members of the public. A summary of the facilitated discussion is provided below.

### What We Heard

Following the presentation, participants were invited to ask questions and share their comments regarding OPA 123. The questions, answers and comments are included as follows. Questions are marked by a 'Q', comments are marked with a 'C', and answers and responses are noted with an 'A'.

#### Questions and Discussion

**Q: The Wellington County Official Plan states: “One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005.” This effectively blocks the development of any parcel of secondary agriculture land where a new parcel was created at any time within the last 19 years. Is there a plan to address/update this regulation?**

**A:** The secondary agricultural severance policy is not part of OPA 123, but it is part of our work plan to review rural growth. As noted earlier in the presentation, the province is making some changes to rural growth policies. We are awaiting provincial direction before reviewing those policies.

**Q: When are the Puslinch by Design meetings open to the community happening?**

**A:** These meetings have not happened yet as we are still in the background data review phase. Please reach out to us to be added to the list of interested individuals.

**Q: Why remove industrial land in Fergus when the Growth Analysis indicates that Fergus needs industrial lands?**

**A:** The technical work identified these lands as areas of conversion. In the presentation, it was noted that there were some constraints that impacted these lands from being a viable employment area. Its proximity to existing residential uses and limited access to major transportation routes is a limiting factor for industrial uses. The rationale is that lands would be better served in the long-term transition to mixed-use, which would still

Wellington County Official Plan Amendment No. 123  
Virtual Public Open House Summary – May 23, 2024

provide a level of employment to the community and also help support the transition of this area to a higher-density mixed-use area.

**Q: On slide 27, you speak about items beyond the scope of OPA 123. I notice that OPA does not propose urban boundary expansion in Centre Wellington. Could you please confirm this?**

**A:** We are still in the evaluation stage and are undertaking a full review of where the forecasted growth should be accommodated in Fergus, Elora, and Salem. There will be a public process and opportunities for input. Once we have recommendations and the Official Plan Amendment process initiated, people will have an opportunity to provide input and ask questions.

**Q: You noted at the beginning of the presentation that lower-tier municipalities will have sections for them in the County's Official Plan for conformity. How does that work as it relates to Urban Design guidelines?**

**A:** That is not something related to this amendment we are dealing with today. The County's Official Plan applies to all the member municipalities in the County, and the section for each municipality is for special policies that might apply to given properties or general areas. Design guidelines are not adopted consistently across the county, so it depends on the local municipality and how they apply those guidelines throughout the course of the review of development applications.

**Q: When will the Centre Wellington urban zone be expanded, and what is the timing for that?**

**A:** I can reaffirm that we will be taking a report to the Planning Committee in June and will be providing some more information about timing then.

**Q: To follow-up regarding the Centre Wellington urban zone, do you anticipate it will happen this year?**

**A:** This will be covered in the report we release in June.

**Q: Are the lands in Fergus off Beatty Line and around GSW clean? There was a former landfill there.**

**A:** In that area, it would certainly need to be investigated as part of any development proposal. We have policies in our Official Plan that speak to those types of scenarios where we go from a former industrial use to a more sensitive land use. There are policies outlined in our Official Plan for ensuring that those types of contaminants can be adequately addressed and respected when we transition to more sensitive land use. This is addressed at the development stage.

**Q: Will OPA 123 reduce the building of estate homes and promote for denser, affordable residential areas?**



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Virtual Public Open House Summary – May 23, 2024

**A:** The redesignation of future development lands will provide some opportunities for housing development, helping attract some development into the area. It is too early to say whether it be affordable or market, but it will draw a certain level of growth into our urban areas provided they can meet all the necessary requirements. I would add that we do have growth allocated to the urban and rural areas separately, and to a lesser extent the rural area growth is much less than we would typically direct to our urban areas. This particular amendment is not dealing with the rural area growth, and we will be dealing with that separately.

**Q: Can you further explain the Residential Transition Area, please?**

**A:** This designation allows for residential uses along with wide variety of non-retail uses and service functions. These functions include professional offices, studios, clinics, personal service establishments, daycare centres, and nursing homes as well as ancillary retail uses secondary to the main service function. Churches, service clubs, and other community-oriented facilities are also allowed, as well as bed and breakfast establishments, subject to the applicable policies. There are other criteria for establishing those types of uses and guiding development proposals, but these are the permitted uses in that designation.

**Q: Regarding Sligo Road East in Mount Forest not being changed from an employment area to an alternate purpose, what is the process for getting more details about this decision and also for providing additional information on this property for consideration?**

**A:** We are proposing a partial conversion of that site along Sligo Road. We have our technical work that provides a detailed overview of the evaluation, and that is available. We can connect offline to provide a link to that document where you can see our review process and our recommendation.

**Q: We have seen residential growth in Puslinch, sprawling into agricultural land mainly to meet in housing growth needs. Does the Puslinch expansion include wastewater planning to allow increased density that preserves farmland?**

**A:** The Township of Puslinch does not have any municipal water or wastewater systems. Those lands are within the Secondary Urban Centre of Aberfoyle and are within the Future Development Lands designation in the Official Plan. Ultimately those lands will be developed with private or communal type services.

**Q: I am a farmer and member of the Ontario Federation of Agriculture and want to preserve as much farmland as possible. Is there a way to push municipalities such as Puslinch to look at water and wastewater development to include density targets and increase density within their urban boundary? Some of the secondary agricultural severances that are being requested are partially for residential land needs. If the growth could be done that would increase density, then we would**



**not be losing and fragmenting existing farmland. How can this be brought forward as a more viable possibility?**

A: The Township did do a water and wastewater study where they looked at different options for servicing, including bringing services from Guelph. The studies are available on their website. You are correct that the County is not responsible or given the authority to provide water and wastewater servicing. That is done at the local level. This would be a more appropriate question for the Township, but as of now, the approach that they have taken has been primarily individual on-site services. We have not stepped into the rural residential growth component of the Official Plan Review, but the employment or industrial part has been launched. There are several areas of consideration that are included as part of the study for determining new locations for employment land, such as agriculture, servicing and transportation. So, the consultants will be tasked with looking at that. An engineering sub-consultant is part of the study team and has been retained to do that work. We can expect that the issue will be investigated further under the current policies of the day or the new policies that might come into play.

**Q: Do we know the consultant for the Puslinch study?**

A: We retained NPG Planning Solutions and have a page on the County website where we will post information about that study. We will add you to the list of people interested in this study if you would like. We will also post a project timeline and some general ideas about when public consultation will happen and how people can be involved.

**Q: With the proposed and expected growth in the County, will the landfills and roads be updated to handle the increased population and employment?**

A: Yes, one of our responsibilities as a County and as service providers is to use the growth forecast prepared by our consultants for planning future County services, including roads, landfills, waste transfer sites, and other services at the County.

**Q: Why is the issue of agriculture severances a back burner issue?**

A: In our work program, we have prioritized urban growth, as that is where the policies drive most of the growth. To this point, we have focused on addressing the urban land needs. We will soon be assessing the rural side of the growth, including the severance question.

We are certainly not trying to avoid dealing with that; it is just being dealt with in the order of the work plan. Additionally, there have been a lot of legislative changes coming from the province that have delayed our work. We are doing our very best to keep things moving in an uncertain policy environment.

**Q: There is a parcel of land in Puslinch that is looking to change secondary farmland to industrial land, right next to our homes. They requested to be a part of the Puslinch by Design study. This is not an attractive plan for the residents. Is**

Wellington County Official Plan Amendment No. 123  
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**there a reason why it was not included in this planning study, and what can we do as residents to voice our concerns and opinions? We want to be part of the planning of our communities.**

**A:** We are not dealing with this directly as part of this meeting. Please feel free to contact us directly and we will share your comments with the consultants and Township staff. I will note that down, and then we could have further conversations online.

#### **Wrap Up and Next Steps**

James Knott of LURA Consulting provided participants with the project team's contact information for any additional feedback and wrapped up the meeting. Participants can provide additional feedback and comments until May 30, 2024, and are invited to attend the June 13, 2024 public meeting at the County Administration Centre. Members of the public can contact the project team by email or by phone at:

Contact: Sarah Wilhelm, Manager Policy Planning

Phone: 519-837-2600 ex 2130

Jameson Pickard, Senior Policy Planner

Phone: 519 837 2600 ex 2300

Email: [planwell@wellington.ca](mailto:planwell@wellington.ca)

Mailing Address: ATTN Planning & Development Department

74 Woolwich Street

Guelph, ON

N1H 3T9

# **Appendix B**

## **OPA 123 Public Meeting Minutes**



## COUNTY OF WELLINGTON

# PUBLIC MEETING MINUTES

OPA 123

11:00 am, Thursday June 13, 2024

County Administration Centre

**Planning Committee Members:** Councilors Seeley (Chair), Lloyd, Dehn and Watters

**Also in Attendance:** Councilor Bulmer, Councilor Turton

**Regrets:** Warden Lennox

### **County Staff:**

Scott Wilson, County CAO

Jennifer Adams, County Clerk

Aldo Salis, Director, Planning and Development Department

Sarah Wilhelm, Manager of Policy Planning

Jameson Pickard, Senior Policy Planner

Paul Barson, GIS Programme Manager

Jamie Barns, Junior Planner

Sarah Kurtz, Planning Co-op Student

Cameron End, Planning Policy Co-op Student

**Members of the Public:** There were 9 members of the public who attended the meeting. Staff have recorded their names in the project file as part of the public record.

### **OPENING OF MEETING**

Chair Seeley welcomed everyone and called the meeting to order at 11:10 am.

### **PURPOSE OF THE MEETING**

Chair Seeley indicated that the County of Wellington is holding this public meeting to present and receive public input regarding a proposed amendment to the Wellington County Official Plan which continues the implementation of the County's Growth management work through the re-designation of future development lands and other housing and employment policy updates.

### **STATEMENT READ BY CHAIR**

Chair Seeley read the following statement:

This meeting is to provide information, comments and input for Planning Committee and Council. County Council has not taken a position on the matter; County Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the adoption of the proposed Official Plan Amendment, you must make a written request to the

Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Official Plan Amendment 123 requires approval from the Minister of Municipal Affairs and Housing. Pursuant to Section 17(36.4) of the Planning Act there is no appeal in respect of a decision of the approval authority if the approval authority is the Minister.

## **PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT**

Chair Seeley invited Ms. Sarah Wilhelm, Manager of Policy Planning and Mr. Jameson Pickard, Senior Policy Planner to come forward to present the proposed County Official Plan amendment 123, Future Development Lands. Ms. Wilhelm begun the presentation by providing an overview of the current provincial planning policy context for OPA 123 and its relation to the County's ongoing Official Plan Review. Following, Mr. Pickard delivered a presentation about OPA 123, covering the following topics:

- Future Development Land Re-designations
- Employment Area Conversion Requests
- OPA 119 Modifications
- Local Growth Management Recommendations
- Housing Focused Updates
- Planning Act Updates
- Consultation to Date
- Next Steps

## **PUBLIC INPUT**

Following the presentation, participants were invited to ask questions and share their comments regarding OPA 123. Dr. Wevers, resident of the Town of Erin, was the only member of the public to speak and asked the following questions.

Questions are marked by a 'Q' and answers provided are noted with an 'A'.

**Q: It seems to me that the province can bring forth policies that change all the plans that are happening. There's been a lot of discussion regarding farm properties that are going to get residential severances in the rural section. Am I still correct in understanding that a decision from the province could come at any point?**

**A:** The province does have the ability to make decisions on land use planning policy and the timing for which has been sporadic and frequent. There is an element of uncertainty related to planning policy. The Legislature has recessed until October, however I am not sure if that stops the Minister from doing work under their portfolio.

The three residential lot policy changes were through the Provincial Planning Statement. The version from 2023 applied to prime agricultural land. They have removed those allowances.

**Q: Can you speak to this regarding secondary agricultural lands?**

For secondary agricultural lands, we will need to see where the final document lands, what that means for the severance policies, and how many are needed. We will have an opportunity to work with



council and the public. There are three municipalities in Wellington County that have secondary agricultural land including Erin, Puslinch, and Minto. We would look at the severance policies as they stand, what residential lots we have in supply, and whether that meets our forecast for the rural area. We are committed to starting that work in the fall with the hopes that the final policy document will have been made available by the province.

**Q: Can you please clarify if a date has been made regarding policy changes?**

**A:** As stated in the presentation, the province sets the rules that staff must follow. You are correct in thinking that the province will set the rules for secondary agricultural severances and any prime agricultural severances. That has not been clarified at this point. Staff have an obligation to follow provincial policy. In general terms, the province sets the rules that we must comply with, and we do not know what those are yet. They have reversed their decision on the prime agricultural severances. There are a lot of moving pieces and once the province releases the regulation or more clarity comes from the province, we will set our policies according to it.

**Q: Is there an indication of when the province will have that done?**

**A:** No, there is not.

## **CLOSING**

There being no further comments or questions from the public, Chair Seeley thanked everyone for attending the meeting and declared the public meeting closed at 11:59 am.

# Appendix C

## Summary of Comments and Responses

Table C1	MUNICIPAL Comment and Response Table
Table C2	INDIGENOUS COMMUNITY Comment and Response Table
Table C3	AGENCY Comment and Response Table
Table C4	PUBLIC AND STAKEHOLDER Comment and Response Table
Table C4.1	CENTRE WELLINGTON
Table C4.2	WELLINGTON NORTH
Table C4.3	MINTO
Table C4.4	PUSLINCH



## Appendix C

**Table C1      MUNICIPAL Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<p><b>MINTO</b>            Council Recommendations:            May 21<sup>st</sup>, 2024            MUN</p>	<p>At the May 21, 2024 Council meeting, Minto Council provided the following comments on OPA 123 through resolution COW. 2024-076.</p> <p>The Town has reviewed the land re-designation and have the following comments:</p> <ol style="list-style-type: none"> <li>1. 65 Lorne St N – the Town requests that the portion of property remains as FD, as there are potential traffic movement concerns out of the property. The Town/County have requested the developer to amend their TIS to address the implications/possibility if the entire property was developed as a residential subdivision.</li> <li>2. 221 Mary St – the Town requests that this property remains as FD. The Town has the same traffic concerns as above. The Town is considering partnering up with the TIS consultant for the 65 Lorne St N developer to extend the scope of the TIS to include this property to determine its development type and potential.</li> <li>3. 300 Toronto St – the Town is requesting that the portion of the designated as FD remains as such. The Town is working with the owner on potential development type and direction on this property and feels that it is too premature to redesignate this land prior to a feasibility study being completed by the owner.</li> </ol>	<p>See comments in section 6.3.3 of the report.</p>

<p><b>CENTRE WELLINGTON</b> Staff Comments: May 30<sup>th</sup>, 2024 MUN</p>	<p>Centre Wellington Planning Staff provided the following comments on OPA 123:</p> <p><b><u>Additional Residential Units (ARU's)</u></b> Amendment 1) of OPA 123 makes changes to the current County OP provisions in relation to Additional Residential Units. Presumably this is in response to Section 16(3) of the Planning Act as amended in 2022.</p> <p>Township staff believe that the County's proposed modifications to Section 4.4.6 are more restrictive than is necessary. It permits up to two additional dwelling units, whereas the revised Section 16(3) simply does not allow an official plan to prohibit up to three dwellings per lot on a parcel of urban residential land. The Province's own Housing Task Force has recommended that up to four units be permitted per lot, and municipalities are being advised they need to permit four units to qualify for federal Housing Accelerator Funds. We are concerned that if the County's amendment is adopted as presented, the local municipalities would be prohibited from allowing a total of four units per lot.</p> <p>We also note that the current provisions of Section 16(3) of the Planning Act no longer make any reference to additional residential units or additional dwelling units even though this term is commonly used by municipalities. So we question if it is necessary to use the term "additional residential units" any longer. There is also no reference to units permitted under Section 16(3) from being subordinate in scale or function to the main residence, and the Development Charge exemptions no longer rely upon any relationship between the floor area of additional units. The only reference to ancillary is with respect to a dwelling proposed in a separate detached structure. Therefore we request that the County delete the phrase "These units are subordinate in scale and function to the main residence on the property" from Section 4.4.6. Our overall view is that with respect to housing, the County OP should be permissive in relation to provincial policy and permit the local</p>	<p><b><u>Additional Residential Units (ARU's)</u></b> In response to Township comments, County Staff reviewed the legislation and conferred with Ministry staff, and as a result has revised the ARU policies. The revised policies require that at least two ARUs be permitted on properties with a single detached, semi-detached or rowhouse, but enable municipalities to permit more than two ARUs (in an urban area) where Council has deemed it appropriate through the zoning by-law. In all scenarios only one ARU would be permitted in an ancillary structure on a property and only two ARUs would be permitted in the Rural System of the County.</p> <p>The PPS, 2024 has clarified that the scale of Additional Residential Units and impact on agricultural lands are elements to be regulated by municipalities in the Rural area. As a result, County Staff have updated OPA 123 to scope the mandatory criteria in section 4.4.6.2 to apply to separate standalone Additional Residential Units in the Rural System of the County.</p> <p>The PPS 2024, uses the term Additional Residential Units. Given this, Planning Staff believe the Additional Residential Unit terminology is appropriate to maintain in the Official Plan.</p>
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	<p>municipalities to regulate locally through their zoning bylaws or other development permitting systems.</p> <p><b><u>Schedules A-1 and A-2 - Employment Area Conversions</u></b> Township staff are in support of the proposed employment conversions as these are consistent with the Land Needs Assessment. Is Schedule A-2 necessary now that Bill 162 has been given Royal Assent? I believe this Employment Conversion is incorporated into Bill 162.</p> <p><b><u>Part 8 - Detailed Primary Urban Centre and Secondary Urban Centre Policies</u></b></p> <p>The detailed urban centre policies do not directly affect the Township, so our comments here are advisory in nature. With respect to the proposed changes to Section 8.3.5 Medium Density, we would encourage the County to reconsider if it is necessary to adopt a maximum density and perhaps identify a range of 35 to 100 units per hectare. We believe the current maximum of 75 units per hectare is too restrictive in our experience, and if we are to build more compact communities we need to permit higher densities. Regarding the changes to Section 8.4, Central Business District, we support changes that seek to increase housing opportunities in the downtown cores, but we question if it is necessary to restrict to only mixed use development. There may be opportunities in certain districts within the core areas to permit residential development without requiring commercial at street level, as Centre Wellington does in the Fergus Urban Centre. Again, the local municipalities should have more freedom to determine their development plans and implement through zoning.</p>	<p><b><u>Schedules A-1 and A-2 - Employment Area Conversions</u></b></p> <p>OPA 123 has been revised to remove the employment area conversion that was implemented by the Province through Bill 162 at 22 Park Road in Elora.</p> <p><b><u>Part 8 - Detailed Primary Urban Centre and Secondary Urban Centre Policies</u></b></p> <p>County Staff acknowledge the Townships advisory comments related to unit density requirements in the Official Plan. County Staff will be undertaking a review of unit density policies through a future amendment and will consider these comments at that time.</p> <p>In response to Township comments related to housing in the Central Business District designation, changes have been made to the final draft of OPA 123 to enable municipalities, through their zoning by-laws, to permit multi-unit residential uses at street level on properties not fronting onto a Provincial or County Road. This change permits additional opportunities for higher density housing while protecting the business function of the Central Business District.</p>
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<p><b>TOWN OF ERIN</b>  Staff Comments:  June 20, 2024  MUN</p>	<p>Town of Erin Planning Staff provided the following comments on OPA 123:</p> <ol style="list-style-type: none"> <li>1. The word “General” is misspelled incorrectly in the heading for Part 4 on page 8 of draft OPA 123.</li> <li>2. One area requiring clarification is Policy 8.10.4 (a) which states:   “it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;”   Slide 32 of The County’s OPA 123 PowerPoint presentation states that additional Future Development land re-designations will be necessary to fully address growth needs identified in Mount Forest and Town of Erin. Given that the County has recently completed its MCR regarding Erin’s Growth Strategy and OPA 120 is currently at the Province, it is unclear what the County means by this statement. When is the County going to consider additional re-designations? What is that going to be based on?</li> <li>3. We suggest that Section 10.6.3 under Part 10 – Creating New Lots be revised to add the words “or a Public Use” to the end of the policy as follows:   “10.6.3 Future Development Areas  Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future development or a Public Use.”</li> </ol>	<ol style="list-style-type: none"> <li>1. Correction to the word “General” has been made.</li> <li>2. It is the County’s expectation that the Town will undertake municipally initiated amendments to the Towns official plan to implement the results of the County’s Land Needs Assessment, particularly related to the Future Development lands recommendations. Planning staff believe that there is sufficient direction in the County Official Plan for the Town to rely on the County’s growth management work to justify Future Development land redesignations through a locally initiated Official Plan Amendment.</li> <li>3. County Staff agree with this comment and have revised section 10.6.3 – Future Development Areas - to reflect the Towns request.</li> </ol>
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	<p>4. The staff report of September 14, 2023, does reference the Land Needs Assessment and simply indicates it will be up to Erin to review and redesignate through a locally-initiated amendment. We agree with this approach, provided there is provision/appropriate flexibility in the policies of the County’s OP to allow for this which we request confirmation.</p> <p>5. No where in draft OPA 123 is the Town of Erin mentioned; however, there are policies which apply County-wide, not just to the specific local municipalities noted (i.e. permitted uses within employment lands; additional dwelling units, etc.). The Town is suggesting that the County add additional wording to the beginning of Parts 6 and 8 of OPA 123 to simply clarify that these policy revisions apply County wide.</p>	<p>4. Refer to bullet 2 above.</p> <p>5. Given the unique policy environment in the County the applicability of certain policy sections in the County Official Plan needs to be reviewed on a case-by-case basis.</p>
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**Table C2      INDIGENOUS COMMUNITY Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<b>Chippewas of Rama First Nation</b> October 26, 2023	No comment	No changes to OPA 123 requested.
<b>Nation Huronne-Wendat</b> November 23, 2023	The Huron-Wendat Nation wishes to be consulted for all projects related to these amendments. We are also interested in participating in all archaeological fieldwork for this project, as well as receiving copies of the draft reports for review and comments. Funding must be made available to insure our participation.	OPA123 does not require an archaeological assessment, however, this comment is noted for future phases of the MCR.
<b>Mississauga’s of the Credit First Nation</b> June 4, 2024	Consultation Staff from Mississauga’s of the Credit First Nation requested a meeting with County Staff to discuss OPA 123. The meeting was requested to gain a better understanding of the proposals contained in OPA 123. No concerns were raised at this meeting and no follow-up comments were submitted.	No changes to OPA 123 requested.

**Table C3**      **AGENCY Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<b>Bell Canada</b> November 15, 2023 May 16, 2024 OPA123-001A	No comments or concerns. Request to be notified of Decision.	No changes to OPA 123 requested.
<b>Grand River Conservation Authority</b> October 6, 2023 May 30, 2024 OPA123-002A	Comments clarify what GRCA regulated features exist on or are adjacent to specific lands that are subject to the amendment. Comments further clarify that GRCA should be consulted prior to any development occurring to ensure proper permits are obtained.	No changes to OPA 123 requested.
<b>Saugeen Valley Conservation Authority</b> December 1, 2023 May 6, 2024 OPA123-003A	No concerns.	No changes to OPA 123 requested.
<b>Conservation Halton</b> November 29, 2023 May 31, 2024 OPA123-004A	No comments or concerns.	No changes to OPA 123 requested.
<b>Enbridge</b> May 16, 2024 OPA123-005A	No comments or concerns.	No changes to OPA 123 requested.

**Table C4.1 CENTRE WELLINGTON PUBLIC Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<b>MHBC Planning</b> November 29, 2023 OPA123-002P	Comments on behalf of Glenn and Mark Morell, owners of 178 and 220 First Line Elora, requesting that these lands be added to the Primary Urban centre of Elora.	No changes to OPA 123 proposed.  OPA 123 does not address urban boundary expansions in Centre Wellington. A separate process is underway to determine where appropriate future expansions will occur to the Fergus and Elora Primary urban centres. These expansions will be implemented through a future official plan amendment under the Official Plan Review.
<b>Weston Consulting</b> June 7, 2024 OPA123-007P	Comments on behalf of Sobara/Tribute Brubacher Holdings Inc, 6586 Beatty Line North reserving their right to comment on the amendment in the Future. Requests to be notified of decision.	Noted.
<b>Weston Consulting</b> June 7, 2024 OPA123-008P	Comments on behalf of RBS & EJS Fergus Limited Partnership, 6490 First Line reserving their right to comment on the amendment in the Future. Requests to be notified of decision.	Noted.
<b>Dunpar Homes</b> August 28, 2024 OPA 123-010P	Comments from Dunpar Homes requested that their lands located at 650 Victoria Terrace, Fergus, be re-designated from Industrial to Residential through OPA 123.	See comments in Section 6.7.3 of report.

**Table C4.2 Wellington North Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<p><b>Biglieri Group</b>  November 30, 2023  May 30, 2024  OPA123-003P</p>	<p>Comments on behalf of Tribute Communities, owners of 665 Eliza Street and vacant property on the west side Eliza Street Arthur. Comments request that these lands be re-designated from Future Development to Residential.</p> <p>Comments indicate that County’s growth management work is outdated to the Ministry of Finances more recent forecasts which capture the increased levels of federal immigration. Comments indicate their clients Future Development lands are needed to accommodate projected growth in Arthur.</p> <p>Additional comments acknowledge the current servicing constraints in Athur Village and provide a review how the subject lands can satisfy the urban boundary expansion criteria.</p>	<p>See comments in Section 6.7.1 of report.</p>
<p><b>Zelinka Priamo Ltd.</b>  November 30, 2023  May 21, 2024  OPA123-005P</p>	<p>Comments on Behalf of CP REIT Ontario Properties Limited, owners of 504 Main Street in Mount Forest. Comments support the proposed re-designation of their property from Special Policy PA6-3 to Highway Commercial. Additional comments request clarification on the following changes proposed in OPA 123:</p> <ol style="list-style-type: none"> <li>1) Clause 6.e) of the draft amendment states “deleting the paragraph in section 8.6.4 Scale of Development and replacing it with the following: “Low density and low coverage commercial development will be directed to highway commercial areas”. We request clarification that retail and service Commercial uses would be permitted to facilitate the proposed infill commercial development.</li> <li>2) Draft Amendment 6.f) states “Deleting the paragraph in section 8.6.6 Design Considerations and replacing it with the following: ‘When considering any new development or</li> </ol>	<p>No changes to OPA 123 are proposed.</p> <ol style="list-style-type: none"> <li>1) With regards to clause 6.e) the permitted uses contained in the Highway Commercial designation would permit a variety of retail commercial uses intended to service the traveling public. Further, OPA 123 proposes to clarify that a grocery store is a permitted use in the Highway Commercial designation.</li> <li>2) With regards to clause 6.f), In the context of policy 8.6.6 the use of the phrase “site design standards” is intended to be direction to local municipalities encouraging them to create and implement development design standards,</li> </ol>



	<p>redevelopment site design standards will be encouraged which provide aesthetically acceptable and pedestrian friendly development. Site plan control will be used to ensure effective design of new development is achieved. Council shall ensure the design of the development with respect to building height, <i>bulk</i> [emphasis added], setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding development. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses...”. We request clarification as to the applicable site design standards, as they are not provided within the Draft Official Plan Amendment and we request clarification as to what is intended by “bulk” as it relates to design considerations.</p>	<p>design guidelines etc..., which would help achieve the goals of the policy ie. good design and pedestrian friendly development. There are no standards/guidelines that have been prepared as part of OPA 123.</p> <p>The term “Bulk” is a term that currently exists in the Official Plan, while not defined, is generally meant to describe the 3-dimensional space a building occupies on a property. The intent of the policy is to provide guidance to member municipalities to ensure appropriate site/building design matters are considered when contemplating new development. This could be achieved through the use of zoning provisions to regulate building elements that contribute to the “bulk” of a building ie. building height, floor area, building setbacks etc..</p>
<p><b>Member of the Public</b> May 31, 2024 OPA123-006P</p>	<p>Comments submitted by Patti-Jo McLellan Shaw, owner of the Industrial lands east of Highway 6 and north of Sligo Road East in Mount Forest (land behind Wellington Heights Secondary school) submitted comments requesting that their entire parcel be re-designated from Industrial to Residential. The comments provide a history of the property, past residential development proposals on the lands and outline how the residential development of the property could address housing needs in the community. The comments also highlight the Township’s Community Growth Plan (2018) supports these lands going to a residential designation.</p>	<p>See comments in Section 6.7.2 of report.</p>

**Table C4.3** **MINTO Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<p><b>Clifford (Park St) Developments Inc.</b>            June 17, 2024            OPA123-009P</p>	<p>Comments submitted by Clifford (Park St) Developments Inc., owners of 41 Park Street West, Clifford.</p> <p>We appreciate the opportunity to provide feedback on OPA 123. Our feedback focuses on the proposed re-designation of Future Development lands located at 41 Park Street West, Clifford, to Residential.</p> <p>We are in support of the proposed re-designation and thank staff for their ongoing efforts.</p>	<p>No changes to OPA 123 proposed.</p> <p>Planning Staff acknowledge support for the proposed re-designation of the subject property.</p>

**Table C4.4** **PUSLINCH PUBLIC Comment and Response Table**  
**County Official Plan Amendment 123 – Future Development Lands**

Name/Date/ID	Key Comments	Staff Response
<p><b>JL Cox Planning Consultants Inc.</b>            October 19, 2023            May 14, 2024            OPA123-001P</p>	<p>Comments on behalf of Rebecca and Rob Snyder, owners of 7421 Wellington Road 34 Puslinch, indicate support for the proposed re-designation of their lands from Future Development Area to Residential through OPA 123</p> <p>Comments submitted further request that the balance of their property be included in the secondary settlement area of Aberfoyle and include a rationale as to why this expansion would be appropriate.</p>	<p>No changes to OPA 123 are proposed.</p> <p>Planning Staff acknowledge support for the re-designation of the subject property.</p> <p>With regards to the settlement area boundary expansions request, OPA 123 is not considering settlement area boundary expansions. Appropriate processes are underway to consider rural growth options where a need has been identified.</p>

<p><b>MHBC Planning</b> November 30, 2023 OPA123-004P</p>	<p>Comments on behalf of Jim Estill, regarding the property located at 4631 Sideroad 20 North, Puslinch. Comments request that these lands remain with the Regionally Significant Economic Development Study Area (RSEDA) and be designated Rural Employment Area through OPA 123.</p>	<p>No changes to OPA 123 are proposed.</p> <p>With the Provincial approval of OPA 119, the Province modified the limits of the RSEDA to include the subject lands.</p> <p>With regards to the request to re-designate the subject lands to Rural Employment Area, County and Township staff have jointly launched Puslinch by Design, a comprehensive study, to determine the future location of new employment lands in the Township of Puslinch. The results of this process will identify suitable locations for new employment lands in the Township.</p>
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# **Appendix D**

## **Final Draft OPA123 – Future Development Lands**

AMENDMENT NUMBER 123  
TO THE OFFICIAL PLAN FOR THE  
COUNTY OF WELLINGTON

October 10, 2024  
Final Draft

COUNTY OF WELLINGTON  
GENERAL AMENDMENT  
(Future Development Lands)

**Important Notice:** This draft Amendment to the Official Plan for the County of Wellington may be revised at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Wellington.



**THE CORPORATION OF THE COUNTY OF WELLINGTON**


**BY-LAW 5890-24**

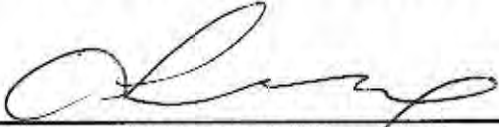
A by-law to adopt Amendment No. 123 (Future Development Lands)  
to the Official Plan of the County of Wellington.

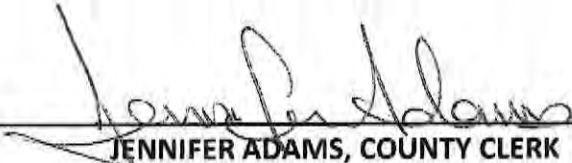
The Council of the Corporation of the County of Wellington, pursuant to the provisions of the  
Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. That Amendment No. 123 (Future Development Lands) 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 passing  
thereof.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED OCTOBER 31, 2024.**



  
\_\_\_\_\_  
**ANDY LENNOX, WARDEN**

  
\_\_\_\_\_  
**JENNIFER ADAMS, COUNTY CLERK**

**AMENDMENT NUMBER 123  
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 No. 123.

**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 this amendment is to further implement recommendations of the County's Land Needs Assessment (LNA) and growth management work to ensure suitable lands are available to accommodate forecasted growth in the County to 2051 and beyond. This amendment will:

- Redesignate certain Future Development lands that address community area land needs.
- Implement specific recommendations from the Township of Wellington North's approved Growth Management Strategy for Arthur.
- Implement supported employment area conversion requests in Fergus and Mount Forest.
- Make housing focused updates to the Central Business District, Residential Transition Area and Highway Commercial designations.
- Add new policies to the Industrial and Rural Employment Area sections of the Official Plan to address the definition change of "area of employment" under the Planning Act.
- Update Additional Residential Unit policies to reflect recent Planning Act and Provincial Policy Statement, 2024 changes.
- Redesignate lands that were added to the urban boundary of Clifford by the Province through OPA 120 to an appropriate land use designation.

Other changes proposed through this amendment include updates to the existing Future Development and Medium Density Development sections to provide additional clarity in the application of these policies. Other housekeeping changes proposed include redesignating already developed Future Development lands to an appropriate land use designation and clarifying land use designation applicable to certain properties in Palmerston, Arthur and Mount Forest.

### **LOCATION**

The lands subject to the proposed amendment are located within the Township of Centre Wellington, Township of Mapleton, Town of Minto, Township of Puslinch and the Township of Wellington North and more specifically, in the Urban Centres of Fergus, Drayton, Clifford, Harriston, Palmerston, Aberfoyle, Mount Forest and Arthur. Certain policy changes proposed will apply broadly across the County of Wellington.



## **BACKGROUND**

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a municipal comprehensive review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan.

The first amendment was OPA 119, which was adopted by County Council on May 26, 2022, and approved with modifications by the Province on April 11, 2023. On December 6th, 2023, the Province significantly modified its approval of OPA 119 with the approval of Bill 150 - Planning Statute Law Amendment Act, 2023. This legislation reversed several modifications including urban boundary expansions and employment area conversions made through the Province's original approval. On May 16<sup>th</sup>, 2024, the Province approved further modifications to OPA 119 through Bill 162, Get it Done Act, 2024.

The second amendment was OPA 120, which was adopted by County Council on February 23, 2023, and approved by the Province on July 11, 2024.

OPA 123 is the third amendment of the County's phased Official Plan Review and was originally circulated to members of the public, commenting agencies and Indigenous Communities on October 6<sup>th</sup>, 2023. The Amendment was subsequently paused on December 4<sup>th</sup>, 2023, due to the Provincial governments decision to modify OPA 119 and ongoing shifts to the Provincial policy framework. OPA 123 was updated to address changes that impacted the original proposal and recirculated on May 1, 2024. The final draft of OPA 123 has been updated to reflect applicable public and agency feedback.

## **BASIS**

The County of Wellington, as the upper-tier government, is responsible for long range growth management and planning in Wellington. In this role Wellington is tasked with ensuring that there is sufficient land available in our member municipalities to accommodate forecasted growth to the 2051 and that a modern policy framework is in place to guide growth to achieve healthy vibrant communities.

The policy basis for this amendment is set out in Provincial Planning Statement, 2024 (PPS) and further in the County's Council endorsed land needs assessment report.

Together these Provincial policies and technical documents establish a framework and technical rationale to support forecasted growth in Wellington to 2051 and ensures adequate lands are available to accommodate that growth within Wellington County's communities. This amendment is being processed under Section 26 of the Planning Act.

## **PUBLIC AND AGENCY INPUT**

A Special Meeting of County Council was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 123) has been informed by previous consultations on the Phase 2 MCR Report: Land Needs Report- Final which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with Ministry of Municipal Affairs and Housing staff
- Virtual Public Information Centre (PIC) to present Draft Phase 2 Report in December 13<sup>th</sup>, 2021
- Circulation of draft Phase 2 Report for comment from April to May 2022 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Local Council Presentations and meetings by request
- Documentation of Municipal feedback is reported in Planning Committee report PD2022-20
- Municipal Growth Management Strategies for the Township's of Mapleton and Wellington North.

Documentation of growth forecasts and allocations and feedback is reported in Planning Committee Report PD 2022-07.

The direct consultation for Draft OPA 123 included:

- September 2023 & May 2024 circulation to Ministry of Municipal Affairs and Housing
- October 2023 & May 2024 circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- May 23, 2024 statutory open house
- June 13, 2024 statutory public meeting

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. We received and reviewed 20 written submissions.

## PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text and mapping constitutes **Amendment No.123** to the Official Plan for the County of Wellington.

### DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

#### Part 4 – GENERAL COUNTY POLICIES

1) THAT Section 4.4 Housing is amended by:

a. Deleting bullet a) and b) in section 4.4.6 Additional Residential Units and replacing it will the following:

- “a) The use of no fewer than two Additional Residential Units in a single detached dwelling, semi-detached dwelling or rowhouse; and
- b) The use of an Additional Residential Unit in a building or structure *ancillary* to a single detached dwelling, semi-detached dwelling or rowhouse.”

b. Deleting the paragraph immediately following bullet b) in section 4.4.6 in its entirety and replacing it with the following:

“For additional clarity the intent of this policy is to allow at least three residential units, which includes the primary dwelling unit, on eligible properties in accordance with section 16(3) of the Planning Act. Local municipalities, through their comprehensive zoning by-laws, may permit more than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse in locations Council(s) have deemed it appropriate. Notwithstanding the above, within the Rural System of the County, a total of two Additional Residential Units are permitted on eligible properties. This policy is not intended to limit the use of an Accessory Residence for farm help permitted by section 6.4.6 of this plan.”

c. Deleting the phrase “one Additional Residential Unit” in the first paragraph of section 4.4.6.1 Additional Residential Units within a Main Residence and replacing it with the phrase “no fewer than two Additional Residential Units”.

d. Adding the following new text immediately after the phrase " prohibited from being severed from the property" in the first paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“, except in accordance with provincial policy.”

- e. Adding the following new text immediately after the phrase "provisions to address the following" in the second paragraph of section 4.4.6.2 Additional Residential Units within an Ancillary Building or Structure:

“in the Rural System:”

- f. deleting bullet, a) and b) in section 4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure and replacing them with the following:

- “a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;  
b) the Additional Residential Unit will be limited in scale; and”

## **PART 6 - THE RURAL SYSTEM**

- 2) THAT Section 6.8 Rural Employment Areas is amended by adding the following new subsection:

### **“6.8.5 Continuation of Permitted Use**

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Rural Employment Area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing;
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

## **PART 8 - DETAILED PRIMARY AND SECONDARY URBAN CENTRE POLICIES**

- 3) THAT Section 8.3 Residential is amended by:

a. Deleting the “ ; ” at the end of the bullet a) in section 8.3.5 Medium Density Development and adding a “ . ”.

b. Adding the following new paragraph to the end of bullet a) in section 8.3.5 Medium Density Development:

“Notwithstanding the above, stacked or back-to-back townhouses, which exceed the 35 units per hectare density, will be considered apartments for purposes of this section;”

c. Deleting section 8.3.6 Residential Conversion in its entirety and renumbering the subsequent sections.

**4) THAT Section 8.4 Central Business District is amended by:**

a. Adding the following new bullet c) to the list of bullets in section 8.4.2 Objectives and renumbering the subsequent bullets:

“c) to provide opportunities for higher density residential and mixed-use *development* that supports viable downtowns and provides additional housing choices in the community;”

b. Deleting the second paragraph in section 8.4.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use developments within this designation provided that retail, office or service commercial uses are located at street level. Local municipalities may establish zoning provisions to permit multi-unit residential *development* at street level, provided that the lands do not front onto a Provincial or County Road or where local official plans provide more detailed direction.”

c. Deleting the second sentence of the first paragraph in section 8.4.4 Scale of Development.

d. Deleting the first paragraph in section 8.4.6 Design Considerations and replacing it with the following:

“When considering any *development* or *redevelopment* within the CBD, site design standards which provide good design and pedestrian friendly development will be encouraged. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setback, landscaping, parking and vehicular circulation is functional

and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where mixed-use *development* is proposed commercial and residential uses on the site will be designed to minimize potential conflicts and provide a safe and attractive pedestrian environment for residents and visitors.”

- e. Adding new subsection 8.4.7 and re-numbering the subsequent sections as follows:

**“8.4.7 Zoning By-law**

Within the CENTRAL BUSINESS DISTRICT municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

**5) THAT Section 8.5 Residential Transition Area is amended by:**

- a. Deleting the two paragraphs in section 8.5.1 Overview and replacing it with the following:

“ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” is intended to provide an opportunity for non-retail commercial uses as well as other community services outside of the Central Business District. These uses do not generate the same level of vehicular and pedestrian traffic as the Central Business District, which is intended to be the primary focus for retail commercial uses catering to local community needs.”

- b. Deleting bullet b), in section 8.5.2 Objectives and replacing it with the following:

“b) to provide opportunities for residential *development* in close proximity to downtown cores through compatible residential and mixed-use developments.”

- c. Adding the phrase “and where appropriate incorporated into new *development*” after the phrase “are protected” in bullet f), of section 8.5.2 Objectives.

d. Deleting the first paragraph in section 8.5.3 Permitted uses and replacing it with the following:  
“ The RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” of the Plan, is designated to accommodate a range of uses, including mixed-use *development*. In addition to the uses allowed in the RESIDENTIAL designation, a wide variety of non-retail and service function uses may be permitted. These may include, but are not limited to, professional offices, studios, clinics, personal service establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function use may also be permitted.”

e. Deleting the last sentence in the second paragraph of section 8.5.3 Permitted Uses.

f. Deleting the last sentence of the first paragraph in section 8.5.4 Scale of Development and replacing it with the following:

“Residential and mixed-use *development* may take a variety of forms ranging from single detached dwellings to appropriately scaled multi-unit and mixed-use buildings with commercial uses located at street level.”

g. Adding the following text immediately before the first paragraph in section 8.5.5 Design Considerations:

“When considering any *development* or *redevelopment* site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on the site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”

h. Adding new subsection 8.5.6 and re-numbering the subsequent sections as follows:

### **“8.5.6 Zoning By-law**

Within the RESIDENTIAL TRANSITION AREA municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

**6) THAT Section 8.6 Highway Commercial area is amended by:**

- a. Adding the following new bullet d) to the end of the list of bullets within section 8.6.2 Objectives:

“d) to provide opportunities for mixed-use *development* that does not negatively impact the planned function of HIGHWAY COMMERCIAL areas.”

- b. Adding the phrase “grocery stores and other” after the phrase “automotive sales and services,” in the first paragraph of section 8.6.3 Permitted Uses.

- c. Deleting the phrase “subject to the provisions of the Zoning By-law” at the end of the first paragraph in section 8.6.3 Permitted Uses.

- d. Deleting the second and third paragraph in section 8.6.3 Permitted Uses and replacing it with the following:

“Residential *development* may be permitted through mixed-use *developments* provided that commercial uses are located at street level, and land use compatibility can be addressed.”

- e. Deleting the paragraph in section 8.6.4 Scale of Development and replacing it with the following:

“Low density and low coverage commercial *development* will be directed to HIGHWAY COMMERCIAL areas.”

- f. Deleting the paragraph in section 8.6.6 Design Considerations and replacing it with the following:



“When considering any new *development* or *redevelopment*, site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.”

- g. Adding new section 8.6.7 and renumbering the subsequent sections as follows:

**“8.6.7 Restricting Residential Uses**

Not all lands within the HIGHWAY COMMERCIAL designation are appropriate for residential mixed-use *development* due to their proximity to incompatible land uses or significance as a commercial node in the community. Local municipalities, through the Zoning by-law, may restrict residential uses on incompatible HIGHWAY COMMERCIAL lands.

Municipalities may consider requests to permit residential uses where it has been demonstrated that the potential incompatibilities with non-residential uses can be adequately addressed.”

- h. Adding new subsection 8.6.8 and renumbering the subsequent sections as follows:

**“8.6.8 Zoning By-law**

Within the HIGHWAY COMMERCIAL area, municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.”

7) THAT Section 8.7 Industrial is amended by adding the following new subsection:

**“8.7.7 Continuation of Permitted Use (Industrial)**

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Industrial area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing.
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.”

8) THAT section 8.10 Future Development is amended by:

- a. Adding the phrase “to current uses” after the phrase “such lands” in bullet b) of section 8.10.2.
- b. Deleting the phrase “any major” in bullet c) of section 8.10.2.
- c. Deleting the second paragraph in section 8.10.3 Permitted Uses and replacing it with the following:

“Consideration may be given to a consent in accordance with section 10.6.3 of this plan.”

- d. Deleting the phrase “Redesignation of” in first sentence in the second paragraph of section 8.10.4 and replacing it with the phrase “An official plan amendment to redesignate”.
- e. Deleting the word “comprehensive” in the second sentence of the second paragraph in section 8.10.4.
- f. Deleting bullet, a) in section 8.10.4 and replacing it with the following:

“a) it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;”

- g. Deleting bullet, d) in section 8.10.4 and replacing it with the following:

“that the proposed development is compatible and a contiguous logical extension of existing development;”

## **PART 9 - LOCAL PLANNING POLICY**

- 9) THAT Section 9 Local Planning Policy is amended by:

- a. Deleting policy area “PA5-7 Palmerston Industrial Park - MDS 1 Arc” in its entirety under section 9.6.3 Policy Areas.
- b. Deleting the first paragraph of “PA5-13 North Palmerston Panning Area” under section 9.6.3 Policy Areas and replacing it with the following:

“The area identified as PA5-13 on Schedule “B5-3” is a vacant Future Development area within the Primary Urban Centre of Palmerston. These lands are considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment. Notwithstanding the provisions of Section 8.10 or any other provision to the contrary, the Town of Minto may, without further amendment to this Plan, rezone lands within the PA5-13 area for residential and commercial purposes. Until such time as the Town has rezoned the area, the policies of this Plan, including section 8.10, shall continue to apply to all lands identified as PA5-13. Any zoning by-law amendment application shall be supported by the following studies:”

- c. Deleting policy areas “PA6-2 Special Residential Areas (Mount Forest)” and “PA6-3 Accessory Commercial to Residential (Mount Forest) in there entirety under section 9.7.2 Policy Areas.
- d. Adding new policy area “PA6-12 Mount Forest Future Development Areas” to the end of section 9.7.2 Policy Areas as follows:

### **“Mount Forest Future Development Areas**

The lands identified as PA6-12 on Schedule “B6-1” are vacant Future Development areas within the Primary Urban Centre of Mount Forest. A portion of these lands are to be considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment.

Notwithstanding the provisions of Section 8.10 or any other provisions of this Plan to the contrary, the Township of Wellington North may, without further amendment to this Plan, identify and rezone an approximately 54 ha portion of

the PA6-12 lands for residential and commercial purposes. These uses may only be permitted provided that the location is based upon additional growth-related studies, including for the provision of *municipal water and sewage services*, to the satisfaction of the Township.

Until such time as the Township has rezoned the 54 ha area, the policies of this Plan, including Section 8.10, shall continue to apply to all lands identified as PA6-12.

For the remaining lands within the PA6-12 area not selected by the Township for rezoning, the policies of this Plan, including Section 8.10, shall continue to apply. Any future land use changes for these areas shall be determined through an amendment(s) to this Plan.”

## **PART 10 - CREATING NEW LOTS**

**10)** THAT Section 10.6 URBAN SYSTEM be amended by adding the following new subsection:

### **“10.6.3 Future Development Areas**

Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future *development* or a public use.”

## **PART 15 – DEFINITIONS**

**11)** THAT the “Employment Area” definition be deleted in its entirety and replaced with the following:

### **“Employment Area:**

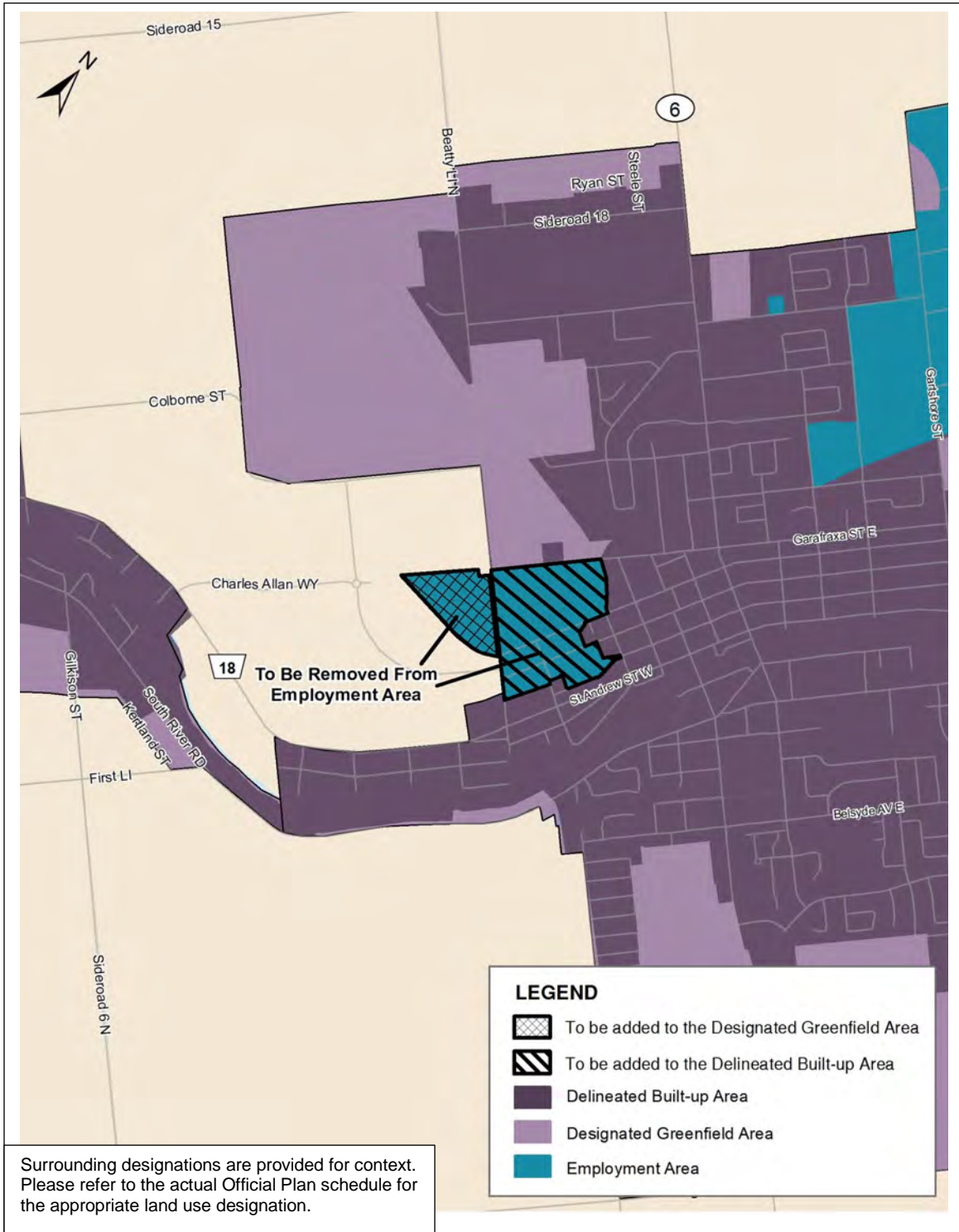
means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

## SCHEDULES

- 12) THAT County Growth Structure Schedule A and A1 be amended to remove portions of the Employment Area in Fergus and extend the limits of the **Designated Greenfield Area** and **Delineated Built-up Area** as shown on Schedule "A-1".
- 13) THAT County Growth Structure Schedule A and A6 be amended to remove portions of the Employment Area in Mount Forest and extend the limits of the **Delineated Built-up Area** and **Designated Greenfield Area** as shown on Schedule "A-2".
- 14) THAT Land Use Schedule B4-1 (Drayton) be amended to change the designation as shown on Schedule "A-3" from **Future Development** to **Residential and Industrial**.
- 15) THAT Land Use Schedule B5-1 (Clifford) be amended to change the designation as shown on Schedule "A-4" from **Future Development** and **Prime Agricultural** to **Residential**.
- 16) THAT Land Use Schedule B5-2 (Harriston) be amended to change the designation as shown on Schedule "A-5" from **Future Development** to **Residential and Industrial**.
- 17) THAT Land Use Schedule B5-3 (Palmerston) be amended to change the designation as shown on Schedule "A-6" from **Future Development** and **Policy Area PA5-7** to **Highway Commercial**.
- 18) THAT Land Use Schedule B6-1 (Mount Forest) be amended to change the designation as shown on Schedules "A-7" to "A-9" from **Future Development, Industrial, Policy Area PA6-2 and Policy Area PA6-3** to **Residential, Recreational, Highway Commercial, Industrial and Policy Area PA6-12**.
- 19) THAT Land Use Schedule B6-2 (Arthur) be amended to change the designation as shown on Schedule "A-10" to "A-11" from **Future Development** and **Residential** to **Residential, Recreational, Highway Commercial, and Residential Transition Area**.
- 20) THAT Land Use Schedule B7-1 (Aberfoyle) be amended to change the designation as shown on Schedule "A-12" from **Future Development** to **Residential**.

THE CORPORATION OF THE COUNTY OF WELLINGTON  
 OFFICIAL PLAN AMENDMENT NO. 123

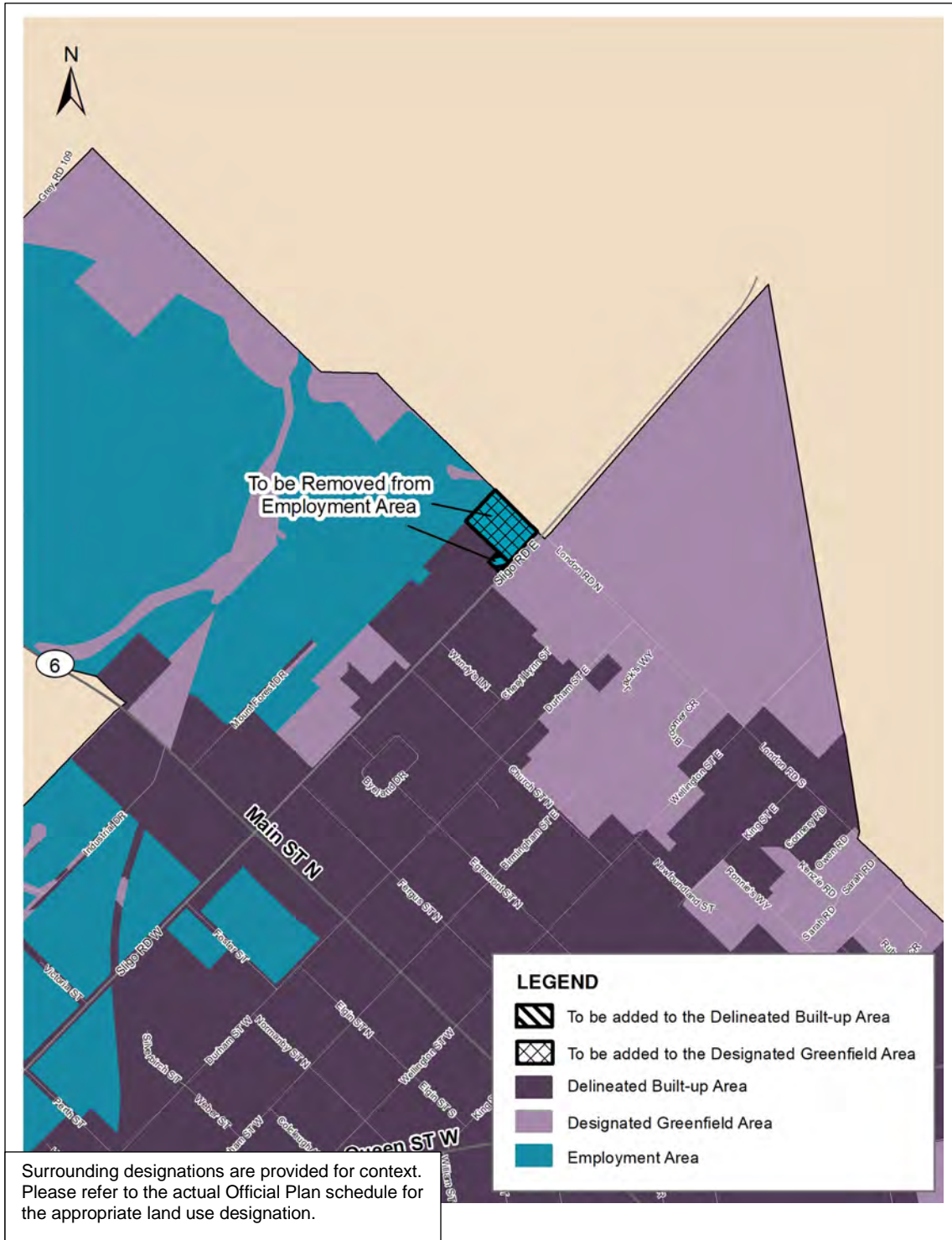
SCHEDULE "A-1"  
 Fergus



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-2"  
Mount Forest

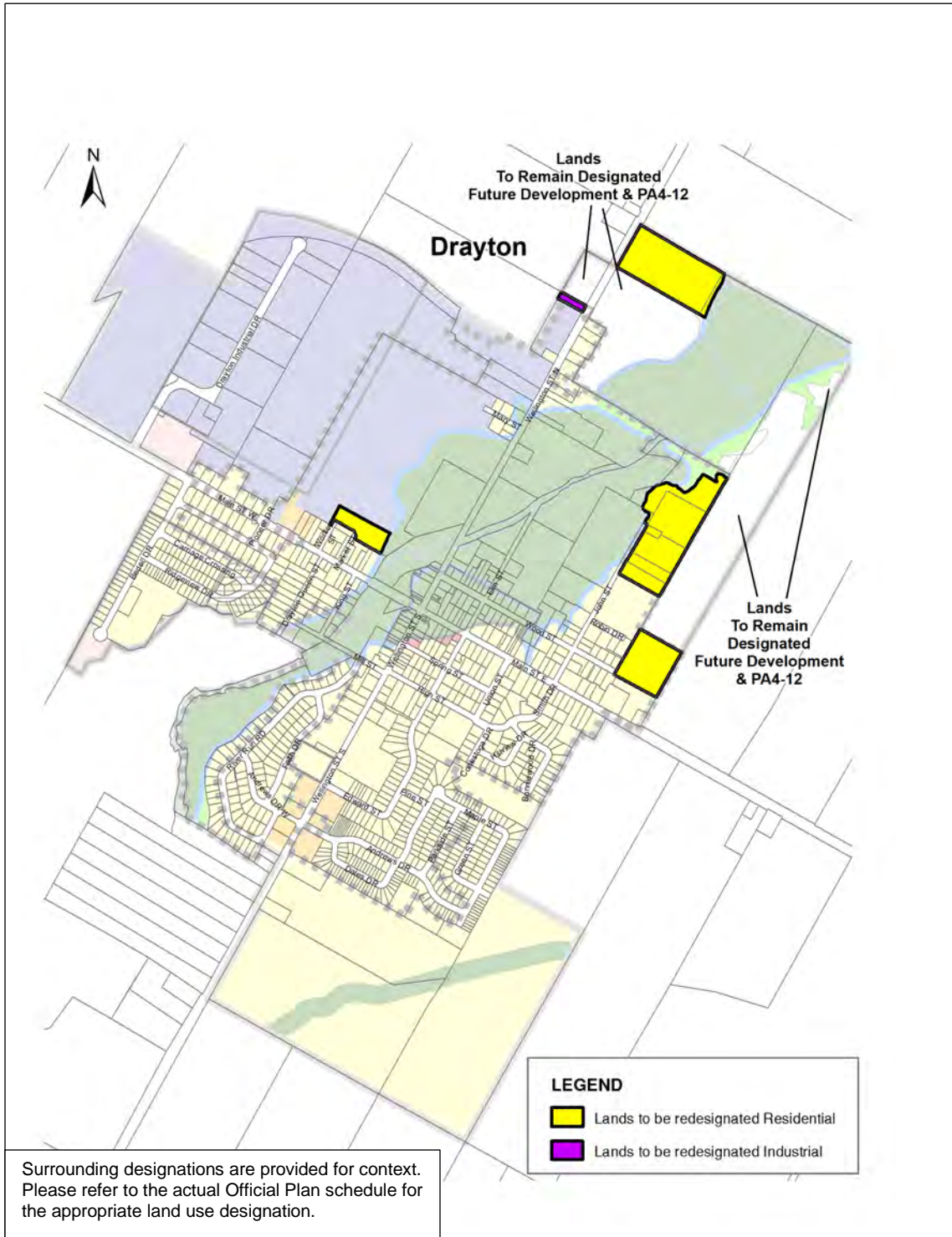




THE CORPORATION OF THE COUNTY OF WELLINGTON

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SCHEDULE "A-3"  
Drayton

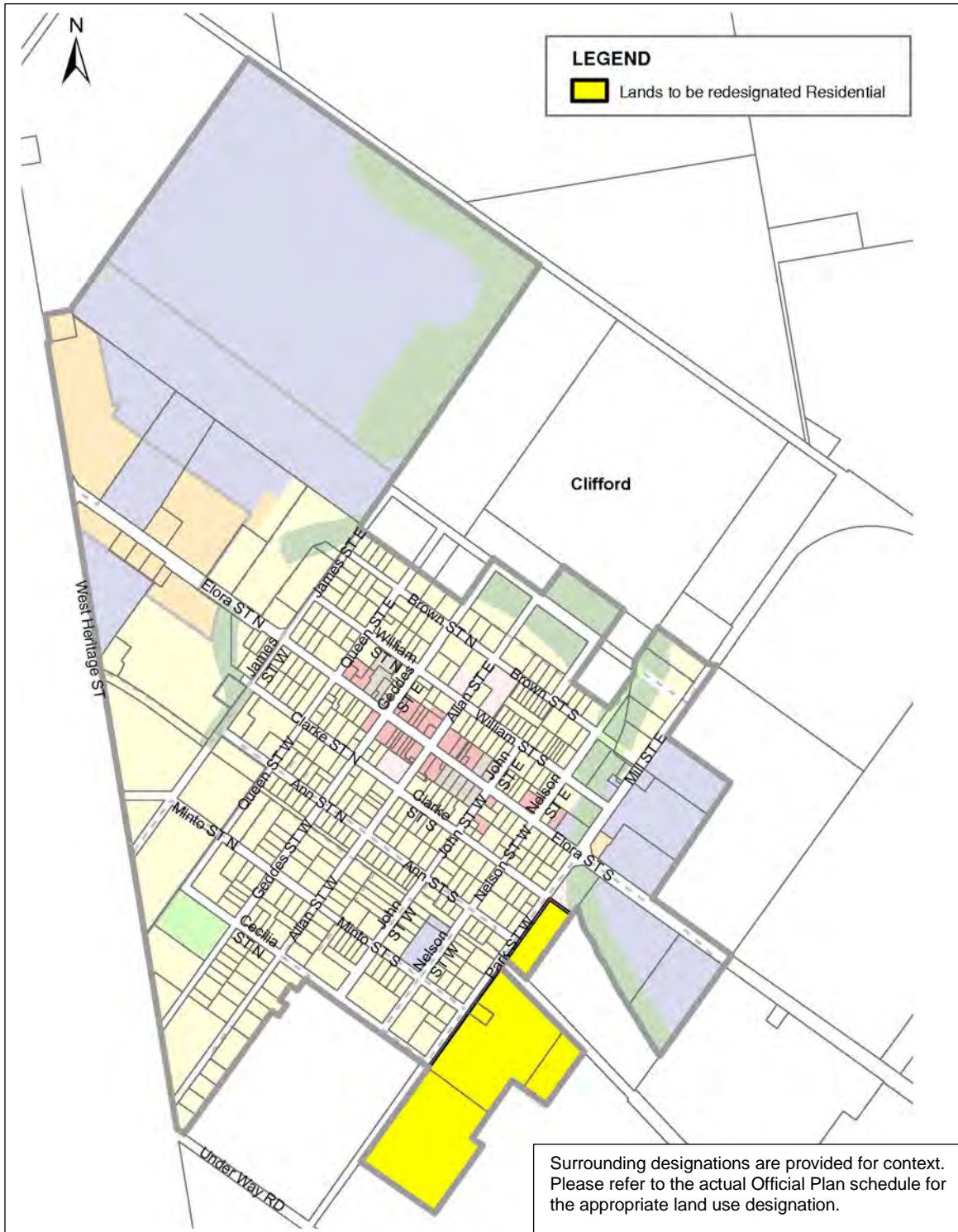




**THE CORPORATION OF THE COUNTY OF WELLINGTON**

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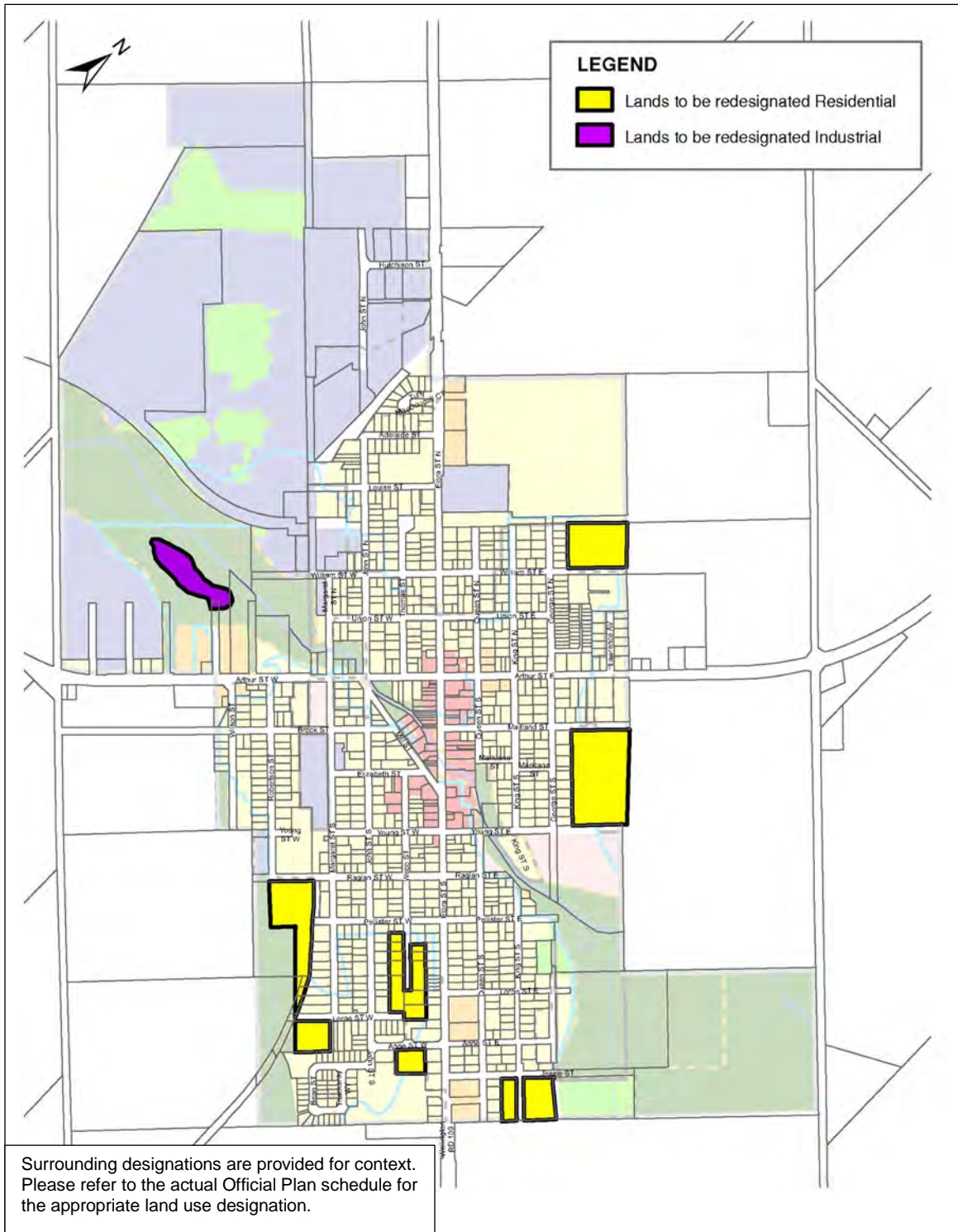
**SCHEDULE "A-4"  
Clifford**



THE CORPORATION OF THE COUNTY OF WELLINGTON

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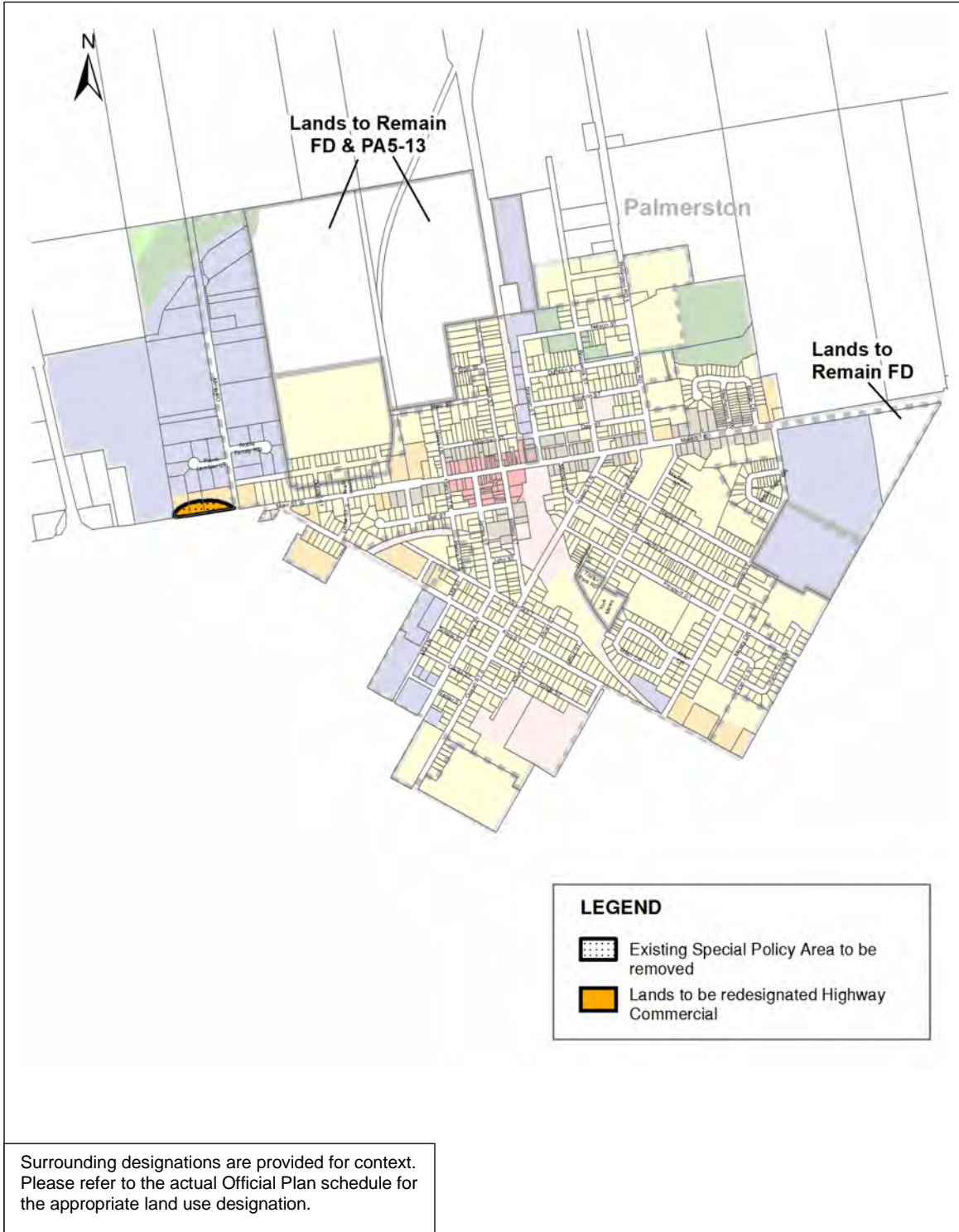
SCHEDULE "A-5"  
Harriston



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SCHEDULE "A-6"  
Palmerston

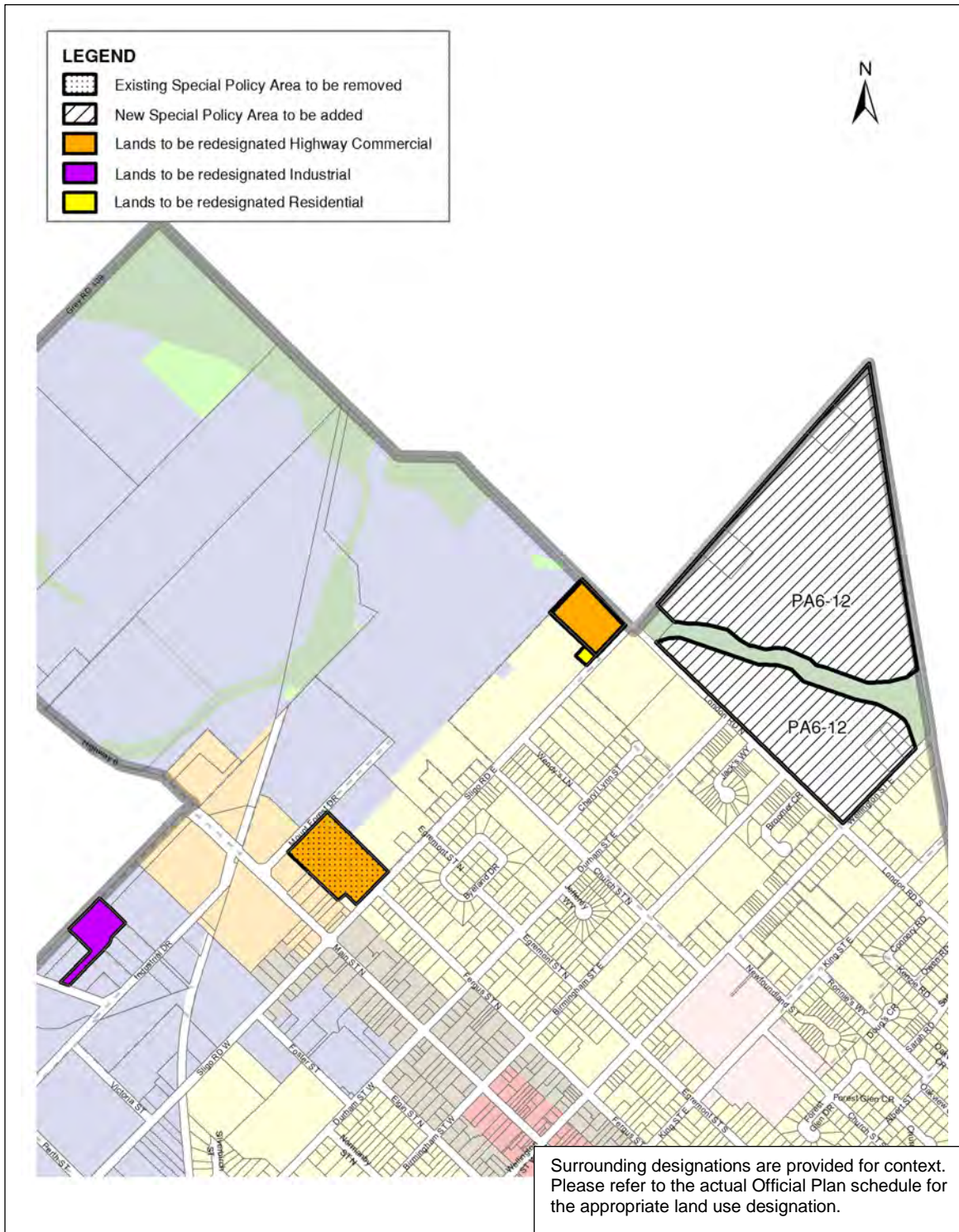




THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

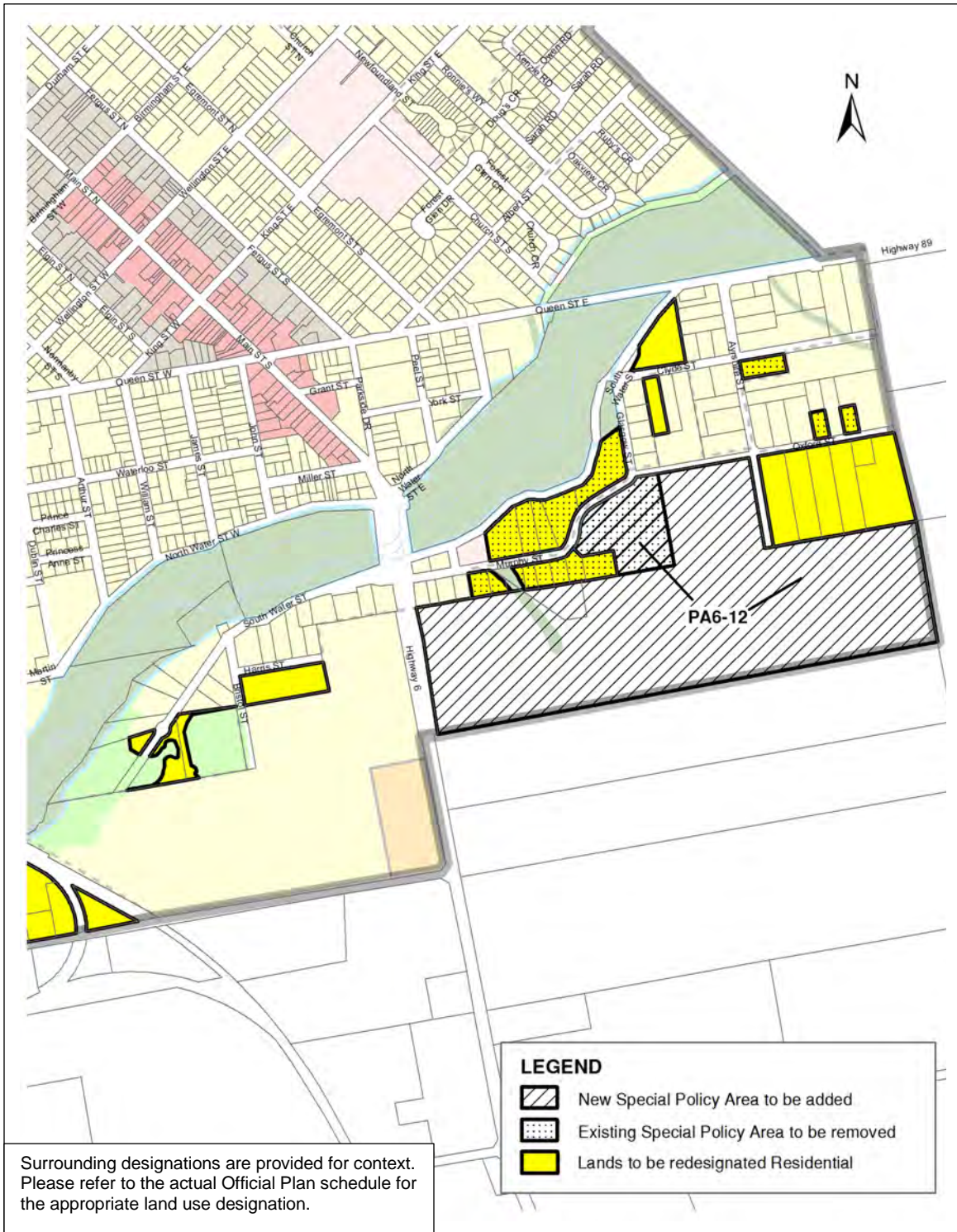
SCHEDULE "A-7"  
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-8"  
Mount Forest

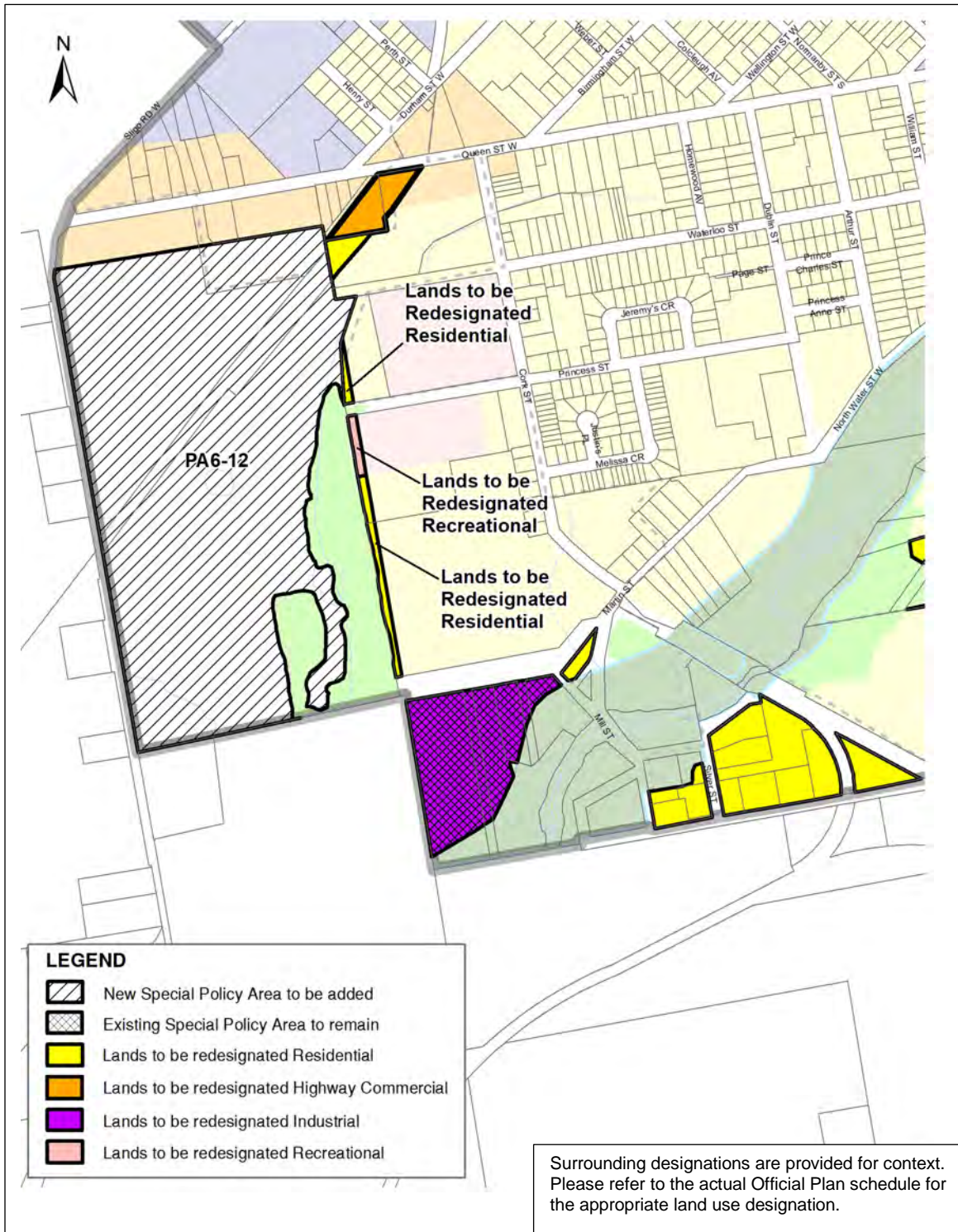




THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

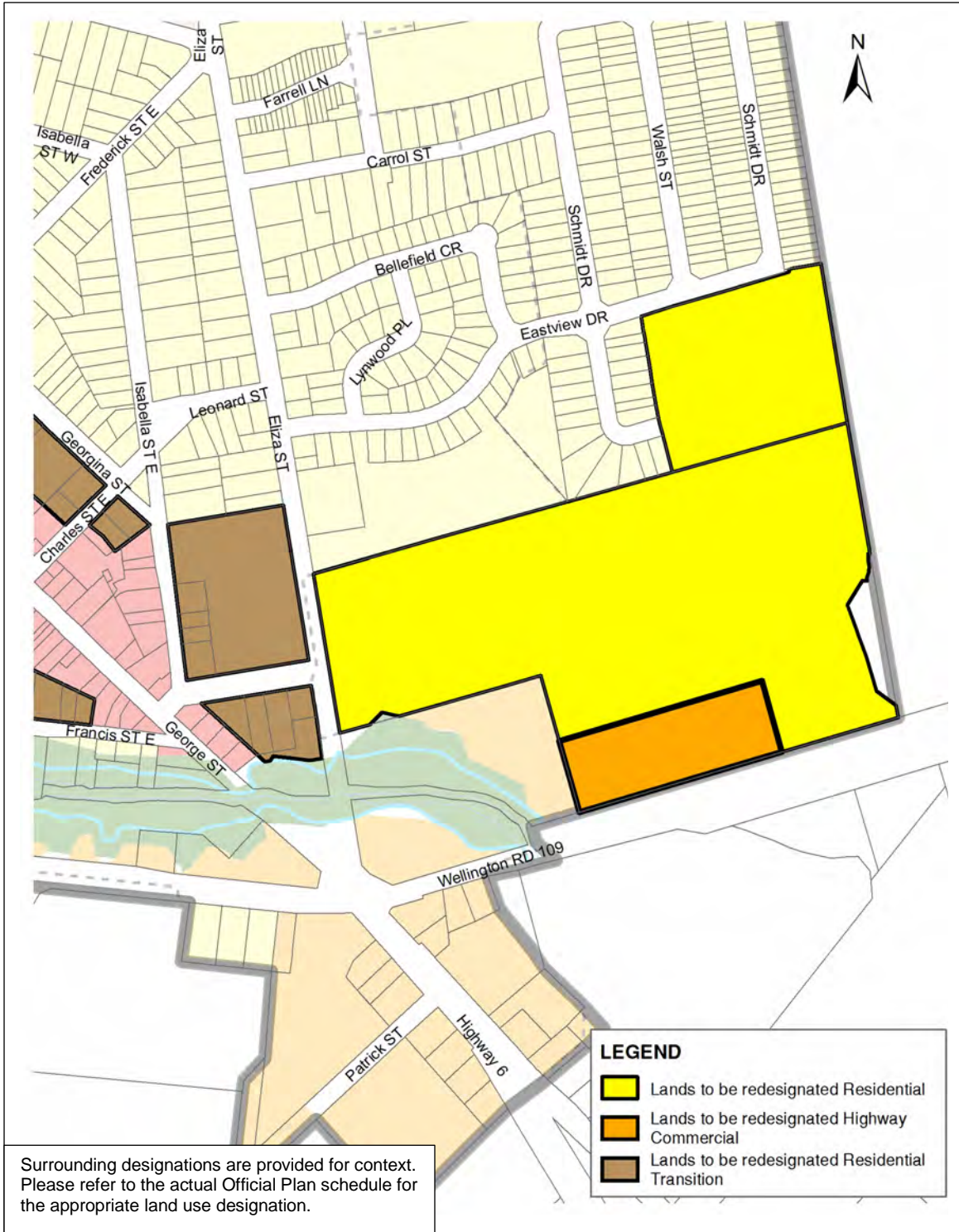
SCHEDULE "A-9"  
Mount Forest



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-10"  
Arthur

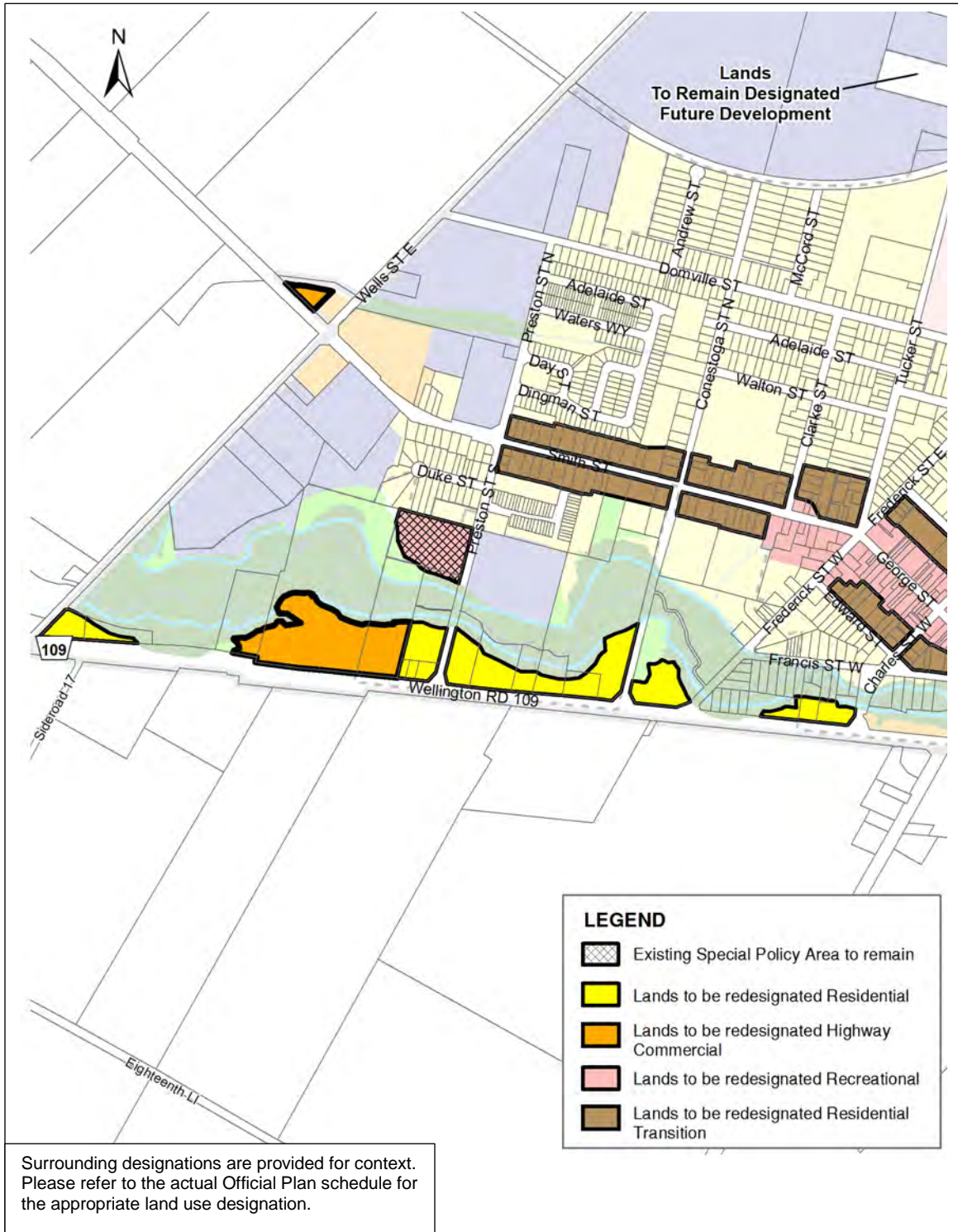




THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-11"  
Arthur



THE CORPORATION OF THE COUNTY OF WELLINGTON

OFFICIAL PLAN AMENDMENT NO. 123

SCHEDULE "A-12"  
Aberfoyle

