Centre Wellington

Report to Council

To: Mayor Watters and Members of Council

Report: PLN2024-35

Prepared By: Brett Salmon, Managing Director of Planning and Development

Date: 15 Oct 2024

RE: Centre Wellington Recommended Settlement Area Boundary Expansions

Recommendation:
THAT the Council of the Township of Centre Wellington receive report PLN2024-35 for information.

Report:
Background

The current policy framework that sets out where and how to grow within the Greater Golden Horseshoe is set out within the Growth Plan for the Greater Golden Horseshoe, 2020, otherwise known as A Place to Grow, or simply "the Growth Plan", which is how it will be referenced in the balance of this report. Wellington County and the Township of Centre Wellington are located within the area to which the Growth Plan applies.

The Growth Plan requires that population and employment forecasts contained in Schedule 3 to the Growth Plan be used for planning and managing growth to a horizon year of 2051. The Schedule 3 population and employment forecasts allocate growth to upper tier municipalities such as the County of Wellington, who are then responsible for allocating growth. The allocation of growth occurs through a process known as the Municipal Comprehensive Review, or MCR. The MCR is defined as *A new official plan, or an official plan amendment, initiated by an upper-or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan.*

The Growth Plan directs that the majority of growth is to be allocated to settlement areas that have municipal water and wastewater systems, while growth is to be limited in rural settlement areas that do not have municipal water and wastewater systems. Additionally, growth is to be generally directed away from hazardous lands, and new settlement areas are not permitted.

As an upper tier municipality, the County of Wellington is responsible for the completion of the MCR. The County's MCR was initiated in 2019, under the provisions of the

previous 2019 Growth Plan. Part of the MCR includes the delineation of settlement area boundaries and a determination of the need for a settlement area boundary expansion. A settlement area boundary expansion may only occur through a municipal comprehensive review, where it is demonstrated through a land needs assessment that sufficient opportunities to accommodate forecasted growth to the horizon of the Growth Plan are not available through intensification and in the designated greenfield area.

Land Needs Assessment

The County retained Watson & Associates Economists Ltd. (Watson) to complete the municipal comprehensive review (MCR) Phase 1 Growth Forecasts and Allocations and Phase 2 Land Needs Assessment technical reports. Both reports have been approved by County Council. Recently, the Phase 1 Growth Forecasts and Allocations were approved by the Minister of Municipal Affairs and Housing.

The results of the Phase 2 Land Needs Assessment (LNA) demonstrate that the current built up area and designated greenfield areas of the Fergus and Elora-Salem Urban Centres do not provide sufficient opportunities to accommodate forecast growth to 2051. Therefore, settlement area boundary expansion is warranted. The County-endorsed LNA identifies the need for Settlement Area Boundary Expansions (SABE) for the Fergus and Elora-Salem Urban Centres, as summarized below:

Total Community Land Need	238 ha
Total Employment Land Need	160 ha
Total SABE Required	398 ha

Community Areas include the areas in the Urban Centres that accommodate housing and the majority of population-related jobs (e.g., commercial, office and institutional uses) that support the population base. Employment Areas are industrial clusters in the Urban Centres and are designated in the County's O.P. as Industrial. The SABE results are based on an assumed greenfield development density of at least 47 people and jobs per hectare, and a minimum built up area intensification factor of 20% (i.e. future residential development is made up of at least 20% intensification within the existing built up areas of Fergus and Elora-Salem). Under current County of Wellington Official Plan provisions, the minimum County-wide greenfield density target is 40 people and jobs per hectare and the intensification target is 20%.

In January of 2023, Council authorized staff to retain Watson to consider three additional density and intensification scenarios for Centre Wellington, with the goal of mitigating the amount of land required for the SABE. The entirety of Township land surrounding the Fergus and Elora Urban Centres are considered a Prime Agricultural Area and it is not possible to expand either Urban Centre without utilizing land in a Prime Agricultural Area. Council's objective of reducing the consumption of prime agricultural land is stated in its Strategic Plan.

Including the base scenario, the four scenarios reviewed included the following:

Scenario 1: County of Wellington Municipal Comprehensive Review (MCR) – Base: 20% intensification rate and 47 people and jobs/ha in Designated Greenfield Area (DGA) Community Area.
Scenario 2: 25% intensification rate and 50 people and jobs/ha in the DGA Community Area.
Scenario 3: 20% intensification rate and 53 people and jobs/ha in the DGA Community Area.
Scenario 4: 30% intensification rate and 55 people and jobs/ha in the DGA Community Area.

Watson recommended that Council adopt Scenario 3 as the Preferred Scenario and Township Staff Report PLN2024-35 included a staff recommendation to endorse Scenario 3. In summary, Scenario 3 results in an alternate land need of 326 hectares, including 132 hectares for Community Land Need and 194 hectares for employment land. For the Community Land Need, 43 hectares are required for the Elora-Salem Urban Centre, and 89 hectares for the Fergus Urban Centre.

Settlement Area Boundary Expansion Review Framework

The County of Wellington launched Phase 3 of its MCR, the Urban Boundary Expansion Review, in February of 2024. The process is explained in County of Wellington Report PD2024-08, which is attached to this report. PD2024-08 incorporates an Urban Boundary Expansion Review Framework, which establishes criteria to be used to assess the urban boundary and assist in evaluating the appropriateness and suitability of lands for boundary expansion. The County criteria are intended to ensure that urban boundary expansion proceeds in accordance with the requirements of Section 2.2.8.3 of the Growth Plan, which collectively address:

- capacity in existing or planned infrastructure and public service facilities;
- the financial viability of infrastructure and public service facilities needed
- water, wastewater and stormwater master plans
- avoid, minimize or mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water
- avoid key hydrologic areas of the Natural Heritage System for the Growth Plan
- avoid prime agricultural areas where possible.
- avoiding, minimize or mitigate the impact on the Agricultural System
- avoid, minimize or mitigate any adverse impacts on the agri-food network

It should be noted that on October 20, 2024, a new Provincial Planning Statement (PPS 2024) will come into effect that replaces both the 2020 Growth Plan and the current 2020 Provincial Policy Statement (2020 PPS). County Planning Committee report PD2024-28 of September 12, 2024 explains the impact of the 2024 PPS and also notes

that the County will proceed with the Centre Wellington Urban Expansion Review this fall.

Based on the foregoing, Township staff have prepared a report seeking Council endorsement of Recommended Settlement Area Boundary Expansions, which are set out in Attachment A. The Recommended Settlement Area Boundary Expansions are based on the Township's Preferred Land Need Scenario calling for an additional 43 hectares of Community Land in Elora-Salem and 89 hectares of Community Land in Fergus, plus 194 hectares of Employment Land.

The Evaluation Criteria used to establish the Recommended Settlement Area Boundary Expansions is based on the County's February 2024 Framework, which is intended to ensure compliance with the Settlement Area Boundary Expansion policies set out in Section 2.2.8.3 of the Growth Plan. Although this policy framework will be superseded by the 2024 PPS requirements as of October 20th, we are using the County Evaluation Framework since it is the Framework adopted by the County and the Growth Plan is still in effect at the time of preparation of this report. The 2024 PPS criteria are significantly less rigorous than the Growth Plan, as set out in the attached Table A.

Recommended Settlement Area Boundary Expansions

The Recommended Settlement Area Boundary Expansions (SABE) are mapped in the attachments to this report. SABE is proposed in 5 key areas in Fergus, and 2 key areas in Elora-Salem. These are identified by letters A through G on the map. There are a few key points to make about the areas chosen for including in the proposed SABE.

- All of the areas proposed for SABE are contiguous with the existing urban centre boundaries – the land need could be met without incorporated land that wasn't adjacent to the existing urban centre boundaries
- In most cases, there are existing municipal sewer and/or water services available in the road allowances adjacent to the proposed expansion areas, or would be available when other land that is already in the urban boundary are developed (i.e South Fergus)
- In most cases, the proposed expansion areas are surrounded by existing development that is within the urban boundary
- Several areas are adjacent to the Elora-Cataract Trailway or the Trestle Bridge Trail, to enhance opportunities for active transportation
- The location of suitable future employment areas and opportunities for non-residential development affected the areas chosen for SABE. Employment area growth was directed to south Elora and south Fergus, with access to Wellington Road 7 and Highway 6.
- To meet the Land Needs Assessment requirements, in some cases a full parcel of land could not be incorporated into the SABE

Detailed evaluation of each SABE Area A through G is set out in an Appendix to this report. Table B summarizes the general application of the Evaluation Framework to the Recommended Settlement Area Boundary Expansions.

Conclusion

The above table demonstrates that the Recommended Settlement Area Boundary Expansions satisfy the settlement area boundary expansion provisions of the Growth Plan 2020, and conforms with the County of Wellington Evaluation Framework. The recommended SABE satisfy the policy tests set out in Section 2.2.8 of the Growth Plan: the proposed SABE has been determined through a municipal comprehensive review, and it has been demonstrated through the Land Needs Assessment that sufficient opportunities to accommodate the forecasted growth to the horizon of the Growth Plan are not available through intensification and within the existing designated greenfield area. Furthermore, it has been demonstrated that prime agricultural areas cannot be avoided, and there are no reasonable alternatives that avoid prime agricultural areas.

The amount of land proposed to be added to the urban centres through the Recommended Settlement Area Boundary Expansions provide for the amount of land determined by the Township's preferred land need scenario. There may be other land areas that could have been added to the urban boundaries that would have similar attributes to those ultimately recommended.

Next Steps

If the Recommended Settlement Area Boundary Expansions are endorsed by Council, they will be submitted to the County of Wellington and an amendment to the County of Wellington Official Plan will be prepared to go through the process of public and agency consultation. This includes providing a copy of the proposed Official Plan Amendment to the Minister of Municipal Affairs and Housing. Opportunities for public input will be provided through this process. The policy framework will need to address the phasing of development. It is the Township's intention that lands that are already in the urban centre boundaries should be prioritized over new greenfield land added through the SABE process.

A Caution About the Impact of Changes to the Planning Act and the 2024 PPS

As noted previously in this report, on October 20, 2024 a new Provincial Planning Statement will come into effect, replacing the current 2020 PPS and the 2020 Growth Plan. There are also amended provisions of the Planning Act that will come into effect on October 20th. Together these have a significant impact on landowner rights with respect to settlement area boundary expansion. Presently, settlement area boundary expansion can only occur through a municipal comprehensive review, as the County is presently undertaking. When a decision on settlement area boundary expansion is made by the Minister of Municipal Affairs and Housing, the Minister's decision is not

subject to appeal to the Ontario Land Tribunal. As of October 20th, an individual landowner will be entitled to file an application to request an amendment to an official plan to “alter all or any part of the boundary of an area of settlement in a municipality”, and if such request is refused, the applicant can file an appeal to the Ontario Land Tribunal.

List of Attachments

Table A: Settlement Area Boundary Expansion Criteria (2020 Growth Plan vs 2024 PPS)
Table B: Summary of Evaluation Criteria
Map 1: Recommended Settlement Area Boundary Expansions
Centre Wellington Report PLN2024-34 Land Need Preferred Scenario
County Report PD2024-08 Urban Boundary Expansion Review and Framework
County Report PD2024-28 Provincial Planning Statement
Table C: Recommended Settlement Area Boundary Expansions Detailed Evaluation

Corporate Strategic Plan:
Create the conditions for economic prosperity
Improve the activity, health & wellness of our community
Managing growth while enhancing the community’s unique character

Consultation:
Senior Management Team
County of Wellington Planning and Development
Risk Management Official
Legal Counsel

Attachments:
- TABLE A COMPARISON OF 2020 GROWTH PLAN VS 2020 PPS
- PROPOSED SABE AREAS SUMMARY TABLE B
- Recommended Settlement Area Boundary Expansions 2024-10-07
- PLN2024-34 - Pdf
- PD2024-08-County-Official-Plan-Review---Urban-Boundary-Expansion-Review_0
- PD2024-08-Urban-Boundary-Expansion-Review-Framework_0
- PD2024-28 2024 Provincial Planning Statement
- PROPOSED SABE AREAS EVALUATION TABLE C with Map

Approved By:
Dan Wilson, Chief Administrative Officer

TABLE A

COMPARISON OF PPS 2024 SABE CRITERIA TO 2020 GROWTH PLAN

PPS 2024	Growth Plan 2020	Summary and Comments on Changes
2.3.2 New Settlement Areas and Settlement Area Boundary Expansions 1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) if there is sufficient capacity in existing or planned infrastructure and public service facilities; c) whether the applicable lands comprise specialty crop areas; d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas; e) whether the new or expanded settlement area complies with the minimum distance separation formulae; f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and	**2.2.8 Settlement Area Boundary Expansions** 3. Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following: a) there is sufficient capacity in existing or planned infrastructure and public service facilities; b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets; c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate; d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system,	Summary: Requirement for SABE to be done through MCR no longer required; expansions can be done at any time provided criteria are met, including: consideration of need to designate and plan for additional land to accommodate an appropriate range and mix of uses; sufficient capacity in existing or planned infrastructure and public service facilities; whether the applicable lands comprise specialty crop areas, and impacts on the ag system are avoided or minimized and/or mitigated to extent feasible Specific Notes on Changes to SABE: • removing requirement to do SABE through MCR opens it up to private applications and appeals • language change to “shall consider” SABE criteria, from “only where it has been demonstrated that…” is lower threshold • removed requirement to follow minimum intensification and density targets to planning horizon established by provincial growth targets, including timing of phasing for SABE • removed requirement to demonstrate sufficient infrastructure and public service facilities to be

g) the new or expanded settlement area provides for the phased progression of urban development. 2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.	including the quality and quantity of water; e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible; f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following: i. expansion into specialty crop areas is prohibited; ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used; g) the settlement area to be expanded is in compliance with the minimum distance separation formulae; h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;	"financially viable over the full life cycle of these assets" and replaced with "sufficient capacity in existing or planned infrastructure and public service facilities...<u>only where it has been demonstrated they are planned or available</u>" • removed language related to the need for "applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent" and "potential negative impacts on watershed conditions..." or avoiding "key hydrologic areas and the Natural Heritage System"; no specific requirement for these studies • removal of reference to considering PPS policies related to Wise Use and Management of Resources and Protecting Public Health and Safety • removed reference to meeting any applicable source protection plan • removed all references and criteria allowing municipalities to do <u>SABE outside of MCR</u> (i.e. meeting density targets of Plan, no net increase in land, location criteria, municipal services available and reserve capacity) or in advance of an MCR (minimum density targets, location criteria, municipal servicing available, land needs assessment, with area limitation of 40 ha), and

		replaced with general criteria for SABE with no correlation to MCR • Agricultural requirements remain largely the same for evaluating and avoiding specialty crop and prime ag areas, MDS compliance, but now requirement for Agricultural Impact Assessment (AIA) in accordance with provincial guidance is specifically stated

TABLE B

CENTRE WELLINGTON SETTLEMENT AREA BOUNDARY EXPANSION REVIEW

EVALUATION SUMMARY TABLE

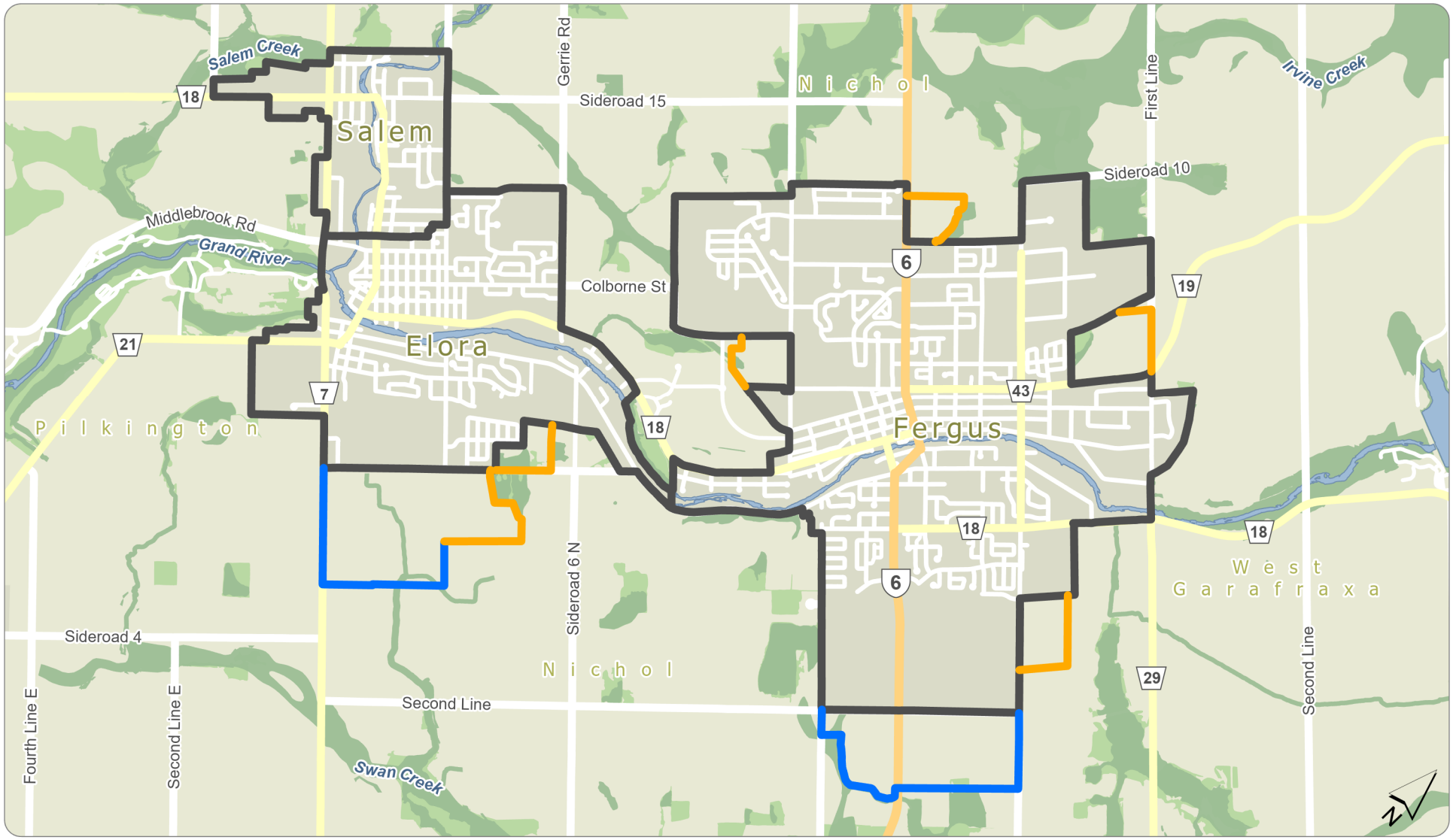
PROPOSED SABE AREAS	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area. To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	A limited number of MDS I encroachments have been identified. A limited number of MDS II constraints have been identified.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. As part of the Official Plan Amendment to implement the proposed SABE, the recommendations of an Agricultural Impact Assessment should be implemented.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024.

	Most of the SABE Areas do include features and areas that are a component of the County Natural Heritage system.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change. The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	All of the proposed Community and Employment Lands are located or partially located within water quantity and quality Wellhead Protection Areas (WHPAs). Some of the areas are identified Significant Groundwater Recharge Areas. To meet the Source Protection Plan policies, the Township and County will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved. The Township and County will need to utilize a regulatory tool to ensure recharge function is maintained or improved in these expansion areas. For the Community Lands, this is likely a condition of subdivision approval. For the Employment Lands, this could be a condition of site plan approval, however, if these lands become municipally owned industrial parks, the study could be completed on the lands as a whole alongside Environmental Impact Studies and / or Environmental Assessments. The studies required would most

	likely include a water balance assessment and modifications to the design of the developments.
Aggregate Resources	
Impact on Existing Operations	There are no existing operations affected by the proposed SABE.
Deposits of mineral aggregate resources	Based on the schedules to the County of Wellington Official Plan, some of the SABE areas may contain aggregate resources. Where feasible, extraction should be undertaken as part of development. The majority of the land with resource presence are identified for Employment.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	One SABE expansion area is adjacent to the Elora Cataract Trailway CHL identified in the Township Cultural Heritage Landscape study. One area also includes a listed property, an existing farmhouse.
Archaeological potential	Most SABE areas are within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	Overall the SABE areas proposed for community uses can accommodate a range and mix of housing options.
Compact Form	Anticipated greenfield density target can be achieved.
Transportation Linkages	Most sites are adjacent to an Arterial or Collector Road. Most are also located adjacent to the Elora Cataract Trailway or the Trestle Bridge Trail. An Active Transportation and Mobility Plan is currently underway and the expansion areas can be considered in the Plan.
Access to necessities for daily living	All SABE areas are adjacent to the existing urban centre boundary and therefore are near to necessities for daily living such as employment areas, commercial areas, schools and churches.
Integrate parks, open space and trails	SABE areas have high potential for connectivity to existing parks, trails and open space such as the Elora Cataract Trailway and Trestle Bridge Trail.
Tree Canopy	Limited tree canopy exists on most SABE areas, which are presently in agricultural use. Sites that include features of the County Natural Heritage System such as woodlots, will be protected during the development process.

Public Health, Active Living	Most SABE areas are adjacent to either the Elora-Cataract Trailway or the Trestle Bridge Trail. There is also connectivity to municipal sidewalks, and trails within new developments. Expansion areas can be included in the Active Transportation and Mobility Plan to ensure connectivity and encourage active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	All SABE areas are adjacent to the existing urban centre boundary. All have access to an existing Arterial or Collector Road in satisfactory condition to support development, or a road that is proposed for improvement within the Township or County Development Charge Studies. Most SABE areas have direct access to existing municipal sewer or water services, or services that are already identified in the Township DC study. For land without access to existing or proposed municipal services, the evaluation process included the preparation of a variety of alternative servicing scenarios.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Background Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	All lands proposed for SABE are adjacent to the existing urban centre boundary and represent the logical and orderly progression of development.

Transportation System	SABE areas generally have good access to Arterial or Collector Roads, including County Roads and Provincial Highways.
Protect Employment	The Land Needs Assessment identified employment conversions. Some of these conversion areas are adjacent to SABE areas, and are expected to transition from Employment Uses to Community Uses. SABE areas proposed for Community Uses are generally separated from existing or proposed Employment Uses by road allowances or trail corridors. In south Elora, the SABE proposes Employment Uses adjacent to Community Use, and land use compatibility would need to be factored into future development plans.
Protect Highway Corridors	Identified future highway corridors are not impacted by any of the proposed SABE areas.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	Proposed SABE areas generally avoid known land use conflicts.
Site Constraints	Lands with known site constraints have been identified. One SABE area is adjacent to a former landfill site. The landfill site has been identified for employment conversion.



Recommended Settlement Area Boundary Expansions

- Urban Centre Boundary
- Proposed Community Lands
- Proposed Employment Lands

Sources: May include data from the Grand River Conservation Authority, County of Wellington, Teranet (2004) and © 2024 of the Queens Printer For Ontario. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The Township of Centre Wellington disclaims all responsibility for the accuracy or completeness of information contained herein. The Township of Centre Wellington assumes no responsibility for errors arising from use of these mapping products. All rights reserved. May not be reproduced without permission. © 2024 The Township of Centre Wellington.

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Centre Wellington

Report to Council

To: Mayor Watters and Members of Council

Report: PLN2024-34

Prepared By: Brett Salmon, Managing Director of Planning and Development

Date: 30 Sep 2024

RE: Greenfield Density and Intensification Target Preferred Scenario

Recommendation:
THAT the Council of the Township of Centre Wellington endorse Scenario 3 as the Preferred Scenario for land need associated with Settlement Area Boundary Expansion for the Fergus and Elora-Salem Urban Centres;

and,

THAT Township staff be directed to utilize the Preferred Scenario when presenting revised urban centre boundaries for Council consideration.

Report:
As part of the County of Wellington Official Plan Review (Municipal Comprehensive Review, or MCR), Watson Economists completed a Land Needs Assessment (LNA) on the County's behalf. The LNA determines the amount of land required for a Settlement Area Boundary Expansion (SABE) while taking into account population, household and employment forecasts, greenfield density assumptions, and built up area intensification assumptions. Conversions of employment (industrial) land to community use are also considered in the LNA.

The final LNA report was endorsed by County Council in December 2022. The County-endorsed LNA identifies the need for Settlement Area Boundary Expansions for the Fergus and Elora-Salem Urban Centres, as summarized below:

Total Community Land Need	238 ha
Total Employment Land Need	160 ha
Total SABE Required	398 ha

The Settlement Area Boundary expansion results are based on an assumed greenfield development density of at least 47 people and jobs per hectare, and a minimum built up

area intensification factor of 20% (i.e. future residential development is made up of at least 20% intensification within the exist built up areas of Fergus and Elora-Salem). Under current County of Wellington Official Plan provisions, the minimum County-wide greenfield density target is 40 people and jobs per hectare and the intensification target is 20%.

In January of 2023, Council authorized staff to retain Watson Economists to consider three additional density and intensification scenarios for Centre Wellington, with the goal of mitigating the amount of land required for the SABE. The entirety of Township land surrounding the Fergus and Elora Urban Centres are considered a Prime Agricultural Area and it is not possible to expand either Urban Centre without utilizing land in a Prime Agricultural Area. Council's objective of reducing the consumption of prime agricultural land is stated in its Strategic Plan.
Including the base scenario, the four scenarios under review include the following:

Scenario 1: County of Wellington Municipal Comprehensive Review (MCR) – Base: 20% intensification rate and 47 people and jobs/ha in DGA Community Area.
Scenario 2: 25% intensification rate and 50 people and jobs/ha in the DGA Community Area.
Scenario 3: 20% intensification rate and 53 people and jobs/ha in the DGA Community Area.
Scenario 4: 30% intensification rate and 55 people and jobs/ha in the DGA Community Area

Watson presented the results of its scenario assessment to Council in November 2023, as part of staff report PLN2023-55. In summary, Watson recommended a preferred scenario based on an overall greenfield density scenario of 53 people and jobs per hectare, and maintaining the intensification rate at 20%. Watson also accounted for the proposed South Fergus Secondary Plan under development at the time, which incorporates a change in presumed land use from employment to community of 34 hectares, which in overall terms would reduce the settlement area boundary expansion need for community use from 238 ha to 204 ha, and to increase the employment land need from 160 ha to 194 ha.

The impact of the preferred scenario as presented in November last year is to reduce the community land need from **204 hectares to 120 hectares**. The total required settlement area boundary expansion would therefore be a total of **314 hectares**.

Following the presentation of Report PLN2023-55, there have been several important developments related to the Land Needs Assessment and Settlement Area Boundary Expansion.

- The County of Wellington launched its PlanWell Urban Boundary Expansion Review Framework in February 2024
- The South Fergus Secondary Plan has been adopted by Township Council

- County OPA 120, adopting the Population, Household, and Employment forecasts for the County, the local municipalities and the Urban Centres has been approved by the Minister of Municipal Affairs and Housing, with no modifications to the forecasts.

The adoption of the South Fergus Secondary Plan and the approval of County OPA 120 solidify the assumptions upon which the Land Needs Assessment and the Township alternate scenario review have been undertaken.

There have also been a couple of important related provincial policy developments:

- Settlement Area Boundary Expansions impacting the Fergus and Elora-Salem Urban Centres that were imposed by the Minister of Municipal Affairs and Housing have been reversed
- In April 2024, the Province completed a review of the 2020 Growth Plan for the Greater Golden Horseshoe (A Place to Grow) and the 2020 Provincial Policy Statement (PPS), and announced that a new Provincial Planning Statement would be developed and A Place to Grow would be scrapped. In August at the AMO conference, it was announced that the new Provincial Planning Statement would take effect on 20 October 2024.

The County and Township are proceeding with the Settlement Area Boundary Expansion, which is expected to be completed this fall. Therefore, now is an appropriate time for Council to consider adopting an alternate density scenario. Whether such Settlement Area Boundary Expansion takes place under the current Growth Plan framework or a future PPS framework, there is still an obligation to ensure an adequate supply of land to meet future community and employment needs.

Township staff have reviewed the recommended preferred scenario with Watson in the context of the Urban Boundary Expansion Review. As a result of this further consideration, Scenario 3, which is the preferred scenario, has been modified to reduce the greenfield density assumption from 53 people and jobs per hectare to 52 people and jobs per hectare. Under this modified preferred scenario, the community land need for urban expansion totals **132 hectares.**

Township staff support Watson's recommended preferred scenario as modified. We believe that this scenario remains realistic and achievable while still accomplishing the goal of mitigating the need for urban expansion into Prime Agricultural Areas. Increasing the greenfield density beyond 52 people and jobs per hectare would require development in areas added to the urban centre boundary at a density greater than is proposed for the South Fergus Secondary Plan area, which is estimated at approximately 56 people and jobs per hectare. We don't foresee future political support for greenfield densities that exceed South Fergus. Similarly, given the difficulty in obtaining political support for taller buildings in the built up area, at this time we do not believe that an intensification target greater than 20% is realistic or attainable. On this basis, Scenario 3 is recommended over Scenarios 2 and 4.

Below is a table comparing the base scenario to the preferred scenario. The preferred scenario results in a net land need savings of 72 hectares, or approximately 178 acres.

	Base Scenario	**Preferred Scenario**
Total Community Land Need	238 ha	132 ha
Total Employment Land Need	160 ha	194 ha
Total SABE Required	398 ha	326 ha
Reduction in Land Need		**72 ha**

Corporate Strategic Plan:
Create the conditions for economic prosperity
Improve the activity, health & wellness of our community
Managing growth while enhancing the community's unique character
Championing environmental stewardship
Provide innovative & sustainable governance

Consultation:
Watson and Associates
County of Wellington Planning and Development

Attachments:
- PLN2023-55 - Pdf

Approved By:
Dan Wilson, Chief Administrative Officer

Report to Committee of the Whole

To: Mayor Watters and Members of Council

Report: PLN2023-55

Prepared By: Brett Salmon, Managing Director of Planning and Development

Date: 14 Nov 2023

RE: Land Needs Assessment Review

Recommendation:
THAT the Council of the Township of Centre Wellington receive for information the presentation by Watson and Associates with respect to the Centre Wellington Land Needs Review

Report:
In January of 2023, Council authorized Township staff to retain Watson and Associates (via report PLN2023-06, attached) to complete a Community Land Needs Assessment that would assess alternative greenfield and intensification targets for Centre Wellington. The approved project plan calls for the assessment of four density and intensification scenarios to determine how the Land Needs Assessment prepared on behalf of the County of Wellington would be affected by alternative scenarios. In addition, the review considers the impact of the proposed South Fergus Secondary Plan on the findings of the County of Wellington Land Needs Assessment.

Watson has now completed their review and are ready to present the draft findings to Council. Following the Council presentation, the draft report will be posted on Connect CW to obtain input prior to the preparation of a final report, which is expected to come to Council in January 2024 for endorsement.

Corporate Strategic Plan:
Managing growth while enhancing the community's unique character

Attachments:
- Centre Wellington Presentation - Land Needs Scenarios 11.14.23
- PLN2023-06 - Pdf

Approved By:
Dan Wilson, Chief Administrative Officer



Watson & Associates ECONOMISTS LTD.

Township of Centre Wellington Urban Land Needs Scenarios – Technical Results Review

Council Meeting
November 14, 2023

Introduction

Overview

Introduction

Purpose

- Prepare a local assessment of land needs that will prioritize the quantum of land that is required for servicing to 2051.
- Four scenarios to be developed based on density and intensification levels.
- The County's Municipal Comprehensive Review (MCR) land needs assessment is considered the "base" scenario.
- The "preferred scenario" selected by Council and will be utilized for local planning, phasing and servicing plans.

County of Wellington MCR/Official Plan Review

Summary of Urban Land Needs – Centre Wellington

- County of Wellington MCR Phase 2 Report identified the following land need for the Township of Centre Wellington:
  - **238 ha** for Community Area uses
  - **160 ha** for Employment Area uses
  - Total land need of **398 ha**

Urban Community Area Targets

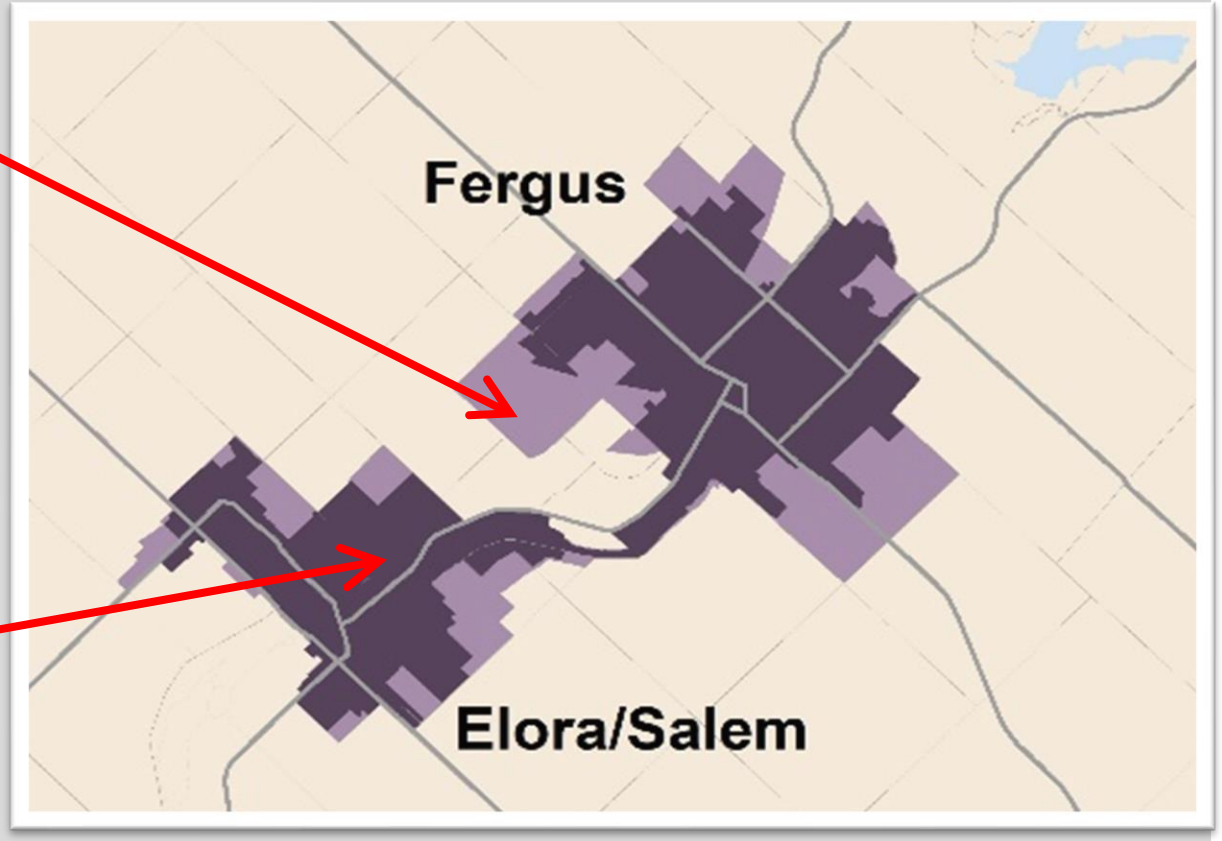
Intensification and Density Targets – County of Wellington MCR

Designated Greenfield Area (DGA) Density Target

- Minimum of 40 people and jobs per gross hectare at County-level average.
- **County of Wellington MCR: Centre Wellington's average density assumed is 47 people and jobs/ha.**

Built-up Area (BUA) Intensification Target

- An average minimum of 15% of Wellington's housing growth is planned through intensification (alternative target).
- **County of Wellington MCR: Intensification for Centre Wellington assumed is 20%.**



Source: Diagram prepared by the County of Wellington, Planning Department.
Growth Plan (2020 consolidation; and County Official Plan (January 28, 2021 consolidation).

South Fergus Secondary Plan

Wellington County MCR Land Needs Impact

- The Secondary Plan is envisioned to not include Employment Area lands. The Wellington MCR assumed **34 ha** for Employment Area lands.

South Fergus Secondary Plan Area



LNA Impact

Decrease in Community Area Land Need

34 ha

Adjusted Land Need: 204 ha (MCR: 238 ha)

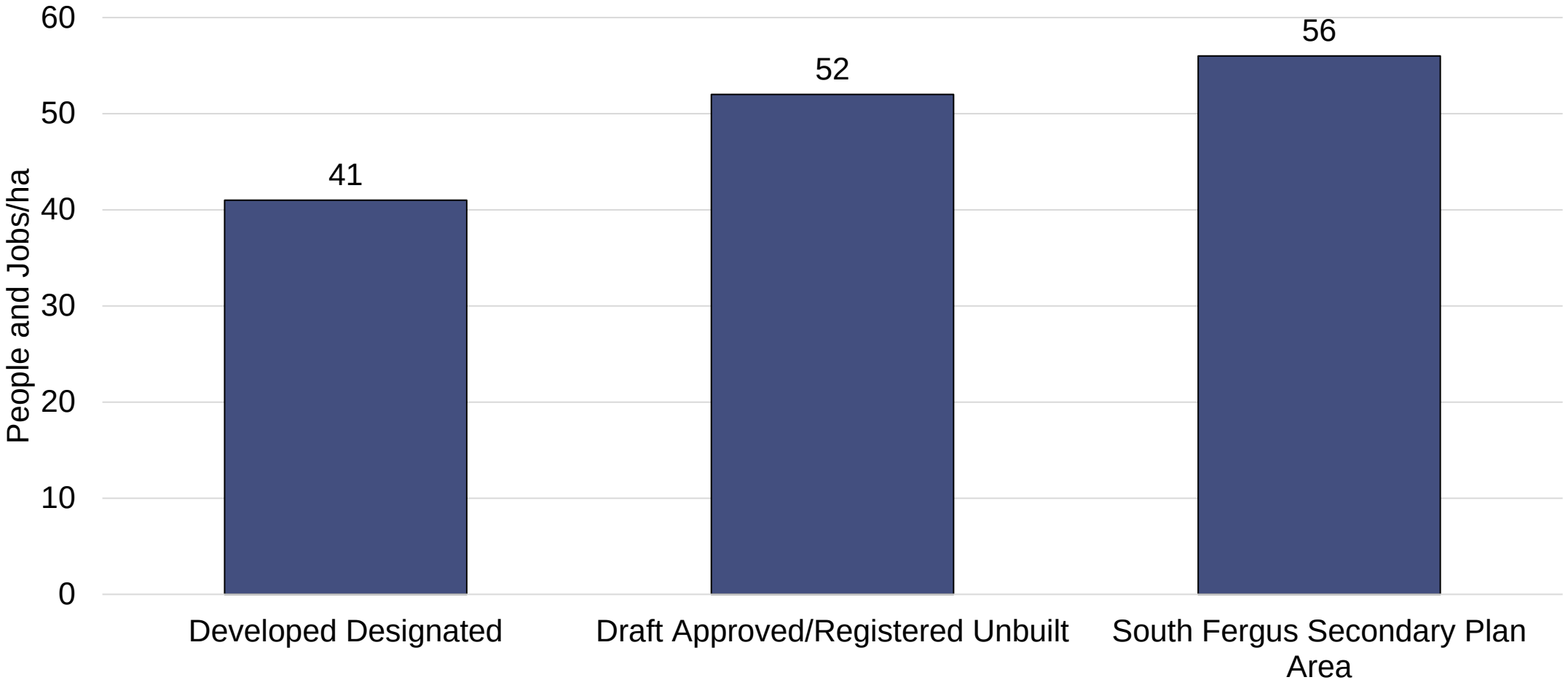
Increase in Employment Area Land Need

34 ha

Adjusted Land Need: 194 ha (MCR: 160 ha)

People and Jobs Density

By Status of Development



Source: Based on the County of Wellington MCR background work by Watson & Associates Economists Ltd. and the South Fergus Secondary Plan.

Density Impact of South Fergus Secondary Plan Area

Comparison

County of Wellington MCR



- Developed: 41 p&j/ha
- Vacant: 50 p&j/ha

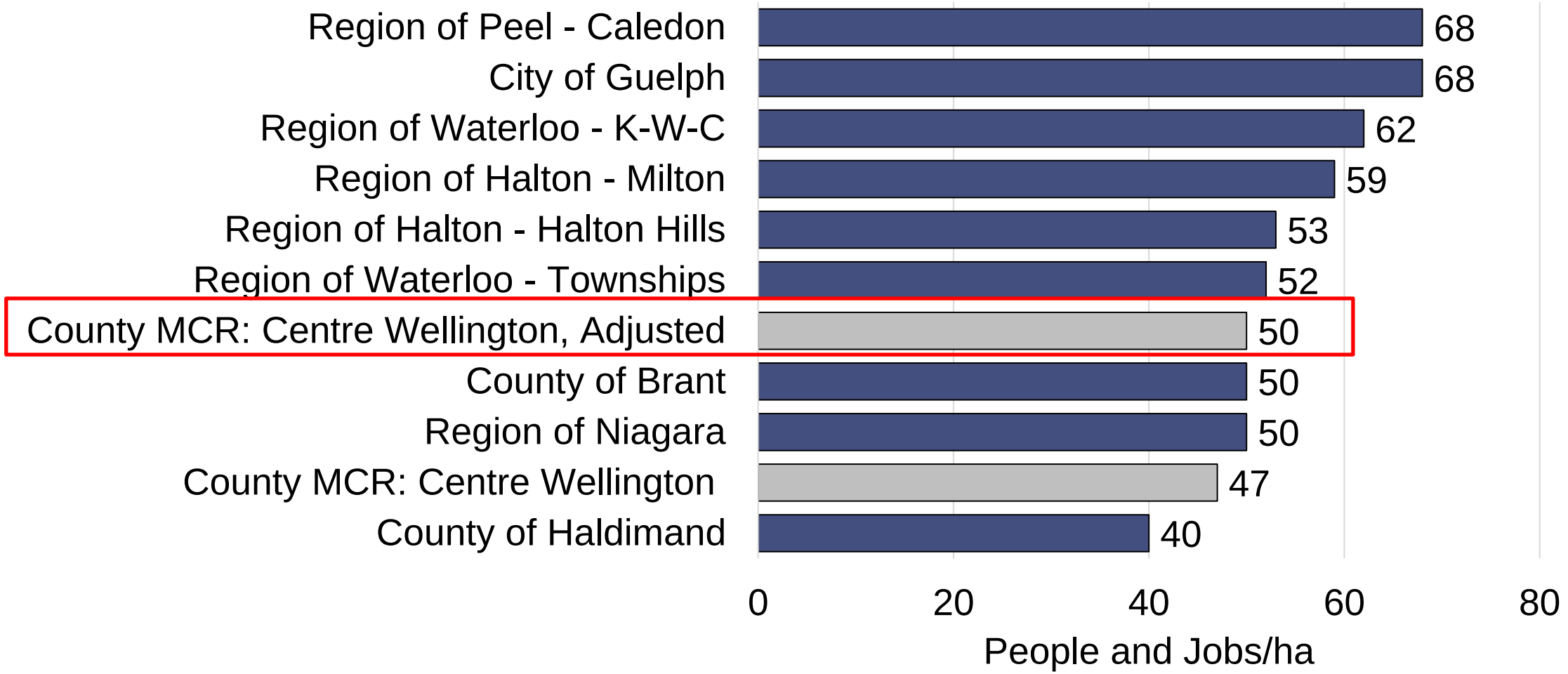
Impact of South Fergus SP



- Developed: 41 p&j/ha
- South Fergus SP: 56 p&j/ha
- Remaining Vacant: 50 p&j/ha

Forecast Density in the Greater Golden Horseshoe Region

Comparison of Planning for Density



Source: Based on Municipal Comprehensive Reviews across the GGH.
Notes: Centre Wellington adjusted based on density anticipated in the South Fergus Secondary Plan Area.
K-W-C = Cities of Kitchener, Waterloo and Cambridge.

Scenarios

Overview

County of Wellington MCR/OPR

Overview

1. County of Wellington M.C.R. – Base:

- 20% intensification rate
- 47 people and jobs/ha in DGA Community Area

2. Moderate Increase to Intensification and Density Targets:

- 25% intensification rate
- 50 people and jobs/ha in DGA Community Area

3. Increase to DGA Density, No Change to Residential Intensification Rate

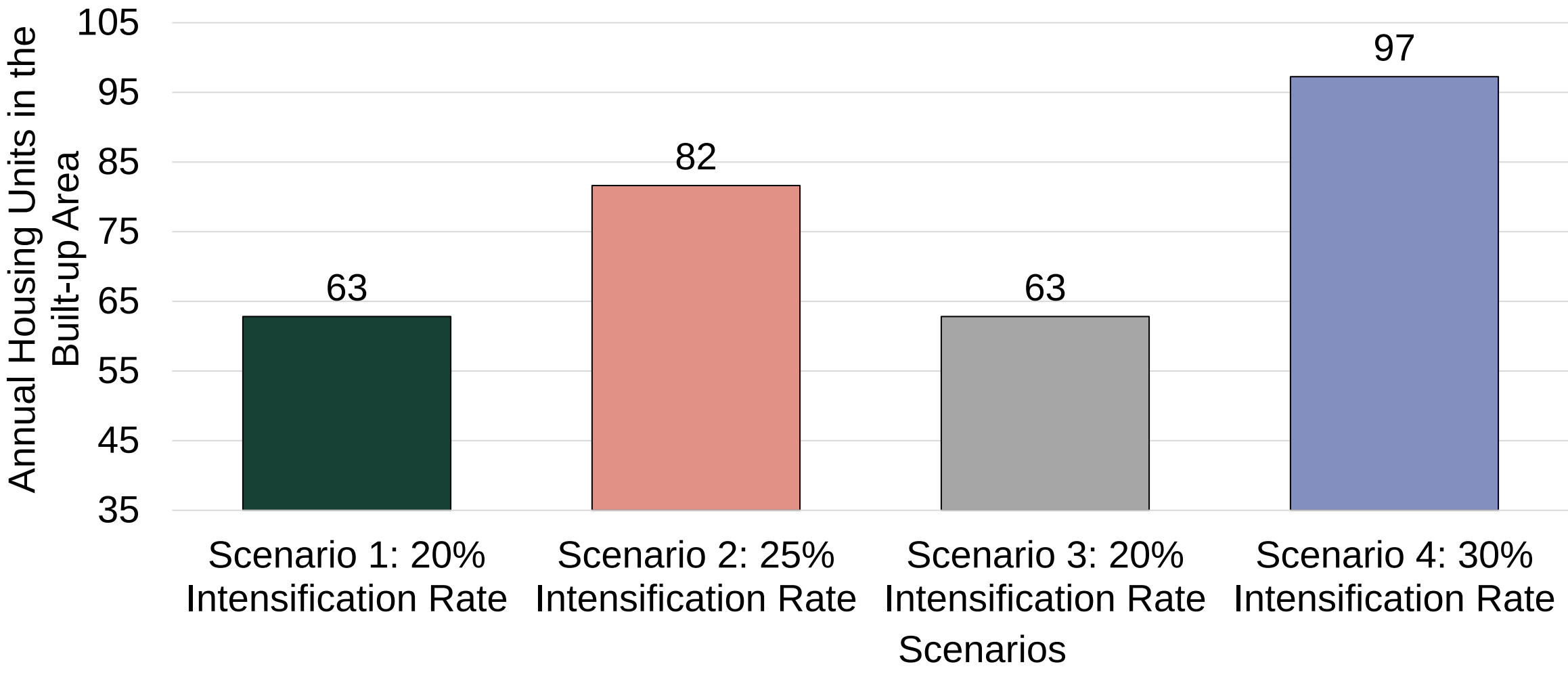
- 20% intensification rate
- 53 people and jobs/ha in DGA Community Area

4. Significant Increase to Intensification and Density Targets:

- 30% intensification rate
- 55 people and jobs/ha in DGA Community Area

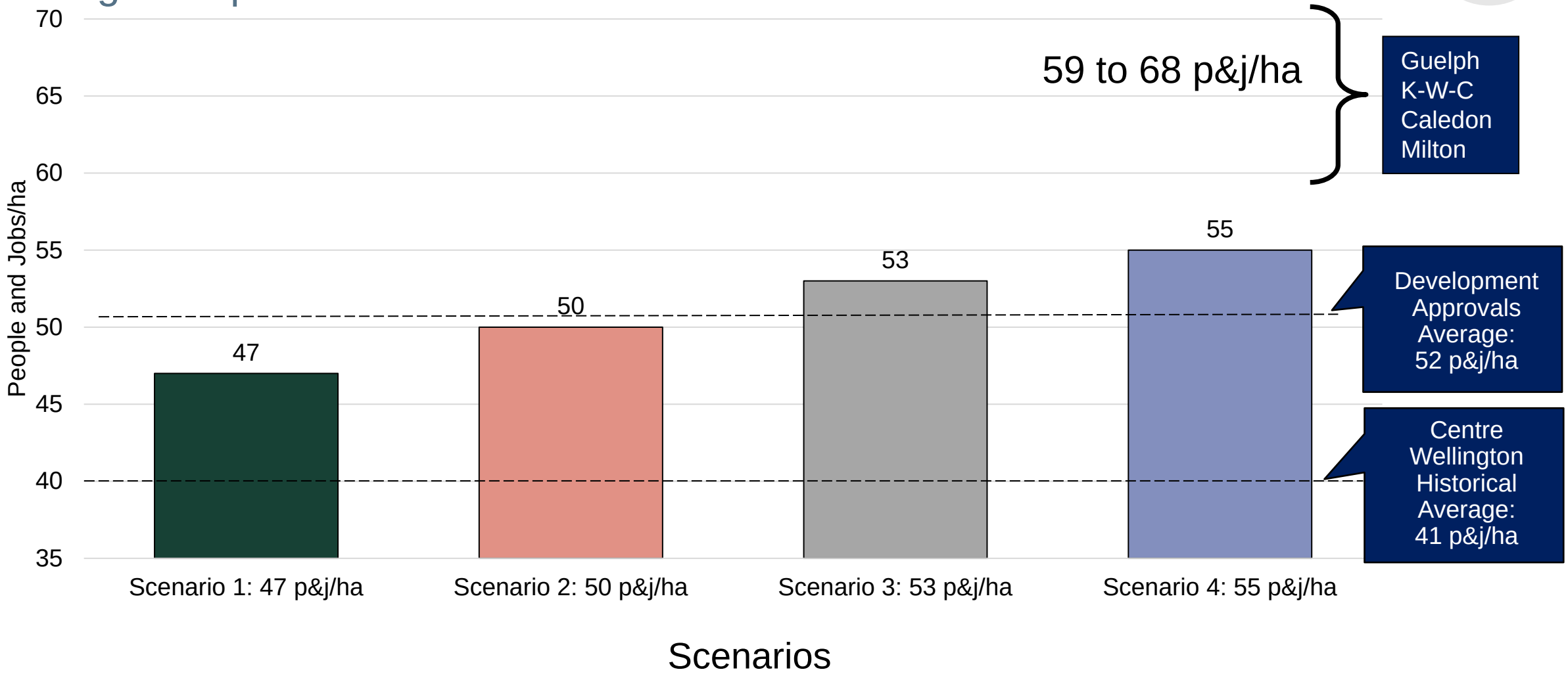
Comparing Intensification Levels by Scenario

Annual Housing Units in the Built-up Area



Comparing Density Levels by Scenario

Average People and Jobs/ha



Density Visuals

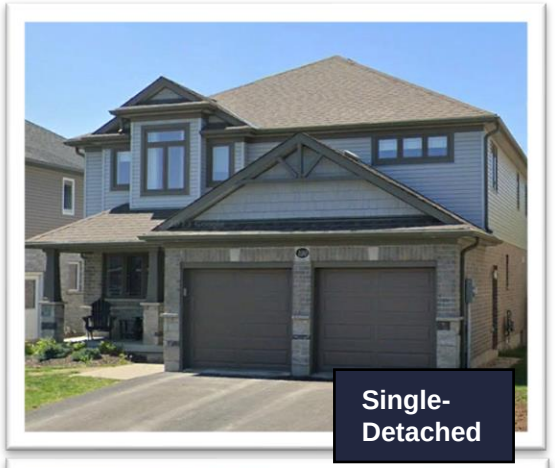
Overview


< 45 people
& jobs/ha

Density Example #1: 37 People and Jobs/ha

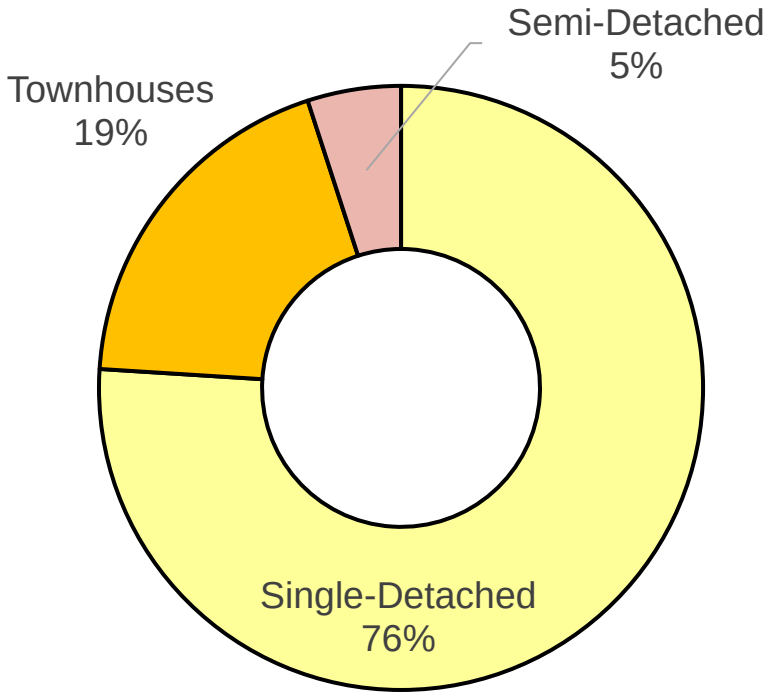
Elora – Spencer Dr. S./1 Line











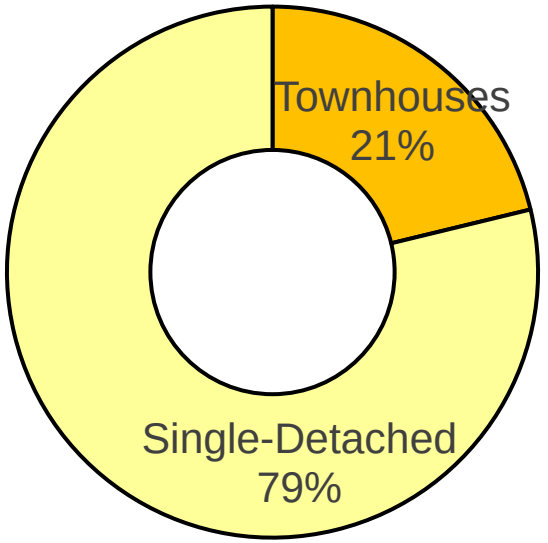
Units per ha: 13

People and Jobs: 670
Land Area: 18 ha

Density Example #2: 42 People and Jobs/ha

Fergus – Courtney St. & Steele St. (Designated Greenfield Area)





42 people & jobs/ha

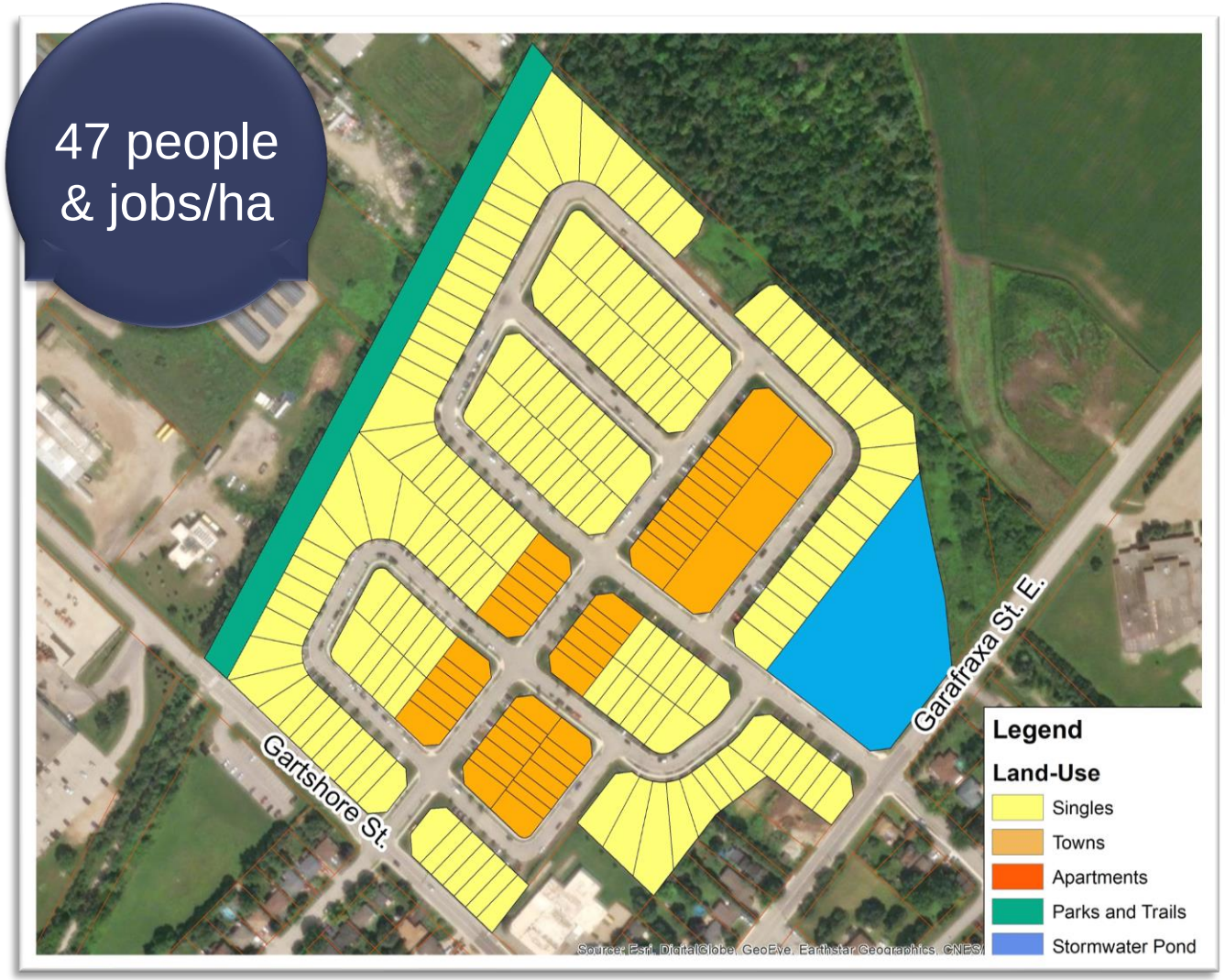
Units per ha: 15

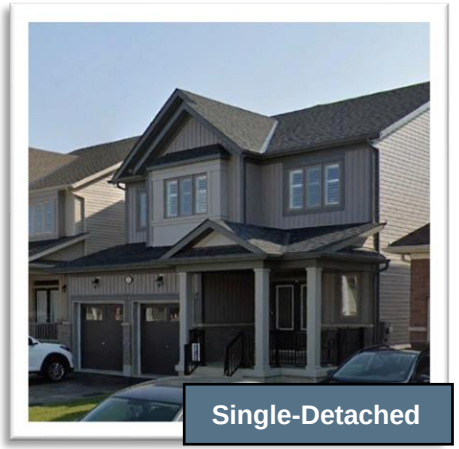
People and Jobs: 630
Land Area: 15.2 ha


47 p&j/ha

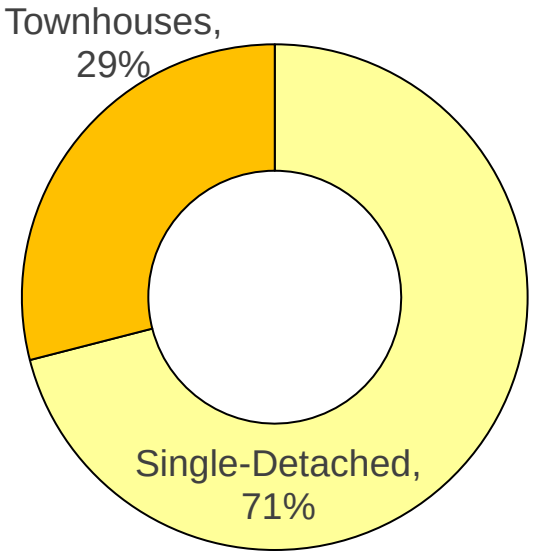
Density Example #3: 47 People and Jobs/ha

Fergus – Garafaxa St. E./Gartshore St. (Designated Greenfield Area)









Units per ha: 16

People and Jobs: 660
Land Area: 14.2 ha

Density Example #4: 47 People and Jobs/ha

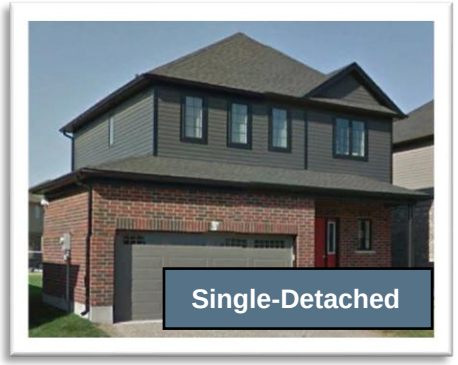
Stratford – Newly Developing Greenfield Area (Avon West Development)

47 people & jobs/ha



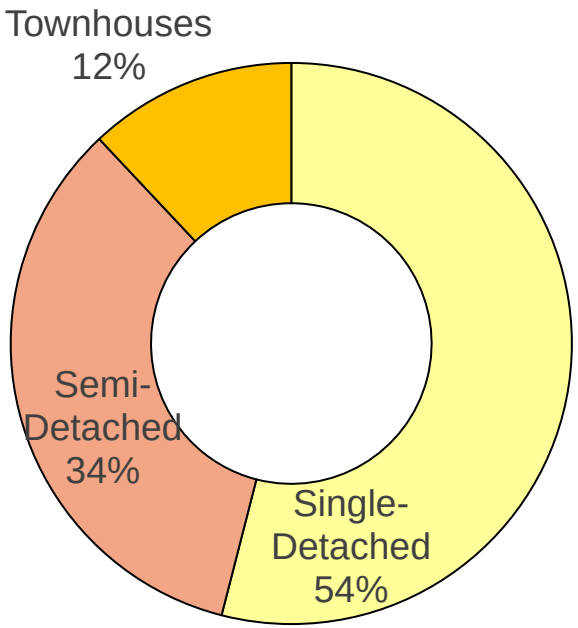
Units per ha: 16

People and Jobs: 880
Land Area: 18.9 ha





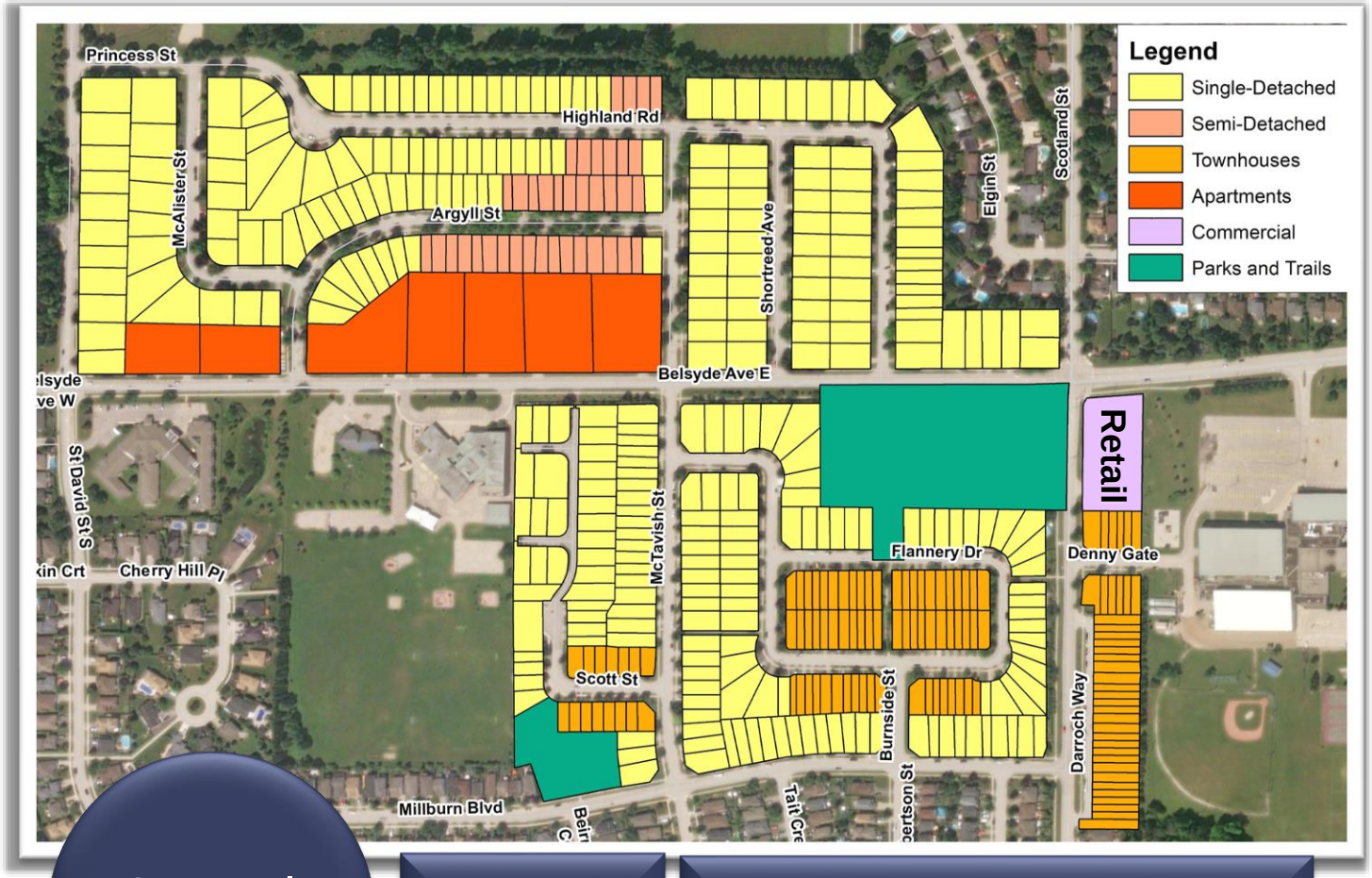




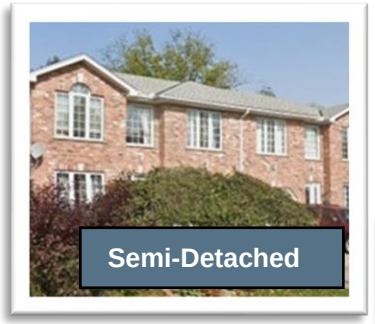

50 to 60
p&j/ha

Density Example #5: 50 People and Jobs/ha

Fergus – Belyside Ave./McTavish St. (Built-up Area)



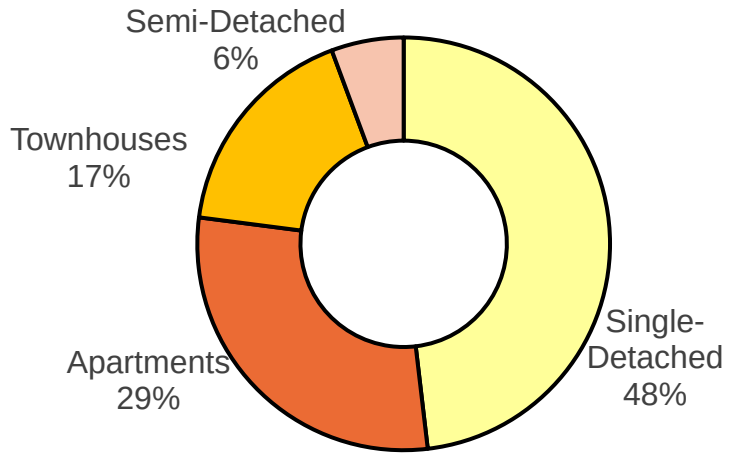












50 people & jobs/ha

Units per ha: 18

People and Jobs: 1,800
Land Area: 36.6 ha

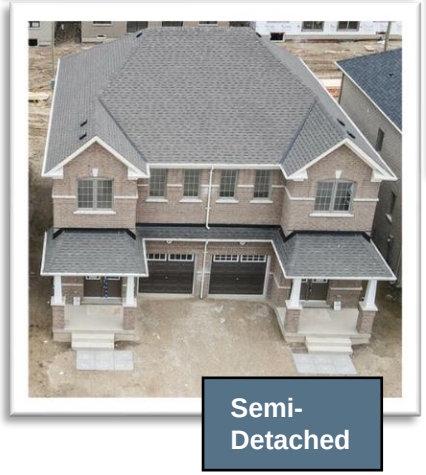
Density Example #6: 51 People and Jobs/ha

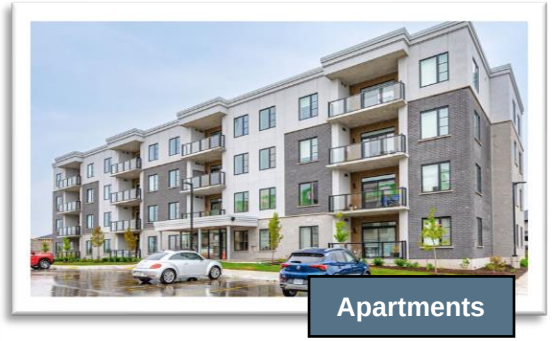
Fergus – Storybrook/Beatty Line Subdivision (Designated Greenfield Area)

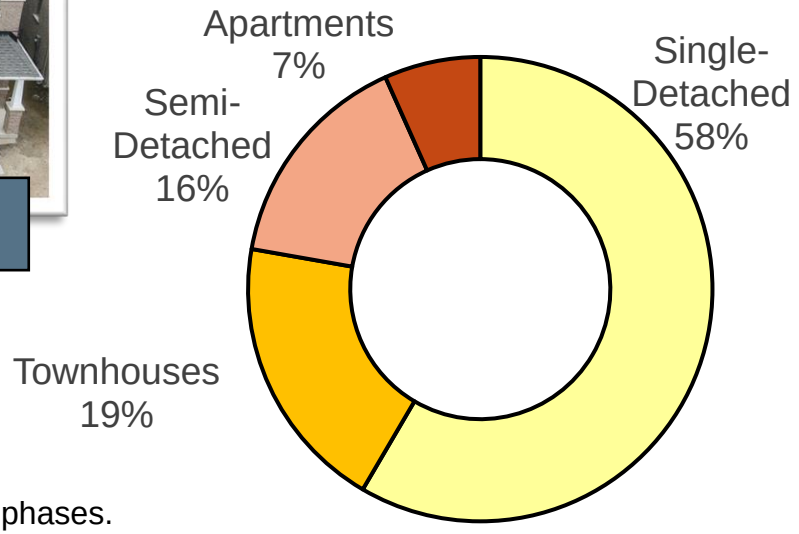












51 people & jobs/ha

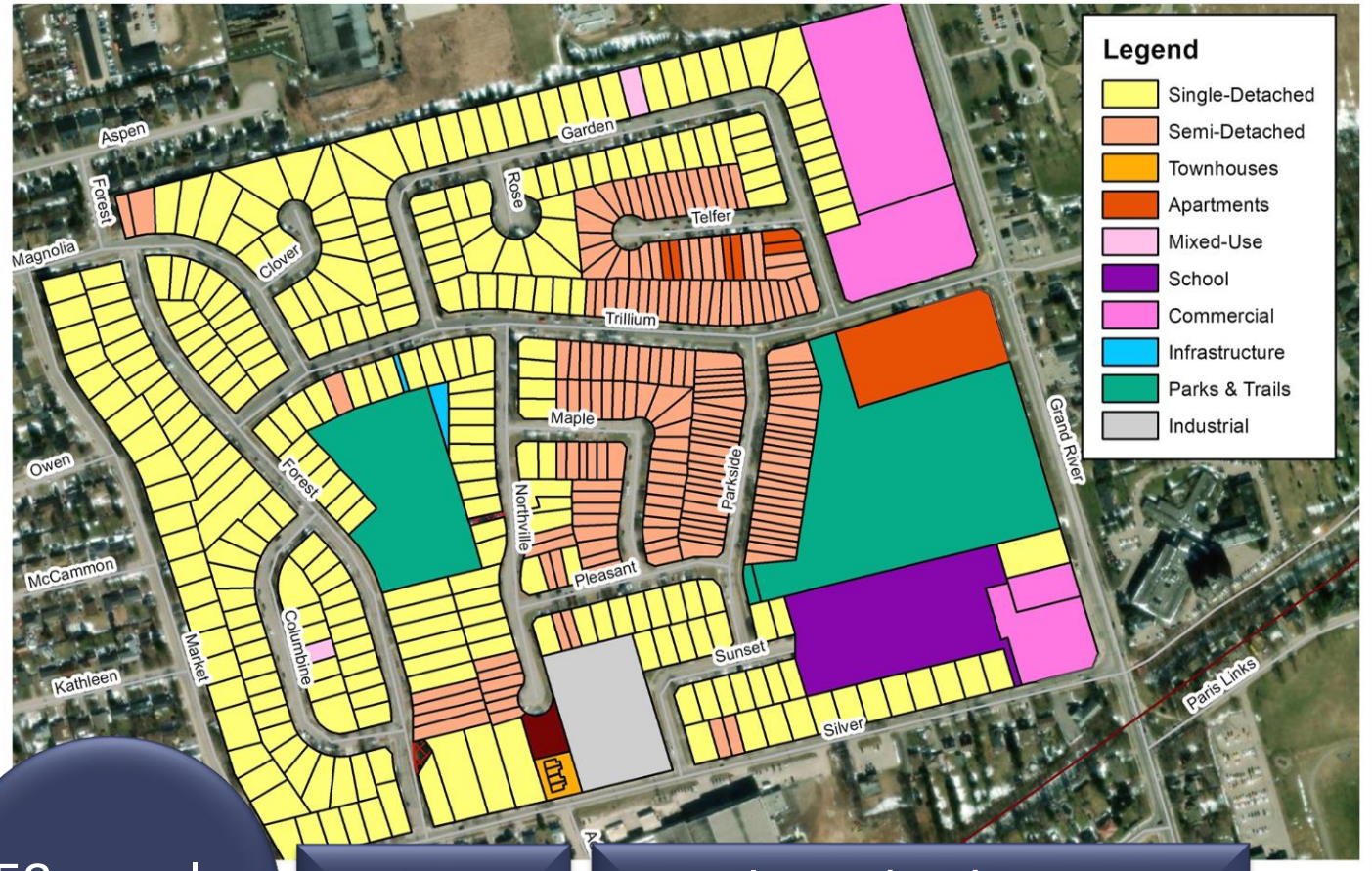
Units per ha: 17

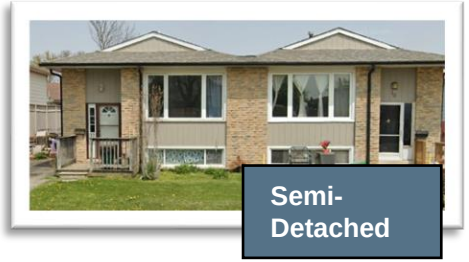
People and Jobs: 3,200
Land Area: 62.3 ha

Note: Based on draft approved plans. Photos are based on housing completed in the first phases.

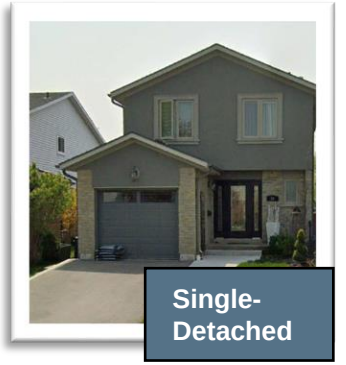
Density Example #7: 52 People and Jobs/ha

Paris (County of Brant) – Mixed-Use Area in Built-up Area

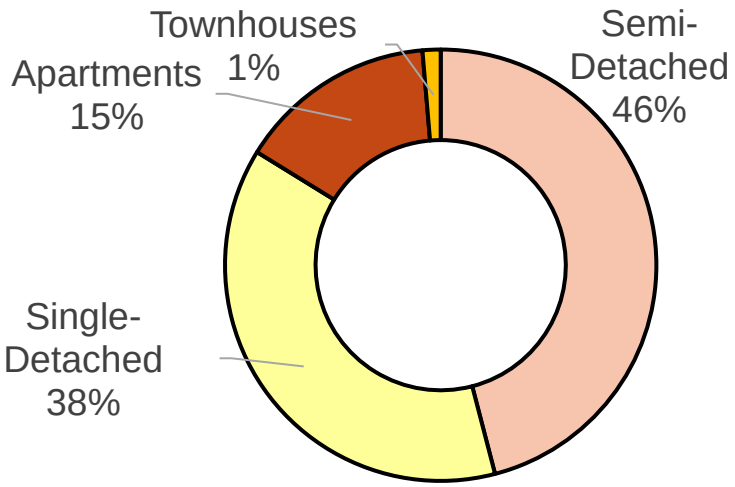












52 people & jobs/ha

Units per ha: 13

People and Jobs: 1,500
Land Area: 29 ha

Note: Industrial site excluded in calculations.

Density Example #8: 53 People and Jobs/ha

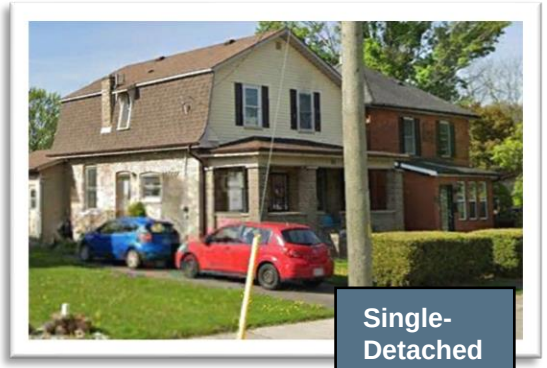
Paris (County of Brant) – Mixed-Use Area in Built-up Area



53 people & jobs/ha

Units per ha: 12

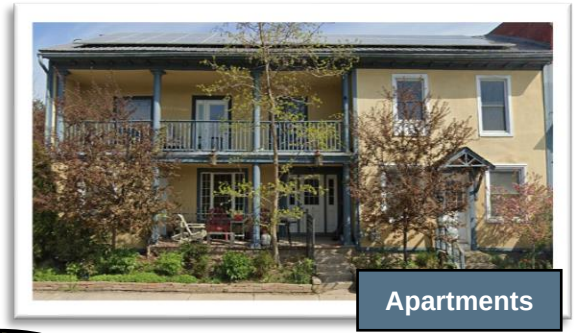
People and Jobs: 1,300
Land Area: 25 ha



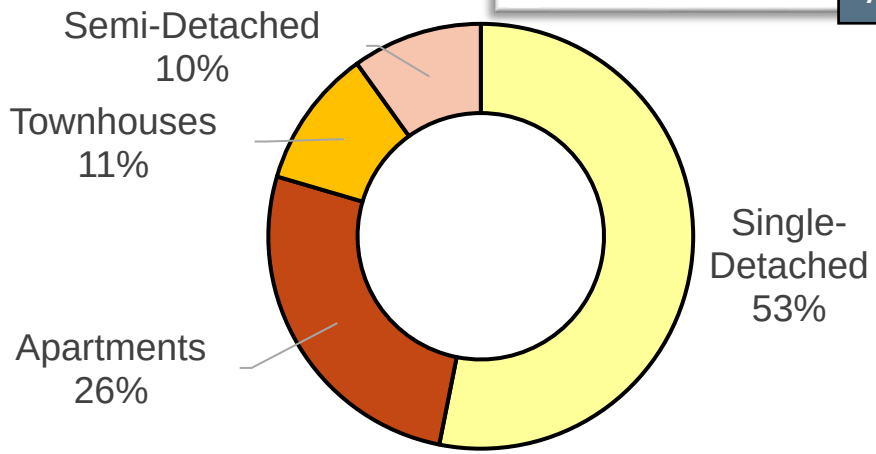
Single-Detached



Retail & Apartments

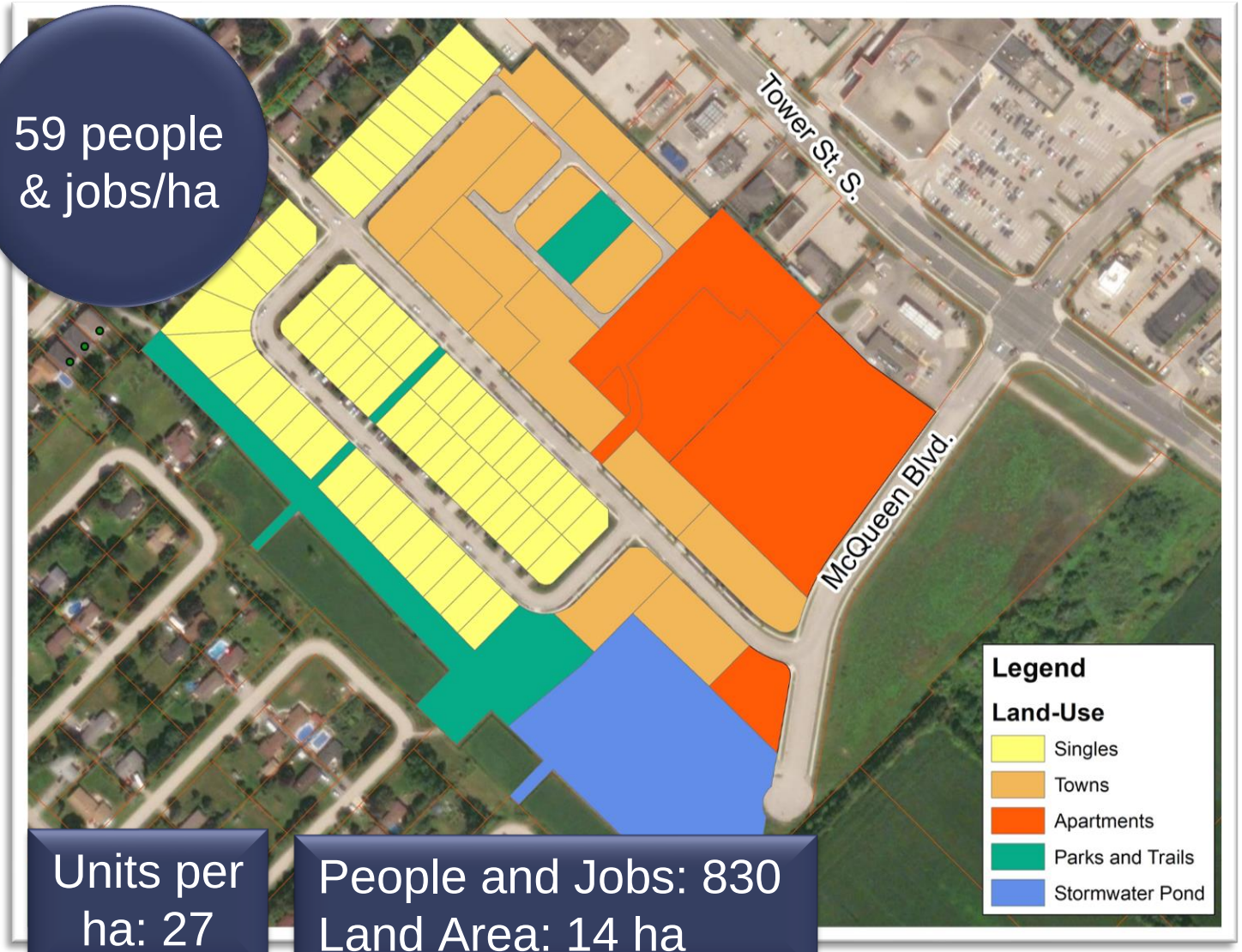


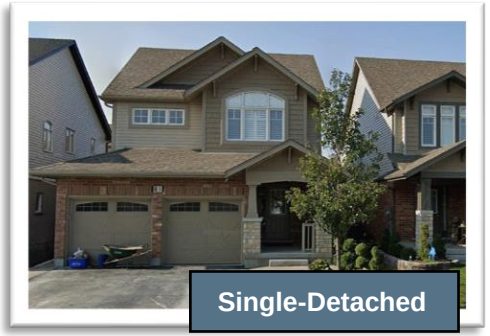
Apartments



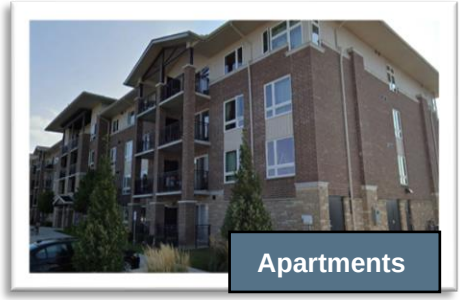
Density Example #9: 59 People and Jobs/ha

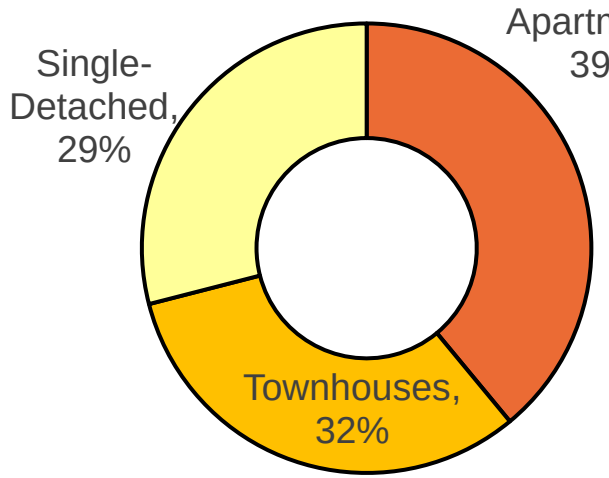
Fergus – Tower St. S./McQueen Blvd. (Designated Greenfield Area)







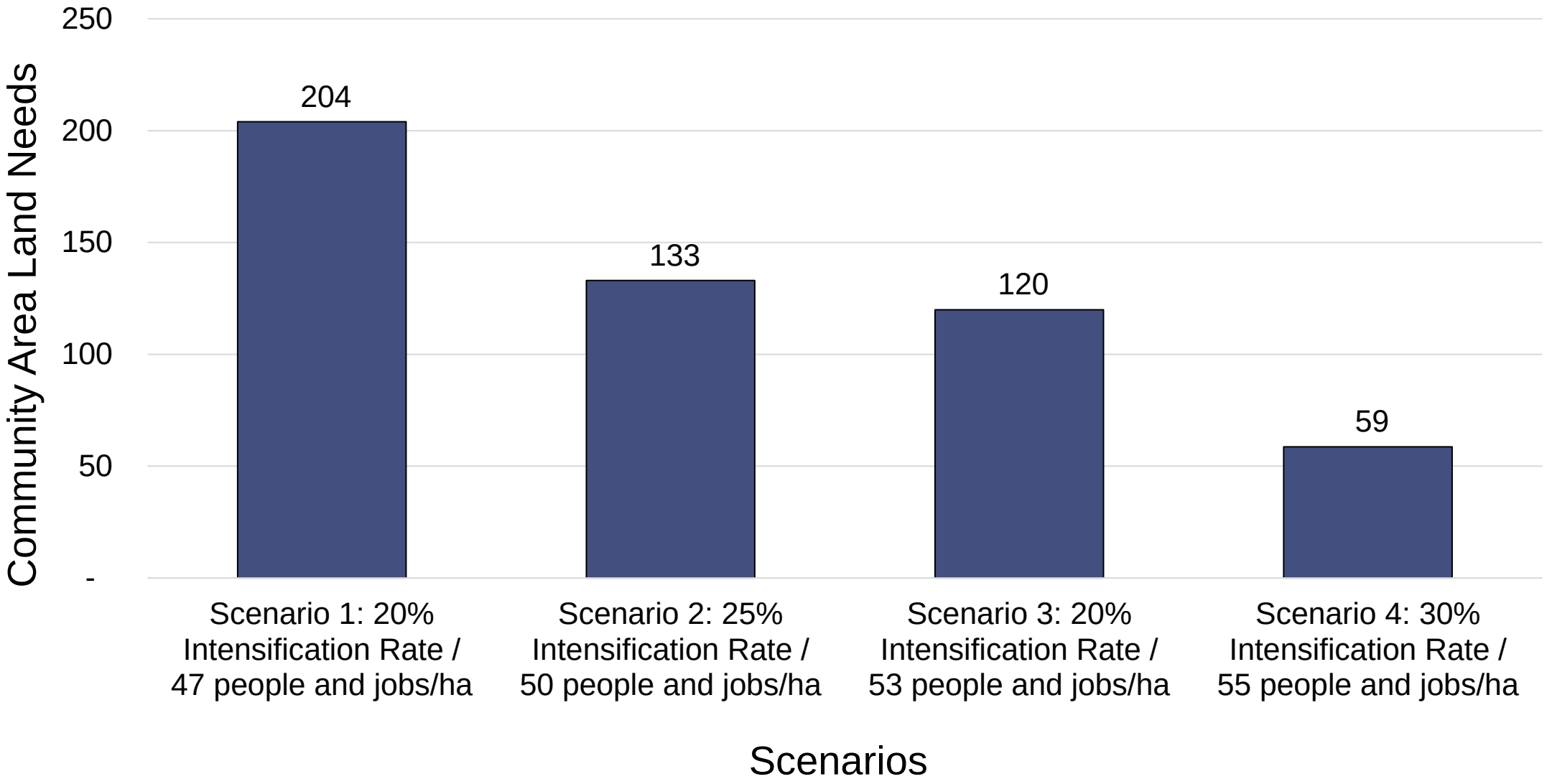




Land Needs Results

Overview

Land Needs Scenarios

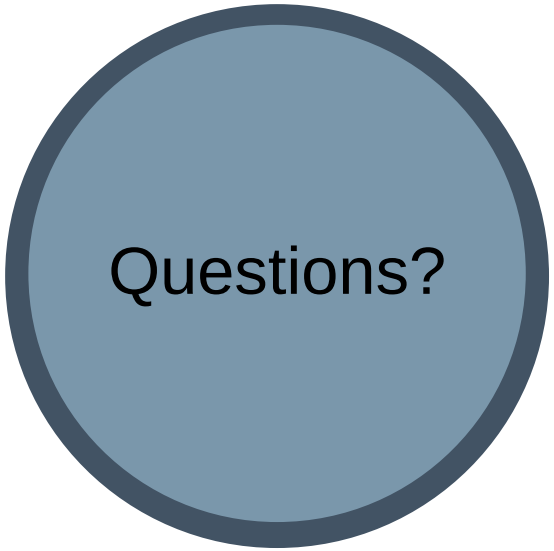


Assessment of Scenarios

- Based on review of the scenarios, the recommended preferred scenario is Scenario 3.
- **Scenario 3: Increase to DGA Density, No Change to Residential Intensification Rate**
  - 20% intensification rate
  - 53 people and jobs/ha in DGA Community Area
  - Land Need of 120 ha for growth to 2051
- There is the potential to incorporate a modest upward adjustment to the DGA density based on a review of comparable municipalities, as well as a review of the South Fergus SP.

Assessment of Scenarios

- This scenario retains the existing intensification rate and allows the Township to gradually increase the amount of high-density units in the built-up area.
- Increasing the intensification rate would involve the greatest amount of transformation for the Township.


Questions?

Centre Wellington

Report to Council

To: Mayor Watters and Members of Council

Report: PLN2023-06

Prepared By: Brett Salmon, Managing Director of Planning and Development

Date: 30 Jan 2023

RE: Community Land Needs Review

Recommendation:
THAT Council of the Township of Centre Wellington authorize staff to retain Watson & Associates Economists to prepare a Community Land Needs Assessment as per staff report PLN2023-06 dated January 30, 2023.

Report:
County of Wellington Planning and Development staff are attending the January 30, 2023 Council meeting to provide Council with an update on the Comprehensive Review of the County Official Plan (MCR). On major component of the MCR process is the completion of a Land Needs Assessment. A Land Needs Assessment is a technical, County-led process that determines:

- the amount of land required to accommodate the Provincially-projected growth to the 2051 planning horizon;
- the need for any Employment Area land conversions to non-industrial uses;
- the need for any urban settlement area boundary expansions; and
- the quantity of Excess lands.

The County is required to use a standard Land Needs Assessment methodology established by the Minister of Municipal Affairs and Housing. The County retained Watson & Associates Economists Ltd. to complete the Land Needs Assessment. A draft Land Needs Report was presented to County Council in April 2022 and circulated for comment. County Planning staff attended Centre Wellington Council in to provide an update on the growth projections and the results of the Land Needs Assessment. The final Land Needs Assessment report was endorsed by County Council in September of 2022.

The Land Needs Assessment addresses two broad categories of land use: Community Area land (residential, commercial, office, institutional) and Employment Area land (industrial). The Land Needs Assessment report drew the following conclusions with respect to land needs in the County and Township:

- The County has an overall shortfall of about 677 ha of designated land to meet urban growth forecasts to 2051.
- A portion of the shortfall can be met by redesignating Future Development land and identifying Excess Lands. However, Settlement Area Boundary Expansion is required to address the balance of these shortfalls.
- For Centre Wellington, Settlement Area Boundary Expansion of 238 ha is required to meet Community Area land needs, and an additional 160 ha is required to meet Employment Area land needs

The County is ready to initiate Phase 3 of its MCR, which includes consideration of the Official Plan changes needed to accommodate the Land Needs Assessment result, such as the redesignation of Future Development lands, location options for urban settlement area boundary expansion(s), location options for excess lands, and addressing rural residential and employment area needs.

The County Land Needs Assessment noted that the land needs results for Centre Wellington may be impacted by the South Fergus Secondary Plan which is underway.

Since Centre Wellington is a key participant in the review of location options for urban settlement area boundary expansions, Township staff, in consultation with County staff, are recommending that the Township retain Watson & Associates Economists Ltd. (Watson) to further review the urban area land needs on behalf of the Township. This review will build upon the County of Wellington Municipal Comprehensive Review (MCR) Phase 2 Report and identify potential opportunities to optimize urban land requirements through a review of key input assumptions of the County's urban land needs assessment (LNA), including greenfield density and residential intensification assumptions.

It is anticipated that the review will assess three growth scenarios including the County Land Needs report as a Base Case and two other alternative scenarios that will include an opportunity to increase the Township's Designated Greenfield Area (DGA) density, intensification rate in the Built-up Area (BUA), or a combination of the two.

Staff are recommending retaining Watson as the sole source vendor for this analysis based on the following:

- Watson had completed the Land Needs Assessment for the County to date and have access to the data required to complete the alternative scenarios;
- Watson have not been retained by the County to work on Phase 3, so there is no conflict in working for the Township
- The work needs to be completed in approximately 4 months in order to complement the timing of the County's Phase 3 workplan.
- Watson is already the Township's preferred vendor for development charges and fee studies that rely on growth forecasting and development economics

Financial Implications:
The estimated cost of completing this review is $32,800 not including taxes. The project is a growth related study and can be funded from Development Charges.

Consultation:
Dan Wilson, CAO
County of Wellington Planning and Development

Approved By:
Dan Wilson, Chief Administrative Officer

COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, February 08, 2024
Subject: **County Official Plan Review – Urban Boundary Expansion Review**

PLANWELL

1.0 Purpose

The purpose of this report is to provide Council with an overview of:

- the Provincial and County policy framework for considering urban boundary expansions;
- the final inventory of urban expansion requests received through the County's municipal comprehensive review; and
- the framework developed to screen and evaluate where urban expansion should occur.

2.0 Background

The County retained Watson and Associates Land Economists Ltd. to complete the municipal comprehensive review (MCR) Phase 1 Growth Forecasts and Allocations and Phase 2 Land Needs Assessment technical reports. Both reports have been approved by County Council. More information about the growth management component of the MCR is included in Appendix A.

Urban boundaries are designated in the County Official Plan and there are rules governing how to change them. An urban boundary expansion (or settlement area boundary expansion) must be based on need, feasibility and the most appropriate location for growth.

Throughout the MCR, County planning staff have been tracking requests made for property to be considered for a potential settlement area expansion. In April 2023, staff report PD2023-09 provided an inventory of urban expansion requests received through the County's municipal comprehensive review. Since that time additional submissions have been received and the submission window is now closed. This report provides the final updated inventory of requests for consideration.

The County, in coordination with each member municipality, will continue with the evaluation of submitted requests for urban boundary expansions in the communities with a need for more:

- community area growth (Centre Wellington, Mapleton and Minto); and
- employment area growth (Centre Wellington, Erin and Mapleton).

Community area growth is mainly residential, but also commercial, office and institutional; and employment area growth is only industrial. See Appendix B for summary results of County land needs assessment.

3.0 Policy Framework

Existing Provincial policy provides the framework for where and how municipalities can grow, while also establishing the geographic areas and features that should be preserved and protected over the long term. Lands within the Greenbelt Plan area are subject to additional, more restrictive growth policies. The current Provincial policies applicable to Wellington County are as follows:

2019 Growth Plan (as amended)
2020 Provincial Policy Statement
2017 Greenbelt Plan

Policy 2.2.8.2 of the Growth Plan sets out the key policies for consideration of urban boundary expansions as part of the MCR process. Section 4.8.2 of the County Official Plan also contains specific policy criteria related to such expansions. Refer to Appendix C for a summary of key policies.

The Province released a Draft Provincial Planning Statement in April 2023 which proposes to combine and replace the Provincial Policy Statement and Growth Plan (except within the Greenbelt Area) into a streamlined and simplified land use planning policy framework. At the time of writing this report, it is difficult to predict the timing and content of the final document. In the interest of bringing the growth management component of the MCR to a conclusion, the County is proceeding with its review under the current policies.

4.0 Inventory of Urban Expansion Requests

A total of 48 urban settlement area boundary expansion requests have been received totaling an area of about 1,445 ha (3,570 ac). The overall need for boundary expansions across Wellington is 482 ha (1,200 ac) after accounting for recommended employment area conversions. Figure 1 shows the distribution of the requests compared with the land needs results by municipality.

Based on Figure 1, staff highlight the following:

Guelph/Eramosa and Wellington North

- Requests for expansion in Guelph/Eramosa and Wellington North will not be considered further because the Phase 2 Land Needs Assessment did not identify a need for additional land.

Puslinch and Rural Areas

- Puslinch isn't included in Figure 1 because all the Township's growth is considered rural, not urban.
- Staff will continue tracking requests for expansion of rural settlement areas (Secondary Urban Centres and Hamlets) and other inquiries throughout rural Wellington.
- These and other matters, including severances, will be addressed as part of the future rural Phase 3B work plan.

Figure 1 Summary of Urban Expansion Requests and Land Need Results

Municipality	REQUESTS FOR EXPANSION		NEED FOR EXPANSION		
	Total Requests #	Total Area[1] (ha)	Community Area[2] (ha)	Employment Area[3] (ha)	Total Area (ha)
Centre Wellington	30	973	238[4]	160[4]	398[4]
Erin	4	180	0	23	23
Guelph/Eramosa	4	87	0	0	0
Mapleton	4	136	34	9	43
Minto	4	60	18	0	18
Wellington North	2	9	0	0	0
TOTAL	**48**	**1,445 ha** (3,570 ac)	**290 ha** (717 ac)	**192 ha** 474 ac)	**482 ha** (1,190 ha)

NOTES to Figure 1

[1] All areas are approximate and exclude lands designated Core Greenlands and Greenlands
[2] Community area land is mainly residential, but also commercial, office and institutional uses
[3] Employment area refers to land designated as industrial
[4] Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change

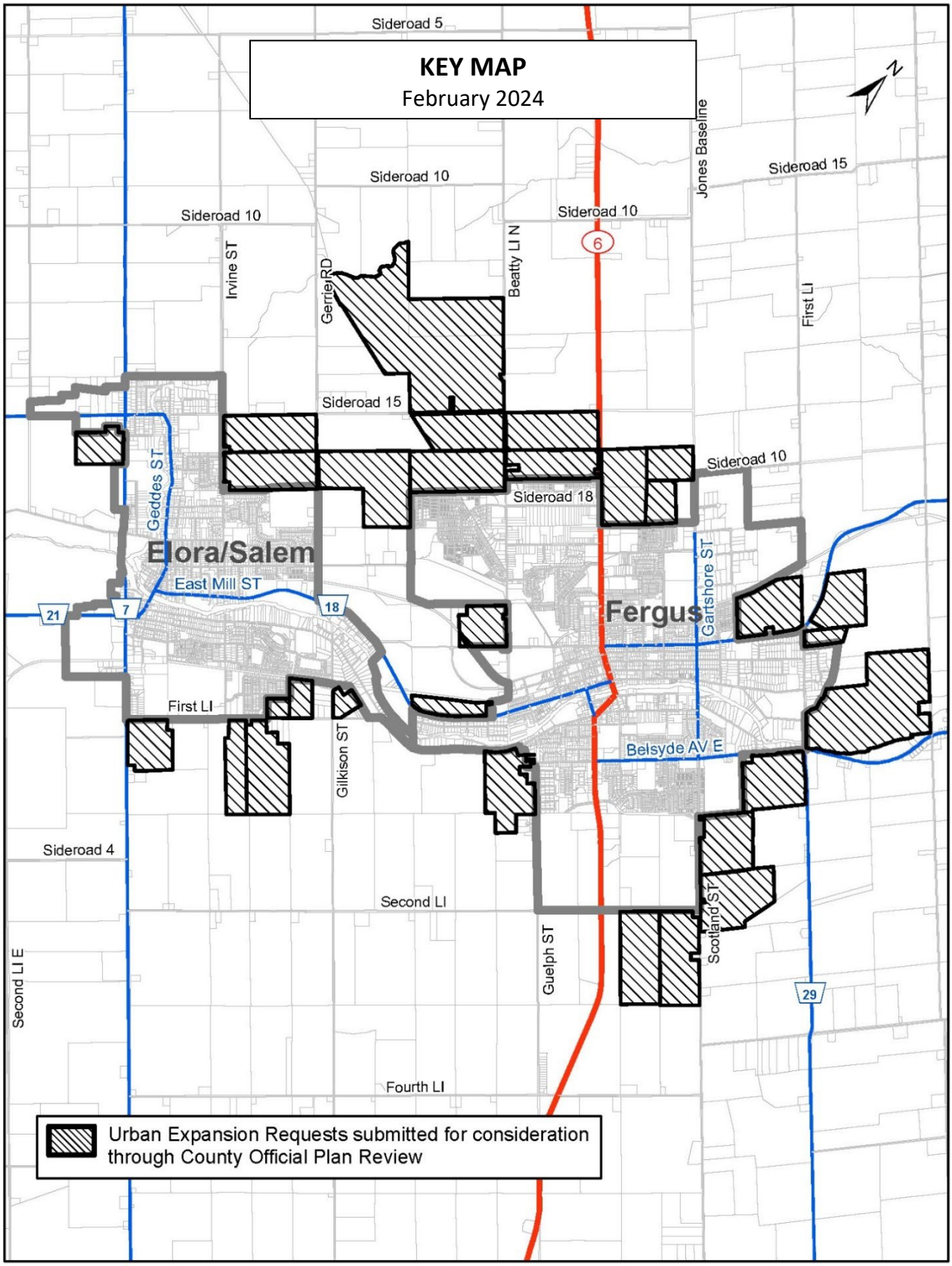
Planning staff have compiled detailed lists and associated mapping to identify properties with requests received during the submission window (see Appendix D). Staff caution that:



- If a property is included in the inventory, it does not necessarily mean it will be used for a future urban boundary expansion.
- If a property is not included in the inventory, it may still be identified for consideration for a future urban boundary expansion as part of the review process.

In addition to the detailed mapping contained in Appendix D, we have included a key map for Centre Wellington so that the significant number of requests can be viewed on one map (Figure 2).

Figure 2 Key Map of Urban Expansion Requests in Centre Wellington



5.0 Evaluation Framework

The County has developed an evaluation framework to be used to consider whether a given area is feasible for urban expansion based on Provincial and County land use policies and policy direction. The framework has also been informed by a best-practices review of other municipalities. Figure 3 provides a summary of the focus areas and objectives organized under the three broad and interconnected theme areas of the County of Wellington Official Plan Review: Sustain Well, Live Well and Grow Well.

Figure 3 Evaluation Framework - Summary of Focus Areas and Objectives

SUSTAIN WELL

Focus Areas	Objectives
Agricultural Resources	• Protect prime agricultural area • Minimize fragmentation of prime agricultural lands • Compliance with minimum distance separation formulae • Minimize impact on the agri-food network including agricultural operations
Natural Heritage and Water	• Enhance/support water resource system • Avoid Provincial Natural Heritage System • Avoid and protect natural features and areas for the long term • Climate change mitigation and adaptation
Source Water	• Source Water Protection - quality and quantity of municipal sources of drinking water
Aggregate Resources	• Protect mineral aggregate resources
Cultural Heritage and Archaeology	• Support/protect cultural heritage resources • Support/protect archaeological resources
Greenbelt Protection (Erin)	• Support growth in Greenbelt Towns and Villages • Limited expansion of Greenbelt settlement areas • Support complete communities/local agricultural economy • Optimize use of existing or planned infrastructure • Protect Natural Heritage System

Figure 3 **Evaluation Framework - Summary of Focus Areas and Objectives** (continued)



Focus Areas	Objectives
Complete and Healthy Communities	• Diverse range and mix of housing options • Mixed use and compact • Improve transportation linkages and increase travel choices • Convenient access to necessities for daily living • Provide integrated open space and parks • Prioritizing tree canopy protection/enhancement • Support public health, active living and personal safety



Focus Areas	Objectives
Water, Wastewater, Roads and Financing	• Optimize use of existing or planned infrastructure and public service facilities • Cost effective/financially viable infrastructure
Growth Management	• Wise use and management of lands • Sustainable and active transportation system • Protect or enhance employment areas, highway corridors and railway corridors • Consider local development conditions

The full framework, including the evaluation criteria, is included in Appendix E.

6.0 Next Steps

Subject to Council's endorsement, the Urban Boundary Expansion Review Framework will be used to assess urban boundaries and assist in evaluating the appropriateness and suitability of lands for boundary expansion. This assessment will be completed by a team made up of County and Member Municipality staff and/or consultants together with input from Conservation Authorities, Source Water Protection staff and other specialized areas of expertise as needed. The overall recommendation as to whether a given candidate expansion area is feasible for expansion will be based on the comprehensive application of all the criteria.

In some cases, it may be appropriate to scope the criteria due to the small scale of land needed in a municipality, provided the overall policy intent is maintained. The framework document is not meant to limit the County or Member Municipalities from identifying local criteria and information that may also need to be considered.

7.0 Strategic Action Plan

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

- Always look to the future and consider sustainability impacts with respect to social, environmental, economic and fiscal realities.

8.0 Recommendations

That the County Official Plan Review – Urban Boundary Expansion Review report be received for information.

That the Appendix E Urban Boundary Expansion Review Framework be endorsed by Council.

That the County Clerk forward the report to Member Municipalities for information.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Appendix A	Status Update - Growth Management Component of Wellington County MCR
Appendix B	Urban Community Area and Employment Area Land Needs
Appendix C	Key Policy Criteria for Settlement Area Boundary Expansions
Appendix D	Inventory and Mapping of Urban Expansion Requests
Appendix E	Urban Boundary Expansion Review Framework

Appendix A

Status Update - Growth Management Component of Wellington County MCR

Phase 1 Growth Allocations

Technical Work:

Phase 1 MCR Report: Urban Structure and Growth Allocations

- Finalized January 31, 2022 and approved by Council in March 2022

Implementation:

County Growth Structure – Official Plan Amendment (OPA 119)

- Submitted to Province for a decision June 9, 2022
- Approved by Province April 11, 2023 with modifications, including mandated urban boundary expansions
- Approval by Province with modifications largely reversed (including those for urban boundary expansions) through Bill 150 (royal assent December 6, 2023)

County Growth Forecast – Official Plan Amendment (OPA 120)

- Submitted to Province for a decision March 1, 2023
- Provincial decision pending. Posted for 30-day comment period ending February 15, 2024 (refer to Environmental Registry of Ontario posting ERO 019-6784)

Phase 2 Land Needs Assessment

Technical Work:

Phase 2 MCR Report: Urban Land Needs Assessment

- Finalized August 29, 2022 and approved by Council in September 2022
- Results for Centre Wellington are currently under review and may be subject to change

Phase 3A URBAN Growth Review

Technical Work:

- Agricultural System Mapping and Policy Review (report PD2023-05)
- Future Development Lands (report PD2023-24)
- Urban Settlement Area Boundary Review (report PD2024-02)

Implementation:

- Agricultural System Mapping and Policy Review currently on hold due to uncertain Provincial policy direction.
- County Future Development Lands Official Plan Amendment (OPA 123) currently on hold due to Provincial wind back of OPA 119 modifications
- A future Official Plan Amendment will be needed to implement the results of the Urban Boundary Review

Phase 3B RURAL Growth Review

Technical Work:

- Agricultural System Mapping and Policy Review (report PD2023-05)
- Study for Regionally Significant Economic Development Area initiated by Township
- County-wide rural residential growth component

Implementation:

- Agricultural Review and rural residential review currently on hold due to uncertain Provincial policy direction.
- A future Official Plan Amendment will be needed to implement results of the Puslinch employment land study

Appendix B

Urban Community Area and Employment Area Land Needs

NOTES Future Development Lands are located within Settlement Area Boundaries
S.A.B.E. refers to a Settlement Area Boundary Expansion
Community area land need in Centre Wellington is currently under review and may be reduced

Figure ES-3
County of Wellington
Urban Community Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Redesignation of Future Development Lands to Community Area	Community Area S.A.B.E., ha	Community Area Excess, ha
Centre Wellington	-	238	-
Mapleton	15	34	-
Minto	61	18	-
Wellington North	81	-	89
Puslinch	-	-	-
Guelph-Eramosa	-	-	-
Erin	38	-	-
County of Wellington	**195**	**290**	**89**

Notes: Adjustment made to the Township of Wellington North (2 ha) and the Township of Centre Wellington (9 ha) to account for recommended Employment Area to Community Area conversions.
Source: Watson & Associates Economists Ltd.

Figure ES-4
County of Wellington
Urban Employment Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Urban Employment Area S.A.B.E., ha	Urban Employment Area Excess, ha
Centre Wellington	160	-
Mapleton	9	-
Minto	-	-
Wellington North	-	40
Puslinch	-	-
Guelph-Eramosa	-	-
Erin	23	-
County of Wellington	**192**	**40**

Notes: Adjusted for recommended Employment Area to Community Area conversions in the Township of Wellington North (2 ha) and the Township of Centre Wellington (14 ha).
Source: Watson & Associates Economists Ltd.

Appendix C

Key Policy Criteria for Settlement Area Boundary Expansions

As specified in Section 2.2.8.2 of the Growth Plan (2019, as amended), where the need for a settlement area boundary expansion has been justified under the policies of the Growth Plan, the feasibility and most appropriate location for the proposed expansion must be identified in a manner consistent with the policies of the Growth Plan, and including the following criteria:

Infrastructure:

- there is sufficient capacity in existing or planned infrastructure and public service facilities
- the infrastructure and public service facilities are viable over their full life cycle
- the proposed expansion would be informed by applicable water and wastewater master plans or equivalent, and storm water master plans or equivalent, as appropriate

Natural Heritage/Water Resources Impact:

- the proposed expansion, including the associated water, wastewater and storm water servicing, would be planned and demonstrated to avoid; or if avoidance is not possible, minimize or mitigate, any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water
- key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible

Agricultural Area/Network Impact:

- prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System
- the settlement area to be expanded complies with the minimum distance separation
- any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment

Alignment with other Provincial Plans/Policies:

- the Wise Use and Management of Resources and Protecting Public Health and Safety policies of the Provincial Policy Statement are applied
- the proposed expansion meets applicable requirements of the Greenbelt Plan and applicable Source Protection Plans

Greenbelt Area:

- settlement area to be expanded is identified as a Town/Village in the Greenbelt
- proposed expansion would be no more than 5% increase in geographic size of settlement area up to a maximum of 10 ha (additional restrictions to residential development apply, however Erin does not require additional residential land based on the land needs assessment results)

- proposed expansion would support the achievement of complete communities or the local agricultural economy
- proposed use cannot be reasonably accommodated within existing settlement area boundary
- proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area
- expansion into the Natural Heritage System in the Greenbelt Plan is prohibited

County Official Plan:
Similar criteria for expansion of the County's urban centres are contained in the County Official Plan. The Official Plan also contains additional criteria related to the existing development pattern in the community, logical boundaries and other planning criteria considered appropriate in the circumstances.

Appendix D

Inventory and Mapping of Urban Expansion Requests

CENTRE WELLINGTON

ERIN

MAPLETON

MINTO

Inventory of Urban Expansion Requests

CENTRE WELLINGTON

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-006	Elora/Salem	178 First Line	2.0
SABR-007	Elora/Salem	220 First Line	7.9
SABR-009	Elora/Salem	264 First Line	6.4
SABR-023	Elora/Salem	7581 Sideroad 15	32.0
SABR-025	Elora/Salem	6574 Gerrie Road	37.1
SABR-040	Elora/Salem	6389 Wellington Road 7	23.7
SABR-051	Elora/Salem	456 Wellington Road 7	17.4
SABR-061	Elora/Salem	159 First Line	38.2
SABR-062	Elora/Salem	127 First Line	21.6
SABR-005	Fergus	795 Anderson Street N	5.9
SABR-019	Fergus	6586 Beatty Line N	35.4
SABR-020	Fergus	6490 First Line	30.5
SABR-022	Fergus	968 David Street N, 6581 Hwy 6	36.3
SABR-026	Fergus	6470 Beatty Line N	19.6
SABR-033	Fergus	965 Gartshore Street	12.9
SABR-034	Fergus	965 Gartshore Street	16.3
SABR-035	Fergus	930 Scotland Street	34.1
SABR-036	Fergus	851 Wellington Road 18	12.6
SABR-037	Fergus	6583 Gerrie Road	46.6
SABR-038	Fergus	6268-6278 Jones Baseline	35.8
SABR-039	Fergus	7863 Second Line	35.2
SABR-043	Fergus	6585 Highway 6 N	26.3
SABR-053	Fergus	8147 Wellington Road 19	28.2
SABR-056	Fergus	8055 Wellington Road 18	34.8
SABR-058	Fergus	6602 Highway 6	27.0
SABR-059	Fergus	6684, 6704 Beatty Line N, 7692 Sideroad 15	169.6
SABR-060	Fergus	996-6279 Jones Baseline	38.7
SABR-063	Fergus	7715 Sideroad 15	30.7
SABR-064	Fergus	785 Guelph Street	26.8
SABR-065	Fergus	Multiple addresses	83.9
		Centre Wellington Total:	**973 ha** (2,400 ac)

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.

Inventory of Urban Expansion Requests

ERIN

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-008	Erin Village	9558 Sideroad 10	13.0
SABR-052	Erin Village	5458 Winston Churchill Blvd	99.4
SABR-054	Erin Village	9556 Sideroad 17	26.5
SABR-057	Erin Village	5644 Wellington Road 23	41.1
		Erin Total:	**180 ha**
			445 (ac)

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Inventory of Urban Expansion Requests

MAPLETON

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-013	Drayton	7133 Wellington Road 11	16.1
SABR-032	Drayton	8067 Wellington Road 8	55.0
SABR-045	Drayton	7950 Wellington Road 8	38.2
SABR-018	Moorefield	12 William Street	26.7
		Mapleton Total:	**136 ha** (335 ac)

NOTES

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Inventory of Urban Expansion Requests

MINTO

ID#	Settlement Area	Location	Approximate Net Area (ha)
SABR-055	Clifford	41 Park Street W	5.7
SABR-017	Harriston	122 Wellington Road 109	22.6
SABR-041	Harriston	6004 Elora Street N	16.8
SABR-042	Palmerston	8779 Wellington Road 5	15.2
		Minto Total:	**60 ha** (150 ac)

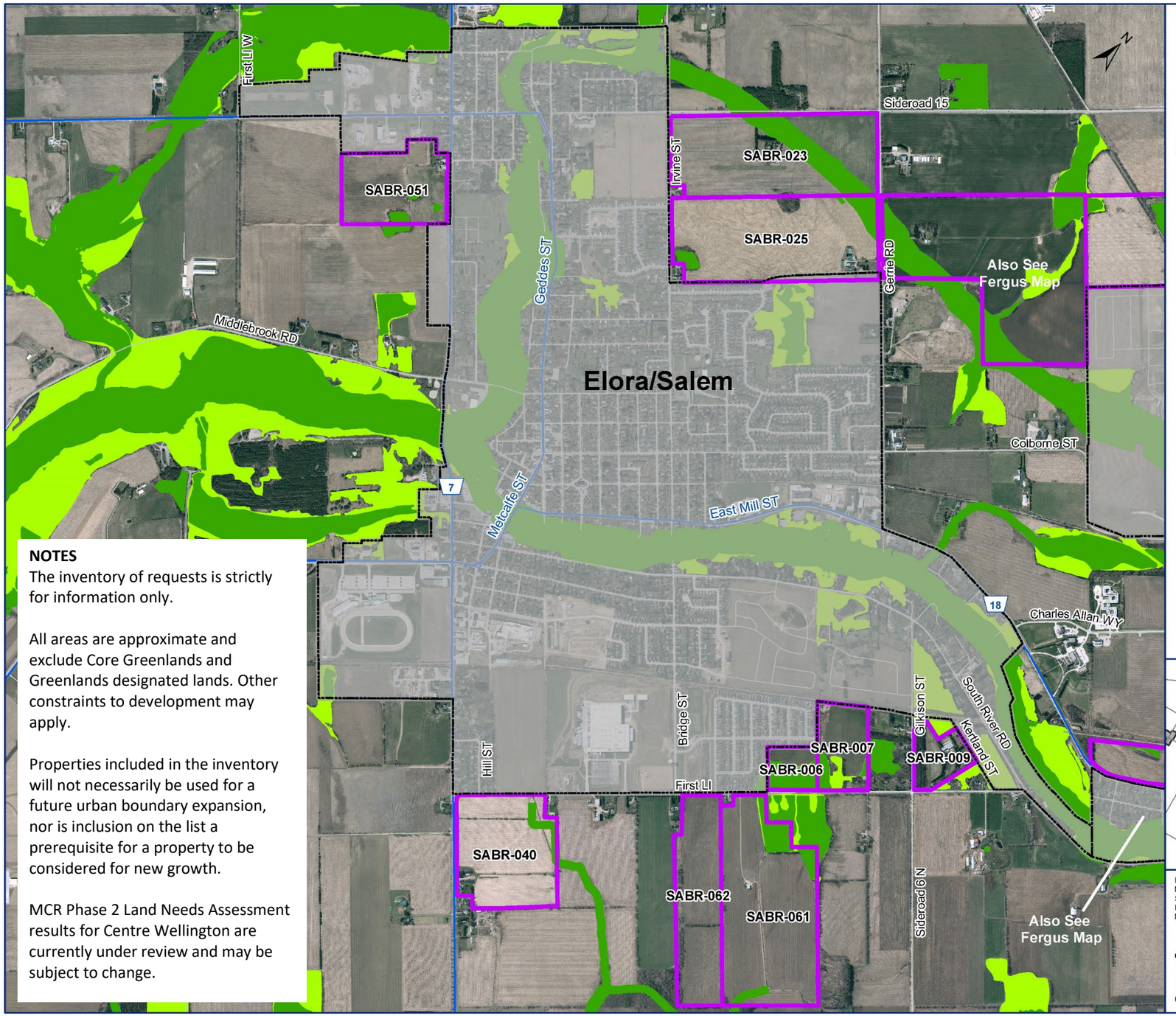
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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.
SABR-041 also proposes to offset expansion by removals elsewhere.



NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.

Urban Expansion Requests

CENTRE WELLINGTON

Elora/Salem

SABR-006 - 178 First Line (2.0 ha)

SABR-007 - 220 First Line (7.9 ha)

SABR-009 - 264 First Line (6.4 ha)

SABR-023 - 7581 Sideroad 15 (32.0 ha)

SABR-025 - 6574 Gerrie Rd (37.1 ha)

SABR-040 - 6389 Wellington RD 7 (23.7 ha)

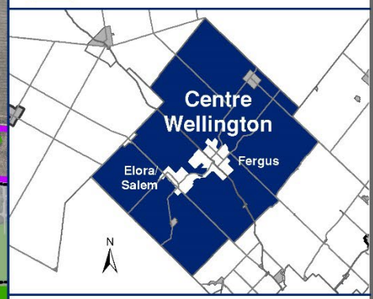
SABR-051 - 456 Wellington RD 7 (17.4 ha)

SABR-061 - 159 First Line (38.2 ha)

SABR-062 - 127 First Line (21.6 ha)

Legend

- Expansion Request
- Urban Centres
- Core Greenlands
- Greenlands



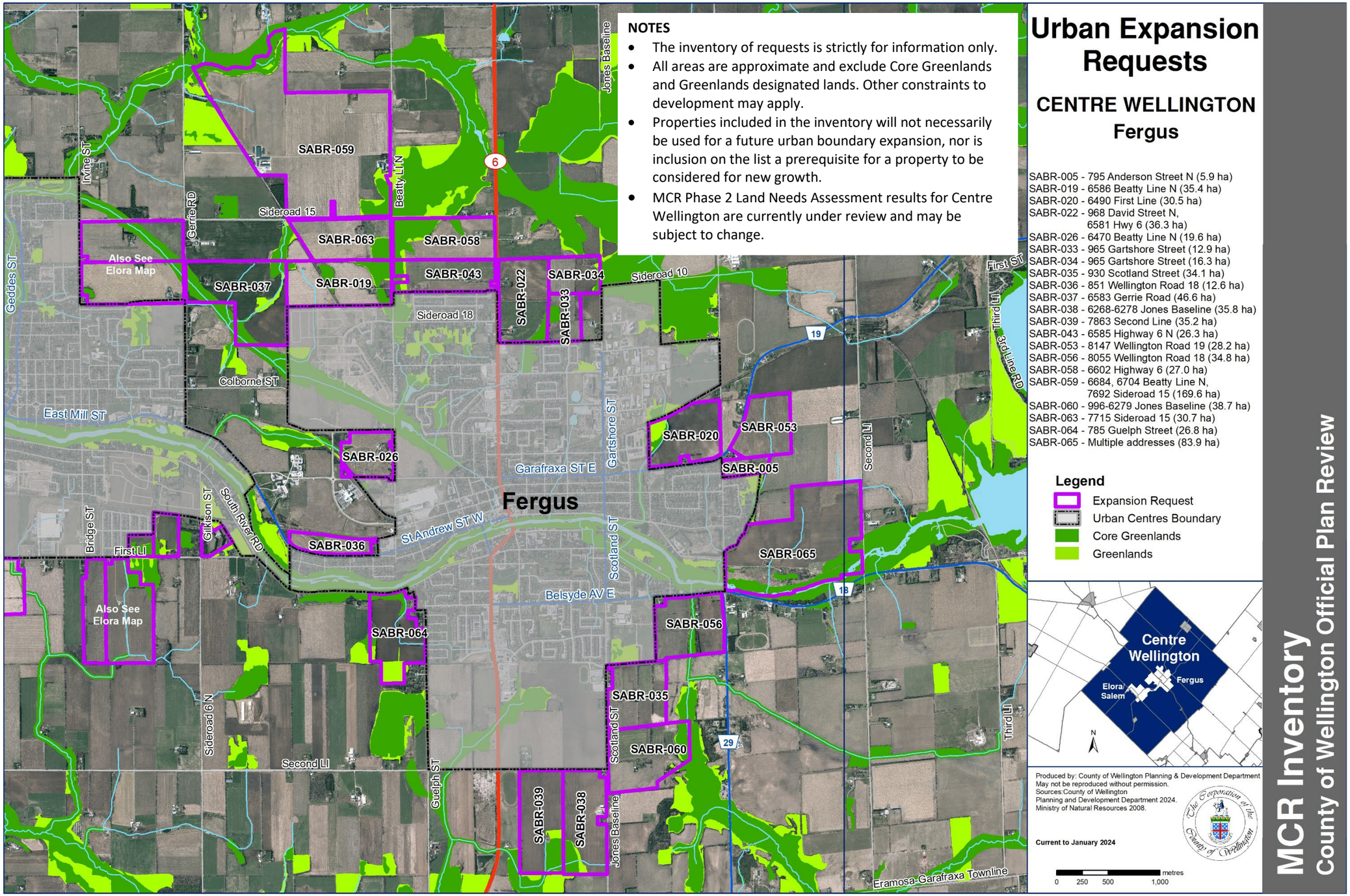
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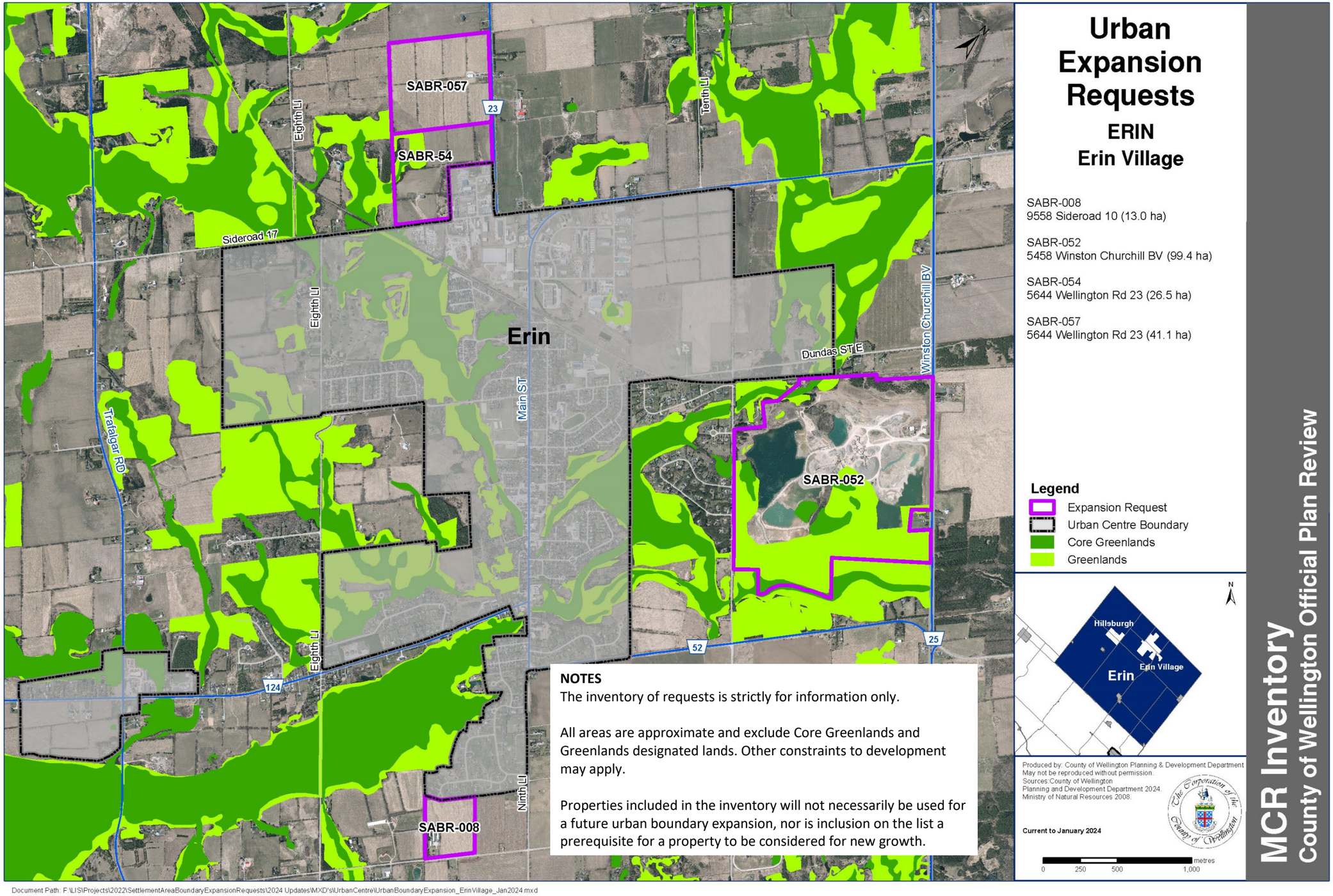
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MCR Inventory
County of Wellington Official Plan Review

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Urban Expansion Requests

ERIN

Erin Village

SABR-008
9558 Sideroad 10 (13.0 ha)

SABR-052
5458 Winston Churchill BV (99.4 ha)

SABR-054
5644 Wellington Rd 23 (26.5 ha)

SABR-057
5644 Wellington Rd 23 (41.1 ha)

Legend

- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands

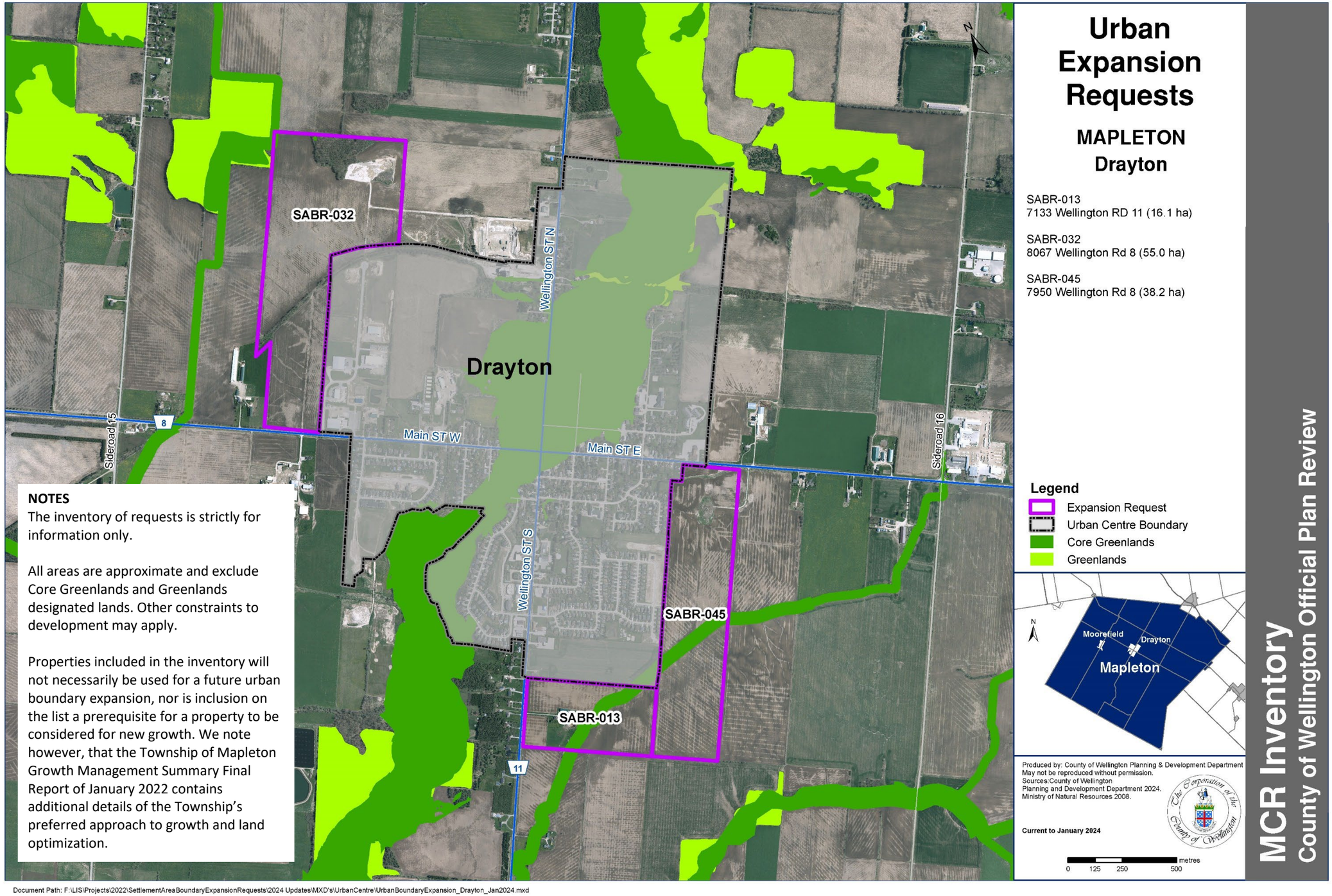
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MCR Inventory
County of Wellington Official Plan Review

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Urban Expansion Requests

MAPLETON
Drayton

SABR-013
7133 Wellington RD 11 (16.1 ha)

SABR-032
8067 Wellington Rd 8 (55.0 ha)

SABR-045
7950 Wellington Rd 8 (38.2 ha)

Legend
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands

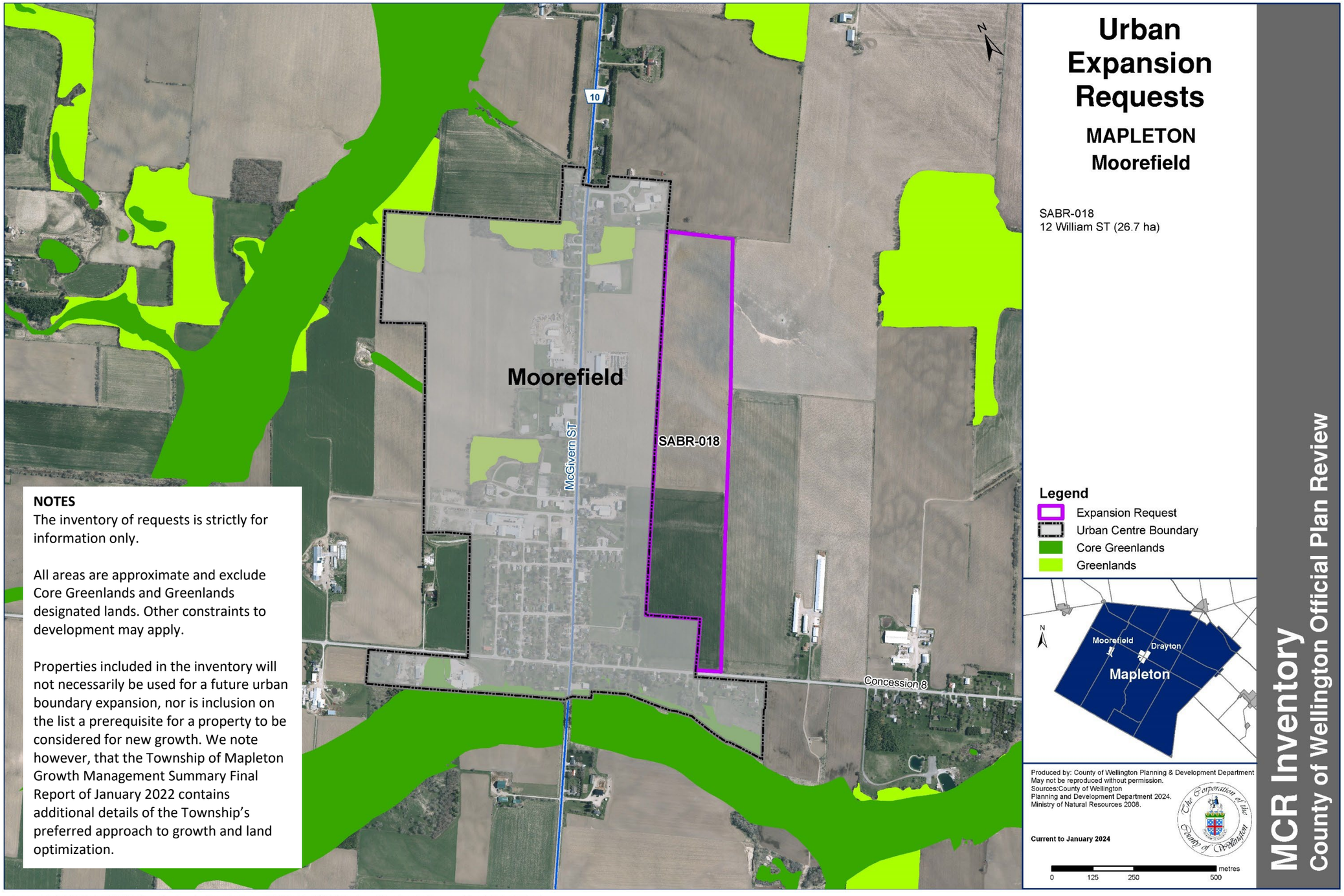
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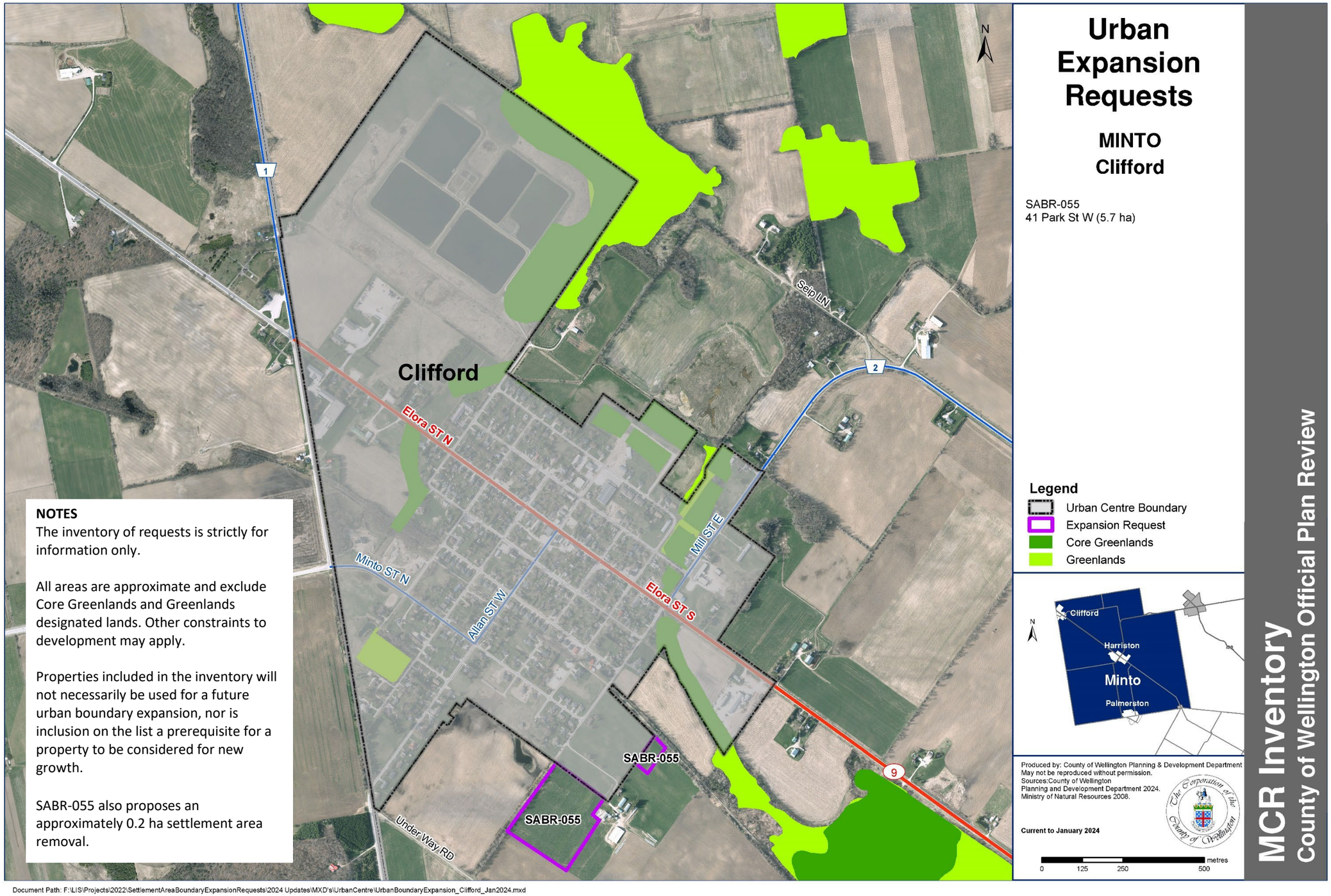
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MCR Inventory
County of Wellington Official Plan Review

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SABR-055 also proposes an approximately 0.2 ha settlement area removal.

Urban Expansion Requests

MINTO
Clifford

SABR-055
41 Park St W (5.7 ha)

Legend
- Urban Centre Boundary
- Expansion Request
- Core Greenlands
- Greenlands

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Sources:County of Wellington
Planning and Development Department 2024.
Ministry of Natural Resources 2006.

Current to January 2024

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MCR Inventory
County of Wellington Official Plan Review

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Urban Expansion Requests

MINTO
Harriston

SABR-017
6112 Wellington RD 109 (22.6 ha)

SABR-041
6004 Elora ST N (16 ha)

SABR-041
Frontage on Hwy 23 (Arthur St W) (0.8 ha)

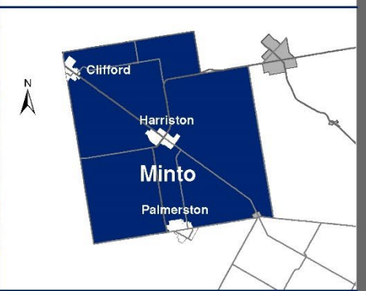
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Legend
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



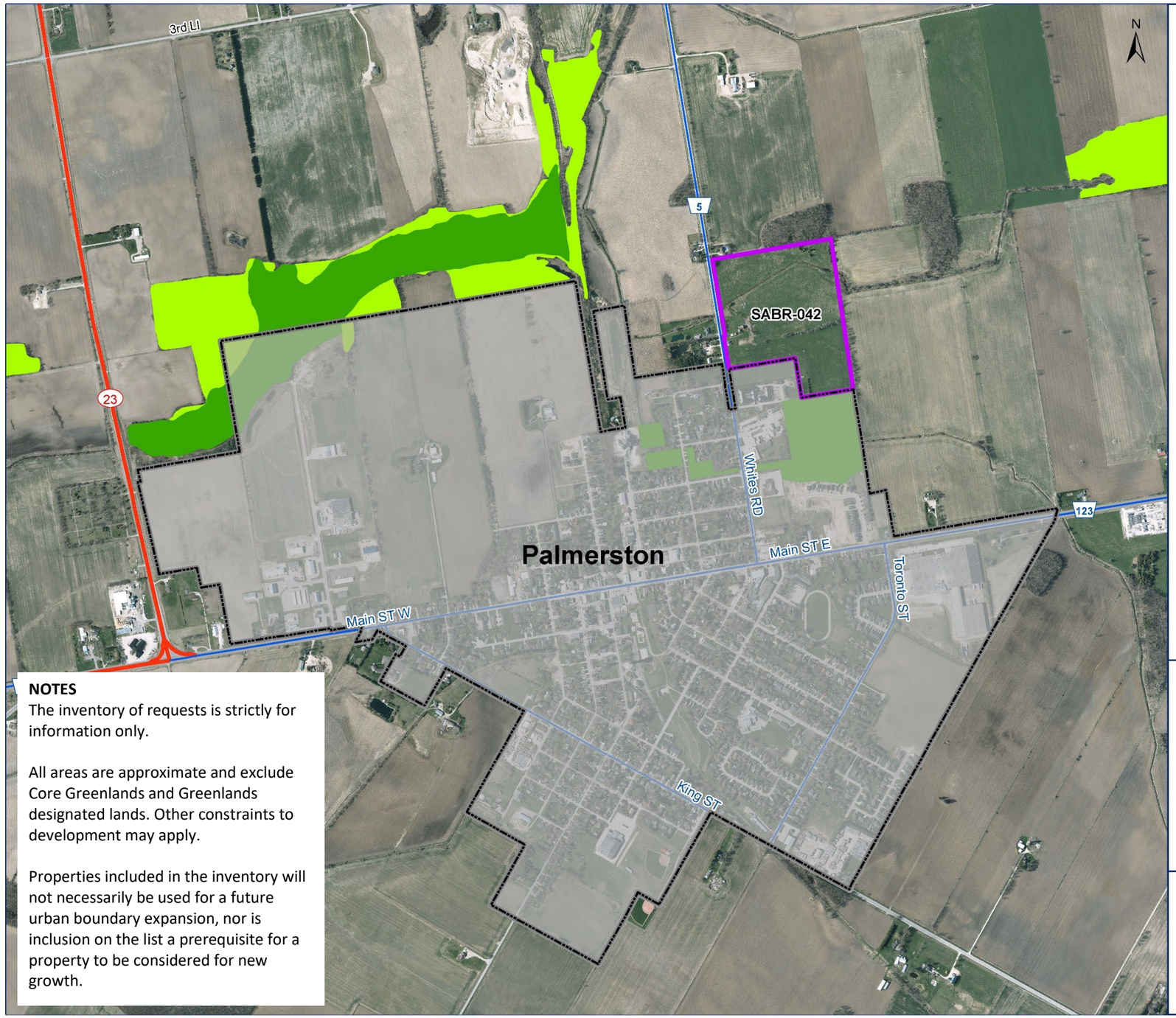
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Sources:County of Wellington
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Current to January 2024

0 125 250 500 metres

Document Path: F:\LIS\Projects\2022\SettlementAreaBoundaryExpansionRequests\2024 Updates\MXD's\UrbanCentre_UrbanBoundaryExpansion_Harriston_Jan2024.mxd

MCR Inventory
County of Wellington Official Plan Review



Urban Expansion Requests

MINTO
Palmerston

SABR-042
8779 Wellington Rd 5 (15.2 ha)

Legend

- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



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Sources:County of Wellington
Planning and Development Department 2024.
Ministry of Natural Resources 2008.

Current to January 2024

0 125 250 500 metres

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Inventory
County of Wellington Official Plan Review

Document Path: F:\LIS\Projects\2022\SettlementAreaBoundaryExpansionRequests\2024 Updates\MXD's\UrbanCentre\UrbanBoundaryExpansion_Palmerston_Jan2024.mxd

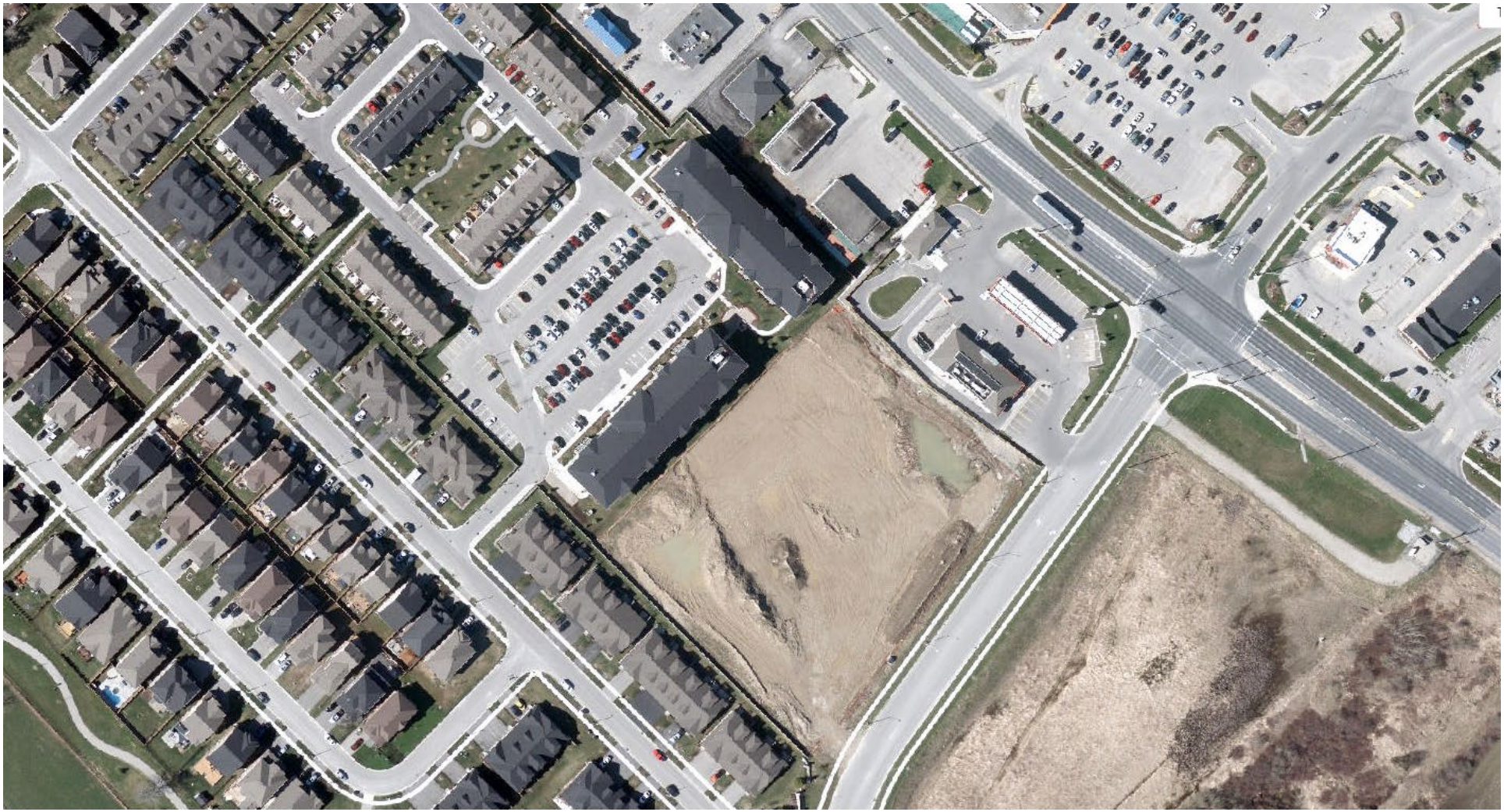
Appendix E

Urban Centre Expansion Review Framework

February 2024

Wellington County Official Plan Review

Urban Boundary Expansion Review Framework



Urban Boundary Expansion Review Framework

County of Wellington

Context

By 2051, the Province expects the County to reach a population of at least 160,000 people and employment of at least 70,000 jobs. To manage this future growth, the County is required to follow a planning process to determine how and where population and employment growth will occur to promote healthy, compact and complete communities while incorporating planning, servicing and financing considerations.

Provincial guidance and requirements for planning for long term growth is found primarily in A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan builds on the policy foundation of the Provincial Policy Statement but provides additional and more specific land use planning policies for places like Wellington County in the Greater Golden Horseshoe area. Working in concert with the Growth Plan, the Greenbelt Plan also provides policy direction in Erin and Puslinch for settlement areas and their expansion.

How to Grow?

The Provincial Growth Plan requires completion of a land needs assessment which determines whether a settlement (urban) boundary expansion is necessary. The County retained Watson & Associates Economists Ltd. (Watson) to address the growth management requirements related to the allocation of growth and determination of which municipalities need additional land. Based on the County's land needs assessment, urban expansions are required in Centre Wellington, Erin, Mapleton and Minto.

Where to Grow?

The Province lays out a comprehensive set of planning policies to guide and shape decision-making related to growth. The criteria in this document have been developed based on the land use policies and policy directions identified in the Provincial Policy Statement (2020), Growth Plan (2019, as amended), Greenbelt Plan (2017) and County of Wellington Official Plan. This document has also been informed by a best-practices review of other municipalities.

Hamlet expansion and other rural growth options are subject to different policies and will be part of a separate process.

How this document will be used

This document will be used to consider whether a given area is feasible for urban expansion. There are two steps to the process. Step 1 is the initial screening to remove unqualified municipal comprehensive review requests based on whether the proposed expansion area is in a municipality with a need for expansion.

Step 2 criteria will be used to assess the urban boundary and assist in evaluating the appropriateness and suitability of lands for boundary expansion. This step will be completed by an assessment team made up of County and Member Municipality staff and/or consultants together with input from Conservation Authorities, Source Water Protection staff and other specialized areas of expertise as needed.

The County has compiled an inventory of private landowner/developer for lands to be added urban areas. The submission window for new requests is now closed.



- If a property is included in the inventory, it does not necessarily mean it will be used for a future urban boundary expansion.
- If a property is not included in the inventory, it may still be identified for new growth as part of the review process.

In some cases, supportive planning documents were voluntarily submitted as an accompaniment to a request to be added to an urban area. Supplemental submissions will only be reviewed for context.

Step 1 Screening Criteria

A request must meet the criteria below to proceed to Step 2.

In Wellington County's Land Needs Assessment, is the proposed expansion area located in a Member Municipality with an identified need for urban expansion:

- ☐ Centre Wellington (community area and employment area)
- ☐ Erin (employment area)
- ☐ Mapleton (community area and employment area)
- ☐ Minto (community area)

Community Area (mainly residential, but also includes commercial, institutional or office uses)
Employment Area (Industrial lands)

Step 2 Evaluation Framework

The County of Wellington Official Plan Review is being completed under the "Plan Well" banner which includes three broad and interconnected theme areas: Sustain Well, Live Well and Grow Well. The following focus areas have been identified under the themes:



Agricultural Resources
Natural Heritage
Source Water
Aggregate Resources
Cultural Heritage and Archaeology
Greenbelt Protection



Complete and Healthy Communities



Water, Wastewater, Roads and Financing
Growth Management

Each focus area has more detailed objectives which are associated evaluation criteria and measures. The evaluation criteria are based on the policy tests outlined in the Growth Plan and associated Provincial and County planning documents. The overall recommendation as to whether a given candidate expansion area is feasible for expansion will be based on the comprehensive application of all the criteria.

In some cases, it may be appropriate to scope the criteria due to the small scale of land needed in a given municipality, provided the overall policy intent is maintained. This document is not meant to limit the County or Member Municipalities from identifying local criteria and information that may also need to be considered.

Criteria marked with a magnifying glass: highlight those which apply a climate lens.

1. Agricultural Resources		
Objectives	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Protect prime agricultural area	Prime agricultural areas should be avoided where possible. Where prime agricultural areas cannot be avoided, does the proposed expansion area contain lower priority agricultural lands?	• Based on evaluation of reasonable alternatives that avoid, minimize and mitigate the impact on prime agricultural areas. Where prime agricultural areas cannot be avoided, lower priority agricultural lands are to be used.
Minimize fragmentation of prime agricultural lands	Is fragmentation of prime agricultural lands avoided/ minimized; and, are contiguous agricultural lands retained?	• Assessment of available mapping and data
Compliance with minimum distance separation formulae	• Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae?	• Assessment of the distance between the candidate expansion area and existing agricultural operations • Based on the Minimum Distance Separation (MDS) formula with reference to OMAFRA's guideline
Minimize impact on the agri-food network including agricultural operations	Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations? Would the proposed expansion negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores?	• Assessment of impact on agricultural operations and farm markets within and in proximity to the candidate expansion area • Qualitative assessment of location of existing agricultural assets

2. Natural Heritage and Water		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Enhance/ support water resource system	Would the proposed expansion area (including any extension of water and wastewater services) avoid/ minimize/ mitigate any potential impacts on watershed conditions and the water resource system, including quality and quantity of water?	• Assessment of available indicators of hydrologic function
	What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected?	• Assessment of impacts to key hydrological areas
Avoid Provincial Natural Heritage System	Does the proposed expansion area avoid the Provincial Natural Heritage System for the Growth Plan?	• Assessment of Natural Heritage System for the Growth Plan mapping
Avoid and protect natural features and areas for the long term	Does the proposed expansion area avoid and protect the Official Plan Greenlands System and the County-identified Natural Heritage System and/or maintain, restore or improve the functions of the area?	• Assessment of the designated Core Greenlands and Greenlands features and the County Natural Heritage System
Climate change mitigation and adaptation	Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g. prevent flooding, provide shade to mitigate impacts of heat, and sequester carbon)?	• Available subwatershed studies • Input from Municipal staff on potential stormwater management constraints and opportunities and ability to implement best management practices

3. Source Water		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Source Water Protection - quality and quantity of municipal sources of drinking water	Would the candidate expansion area create concerns or conflicts with the source protection plan?	• Source protection plan and policies • Input from Source Water Protection staff
4. Aggregate Resources		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Protect mineral aggregate resources	• Does the candidate expansion area contain any deposits of mineral aggregate resources or are there any within 300 m? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?	• Assessment of aggregate resource areas (Mineral Aggregate Resource Overlay, Schedule D of County Official Plan) • Assessment of active mineral aggregate operations

5. Cultural Heritage and Archaeology		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Support/protect cultural heritage resources	• Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes?	• Assessment of impacts to significant built heritage resources or significant cultural heritage landscapes • Input from Municipal staff with reference to available inventory and mapping of significant built heritage resources and significant cultural heritage landscapes and assessment of potential impact on such areas
Support/protect archaeological resources	• What is the archaeological potential of the candidate expansion area?	• Screening for archaeological resources through use of Provincial criteria for evaluating archaeological potential

SUSTAIN WELL

6. Greenbelt Protection: Erin		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Support growth in Greenbelt Towns and Villages	Is the settlement area to be expanded identified in the Greenbelt Plan as a Town/Village?	• Hillsburgh and Erin Village are identified as a Town/Village in the Greenbelt Plan
Limited expansion of Greenbelt settlement areas	Would the proposed expansion be modest in size? (e.g. no more than a 5% increase in the size of Erin Village or Hillsburgh, up to a maximum size of 10 hectares and residential development would not be permitted on more than 50 per cent of the lands that would be added	• A maximum size of 10 hectares would apply to Hillsburgh and Erin Village • The land needs assessment identified a need for 23 ha of additional employment area land (industrial) and did not identify a need for additional community area land (mainly residential, but also includes commercial, institutional or office uses)
Support complete communities/ local agricultural economy	Would the proposed expansion support the achievement of complete communities or support the local agricultural economy?	• See focus area 1 and 6
Optimize use of existing or planned infrastructure	Would the proposed expansion be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities within the existing settlement area?	• See focus area 8
Protect Natural Heritage System	Would the proposed expansion area be outside of the Natural Heritage System in the Greenbelt Plan?	• Assessment of the location of Natural Heritage System

LIVE WELL

6. Complete and Healthy Communities		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Diverse range and mix of housing options	Can the expansion area provide for an appropriate density and mix of housing?	• Assessment of the ability to support the greatest opportunity for an appropriate density and mix of housing
Mixed use and compact	Can the expansion area function as a standalone complete community or provide for the completion of an existing community including an appropriate mix of housing, jobs, stores, transportation options, and public service facilities for all ages and abilities?	• Assessment of the ability to design the candidate expansion area as a complete community based on relative size and location
Improve transportation linkages and increase travel choices	Would the proposed expansion area be served by and integrated with an existing or planned transportation network (e.g. roads, rail, bike lanes, multi-use trails and future transit) to increase travel choices?	• Review of existing and planned transportation network • Proximity to existing or planned pedestrian/trail or cycling network
Convenient access to necessities for daily living	Would the proposed expansion area provide residents easy access to food, shelter, education, health care, arts and recreation?	• Assessment of proximity of candidate expansion area to existing urban boundary and any development constraints which may impact/limit connectivity opportunities
Provide integrated open space and parks	Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities?	• Assessment of proximity to existing parks, public facilities, amenities, etc.

6. Complete and Healthy Communities (continued)		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Prioritizing tree canopy protection/ enhancement	Does the candidate expansion area support the maintenance and enhancement of the existing tree canopy?	• Assessment of existing tree canopy and potential for maintenance and enhancement should a boundary expansion occur • Based on input from Municipal staff with reference to available mapping
Support public health, active living, and personal safety	Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks?	• Proximity to existing or planned pedestrian/trail or cycling network
	Would the proposed expansion area direct development away from hazardous lands?	• Assessment of identified hazardous lands, including but not limited to, areas subject to flood hazards and erosion hazards and hazardous sites that could be unsafe for development

7. Water, Wastewater, Roads and Financing		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Optimize use of existing or planned infrastructure and public service facilities	• Is there sufficient capacity in existing or planned municipal infrastructure (including road, water and wastewater) and public service facilities to accommodate the expansion area?	• High level assessment of new infrastructure requirements based on input from Municipal staff and/or consultants • Assessment of capacity in existing and planned water/wastewater systems (where available/applicable) based on input from Municipal staff and/or consultants
	• Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies?	• Based on input from Municipal staff and with reference to Water/Wastewater Master Plan • Best supports a sustainable, long term infrastructure planning strategy
Cost effective/ financially viable infrastructure	• Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets?	• Relative assessment of new infrastructure costs based on input from Municipal staff and/or consultants
	• Are the public service facilities needed financially viable over the full life cycle of the assets?	• Assessment of infrastructure and public service facility requirements • Based on input from Municipal staff
	• Does the proposed expansion area have an unreasonable or unanticipated financial impact on the municipality	• High level assessment of potential financial impacts for proposed expansion areas • Based on input from Municipal staff and if necessary, a Financial Impact Assessment

GROW WELL

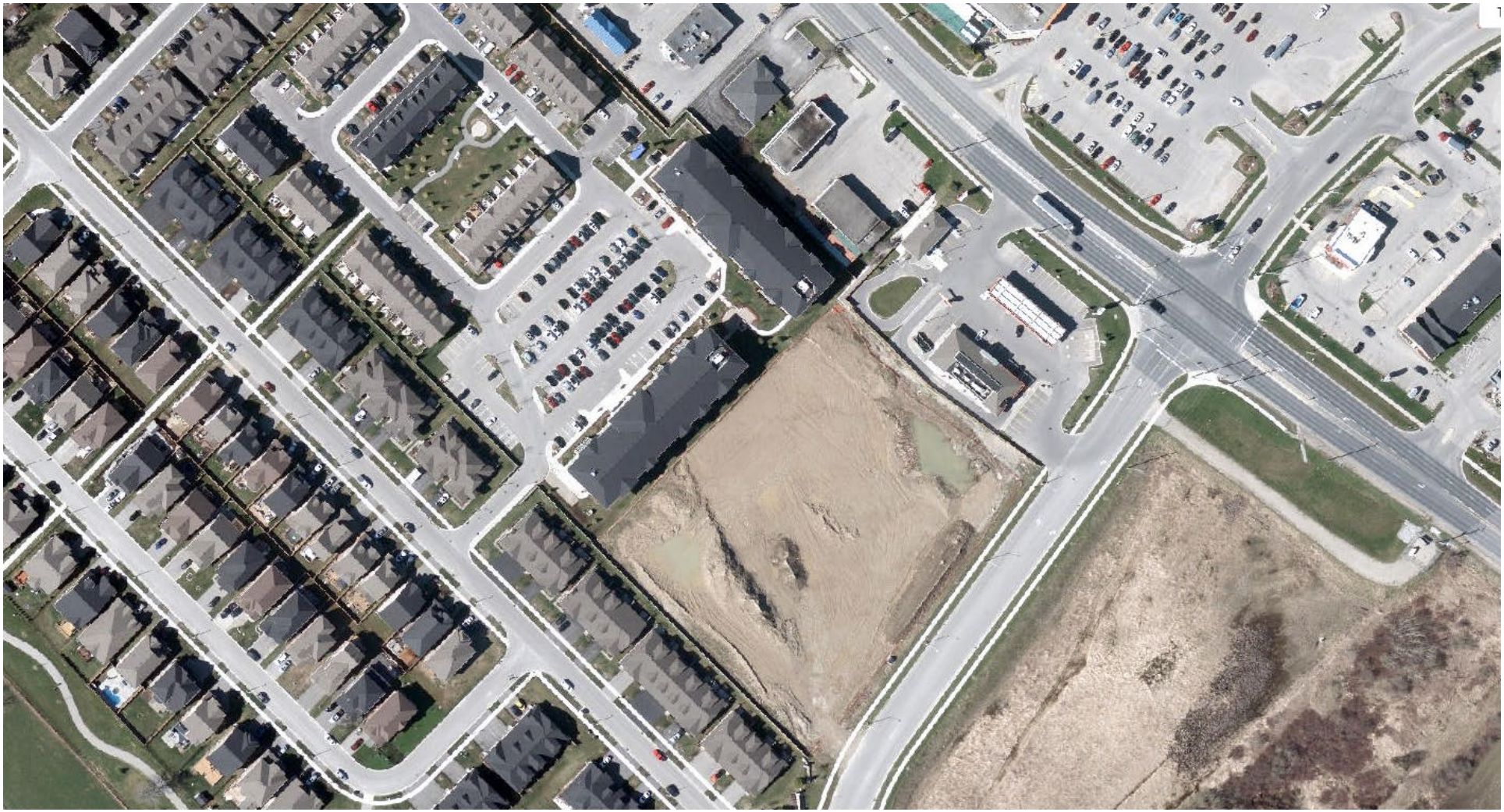
8. Growth Management		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Wise use and management of lands	Does the candidate expansion area represent logical and orderly progression of urban development?	• Assessment of proximity of the candidate expansion area to existing settlement area and any development constraints which may impact/limit connectivity
	Is the proposed expansion area contiguous with an existing urban area boundary?	• Proximity to existing urban area boundary in the County Official Plan
	Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets?	• Based on input from Municipal staff and/or consultants and with reference to available Water/Wastewater Master Plan • Best supports a sustainable, long term infrastructure planning strategy
Sustainable and active transportation system	Would the proposed expansion support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs?	• Proximity to existing or planned pedestrian/trail or cycling network.
	Would it support minimized vehicle kilometres travelled and help reduce growth of greenhouse gas emissions?	• Review of existing and planned street network (where available/applicable) • Assessment of potential street connectivity and block size

8. Growth Management (continued)		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Protect or enhance employment areas, highway corridors and rail corridors	• Is there potential for the candidate area to erode or enhance protection of existing employment areas, road and rail corridors?	• Proximity to existing or planned employment areas, road and rail corridors
	• Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations?	• Assessment of how well the area/parcel can access a Provincial highway and whether it is in an area with the highest demand for employment area growth
	• Would the proposed expansion area help to provide sufficient land, in appropriate locations, to accommodate the County's employment growth?	• Assessment of location relative to existing employment areas • Assessment of whether the candidate expansion area would have good road frontage and opportunity to subdivide
Consider local development conditions	• Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed? (e.g. adjacent land use conflicts, transportation network, etc.)	• Assessment of adjacent lands and transportation networks • Based on input from County and Municipal staff
	• Are there constraints on the site area that would negatively impact the feasibility of the development of the site? (e.g. contaminated lands, existing uses, topography, etc.)	• Based on input from Municipal staff

February 2024

Wellington County Official Plan Review

Urban Boundary Expansion Review Framework



Urban Boundary Expansion Review Framework

County of Wellington

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Aggregate Resources
Cultural Heritage and Archaeology
Greenbelt Protection



Complete and Healthy Communities



Water, Wastewater, Roads and Financing
Growth Management

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Minimize fragmentation of prime agricultural lands	Is fragmentation of prime agricultural lands avoided/ minimized; and, are contiguous agricultural lands retained?	• Assessment of available mapping and data
Compliance with minimum distance separation formulae	• Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae?	• Assessment of the distance between the candidate expansion area and existing agricultural operations • Based on the Minimum Distance Separation (MDS) formula with reference to OMAFRA's guideline
Minimize impact on the agri-food network including agricultural operations	Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations? Would the proposed expansion negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores?	• Assessment of impact on agricultural operations and farm markets within and in proximity to the candidate expansion area • Qualitative assessment of location of existing agricultural assets

2. Natural Heritage and Water		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Enhance/ support water resource system	Would the proposed expansion area (including any extension of water and wastewater services) avoid/ minimize/ mitigate any potential impacts on watershed conditions and the water resource system, including quality and quantity of water?	• Assessment of available indicators of hydrologic function
	What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected?	• Assessment of impacts to key hydrological areas
Avoid Provincial Natural Heritage System	Does the proposed expansion area avoid the Provincial Natural Heritage System for the Growth Plan?	• Assessment of Natural Heritage System for the Growth Plan mapping
Avoid and protect natural features and areas for the long term	Does the proposed expansion area avoid and protect the Official Plan Greenlands System and the County-identified Natural Heritage System and/or maintain, restore or improve the functions of the area?	• Assessment of the designated Core Greenlands and Greenlands features and the County Natural Heritage System
Climate change mitigation and adaptation	Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g. prevent flooding, provide shade to mitigate impacts of heat, and sequester carbon)?	• Available subwatershed studies • Input from Municipal staff on potential stormwater management constraints and opportunities and ability to implement best management practices

3. Source Water		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Source Water Protection - quality and quantity of municipal sources of drinking water	Would the candidate expansion area create concerns or conflicts with the source protection plan?	• Source protection plan and policies • Input from Source Water Protection staff
4. Aggregate Resources		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Protect mineral aggregate resources	• Does the candidate expansion area contain any deposits of mineral aggregate resources or are there any within 300 m? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?	• Assessment of aggregate resource areas (Mineral Aggregate Resource Overlay, Schedule D of County Official Plan) • Assessment of active mineral aggregate operations

5. Cultural Heritage and Archaeology		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Support/protect cultural heritage resources	• Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes?	• Assessment of impacts to significant built heritage resources or significant cultural heritage landscapes • Input from Municipal staff with reference to available inventory and mapping of significant built heritage resources and significant cultural heritage landscapes and assessment of potential impact on such areas
Support/protect archaeological resources	• What is the archaeological potential of the candidate expansion area?	• Screening for archaeological resources through use of Provincial criteria for evaluating archaeological potential

SUSTAIN WELL

6. Greenbelt Protection: Erin		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Support growth in Greenbelt Towns and Villages	Is the settlement area to be expanded identified in the Greenbelt Plan as a Town/Village?	• Hillsburgh and Erin Village are identified as a Town/Village in the Greenbelt Plan
Limited expansion of Greenbelt settlement areas	Would the proposed expansion be modest in size? (e.g. no more than a 5% increase in the size of Erin Village or Hillsburgh, up to a maximum size of 10 hectares and residential development would not be permitted on more than 50 per cent of the lands that would be added	• A maximum size of 10 hectares would apply to Hillsburgh and Erin Village • The land needs assessment identified a need for 23 ha of additional employment area land (industrial) and did not identify a need for additional community area land (mainly residential, but also includes commercial, institutional or office uses)
Support complete communities/ local agricultural economy	Would the proposed expansion support the achievement of complete communities or support the local agricultural economy?	• See focus area 1 and 6
Optimize use of existing or planned infrastructure	Would the proposed expansion be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities within the existing settlement area?	• See focus area 8
Protect Natural Heritage System	Would the proposed expansion area be outside of the Natural Heritage System in the Greenbelt Plan?	• Assessment of the location of Natural Heritage System

LIVE WELL

6. Complete and Healthy Communities		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Diverse range and mix of housing options	Can the expansion area provide for an appropriate density and mix of housing?	• Assessment of the ability to support the greatest opportunity for an appropriate density and mix of housing
Mixed use and compact	Can the expansion area function as a standalone complete community or provide for the completion of an existing community including an appropriate mix of housing, jobs, stores, transportation options, and public service facilities for all ages and abilities?	• Assessment of the ability to design the candidate expansion area as a complete community based on relative size and location
Improve transportation linkages and increase travel choices	Would the proposed expansion area be served by and integrated with an existing or planned transportation network (e.g. roads, rail, bike lanes, multi-use trails and future transit) to increase travel choices?	• Review of existing and planned transportation network • Proximity to existing or planned pedestrian/trail or cycling network
Convenient access to necessities for daily living	Would the proposed expansion area provide residents easy access to food, shelter, education, health care, arts and recreation?	• Assessment of proximity of candidate expansion area to existing urban boundary and any development constraints which may impact/limit connectivity opportunities
Provide integrated open space and parks	Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities?	• Assessment of proximity to existing parks, public facilities, amenities, etc.

6. Complete and Healthy Communities (continued)		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Prioritizing tree canopy protection/ enhancement	Does the candidate expansion area support the maintenance and enhancement of the existing tree canopy?	• Assessment of existing tree canopy and potential for maintenance and enhancement should a boundary expansion occur • Based on input from Municipal staff with reference to available mapping
Support public health, active living, and personal safety	Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks?	• Proximity to existing or planned pedestrian/trail or cycling network
	Would the proposed expansion area direct development away from hazardous lands?	• Assessment of identified hazardous lands, including but not limited to, areas subject to flood hazards and erosion hazards and hazardous sites that could be unsafe for development

7. Water, Wastewater, Roads and Financing		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Optimize use of existing or planned infrastructure and public service facilities	• Is there sufficient capacity in existing or planned municipal infrastructure (including road, water and wastewater) and public service facilities to accommodate the expansion area?	• High level assessment of new infrastructure requirements based on input from Municipal staff and/or consultants • Assessment of capacity in existing and planned water/wastewater systems (where available/applicable) based on input from Municipal staff and/or consultants
	• Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies?	• Based on input from Municipal staff and with reference to Water/Wastewater Master Plan • Best supports a sustainable, long term infrastructure planning strategy
Cost effective/ financially viable infrastructure	• Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets?	• Relative assessment of new infrastructure costs based on input from Municipal staff and/or consultants
	• Are the public service facilities needed financially viable over the full life cycle of the assets?	• Assessment of infrastructure and public service facility requirements • Based on input from Municipal staff
	• Does the proposed expansion area have an unreasonable or unanticipated financial impact on the municipality	• High level assessment of potential financial impacts for proposed expansion areas • Based on input from Municipal staff and if necessary, a Financial Impact Assessment

GROW WELL

8. Growth Management		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Wise use and management of lands	Does the candidate expansion area represent logical and orderly progression of urban development?	• Assessment of proximity of the candidate expansion area to existing settlement area and any development constraints which may impact/limit connectivity
	Is the proposed expansion area contiguous with an existing urban area boundary?	• Proximity to existing urban area boundary in the County Official Plan
	Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets?	• Based on input from Municipal staff and/or consultants and with reference to available Water/Wastewater Master Plan • Best supports a sustainable, long term infrastructure planning strategy
Sustainable and active transportation system	Would the proposed expansion support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs?	• Proximity to existing or planned pedestrian/trail or cycling network.
	Would it support minimized vehicle kilometres travelled and help reduce growth of greenhouse gas emissions?	• Review of existing and planned street network (where available/applicable) • Assessment of potential street connectivity and block size

8. Growth Management (continued)		
Objective	**Evaluation Criteria**	**Evaluation Measures/Data Sources**
Protect or enhance employment areas, highway corridors and rail corridors	• Is there potential for the candidate area to erode or enhance protection of existing employment areas, road and rail corridors?	• Proximity to existing or planned employment areas, road and rail corridors
	• Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations?	• Assessment of how well the area/parcel can access a Provincial highway and whether it is in an area with the highest demand for employment area growth
	• Would the proposed expansion area help to provide sufficient land, in appropriate locations, to accommodate the County's employment growth?	• Assessment of location relative to existing employment areas • Assessment of whether the candidate expansion area would have good road frontage and opportunity to subdivide
Consider local development conditions	• Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed? (e.g. adjacent land use conflicts, transportation network, etc.)	• Assessment of adjacent lands and transportation networks • Based on input from County and Municipal staff
	• Are there constraints on the site area that would negatively impact the feasibility of the development of the site? (e.g. contaminated lands, existing uses, topography, etc.)	• Based on input from Municipal staff

COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, September 12, 2024
Subject: **2024 Provincial Planning Statement**

PLANWELL

1.0 Purpose

The purpose of this report is to provide an overview of the new 2024 Provincial Planning Statement.

2.0 Report Highlights

- The final version of the 2024 Provincial Planning Statement comes into effect on October 20, 2024.
- The Growth Plan for the Greater Golden Horseshoe will be revoked on the same date.
- In the Greenbelt Areas of the County, references to the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe will continue to apply.
- The new PPS allows the County to continue to use the 2051 population, household and employment forecasts which came into effect July 12, 2024 through OPA 120.
- Planning staff will continue with the phased Official Plan Review.

3.0 Background

The finalization of the Provincial Planning Statement (PPS) brings to conclusion an almost two-year process to streamline and combine the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe. The Province consulted in 2022 on combining the two policy documents and then in 2023 and 2024 on draft versions of a new policy document. Planning Staff previously reported on the 2023 Draft and the 2024 Draft through report PD2023-17 and PD2024-20.

The 2024 PPS comes into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies. The Growth Plan for the Greater Golden Horseshoe will be revoked by O. Reg. 328/24 on October 20, 2024.

The above approach will differ for Greenbelt Plan areas of the County in Puslinch and Erin, where elements of the 2020 PPS and 2019 Growth Plan will continue to apply in accordance with the following new paragraph added to section 1.4.1 of the Greenbelt Plan:

> "A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked."

The above paragraph was added through approval of Amendment No. 4 of the Greenbelt Plan approved by the Lieutenant Governor in Council on August 15, 2024 (effective October 20, 2024).

4.0 2024 Provincial Planning Statement

The policy changes brought about by the new PPS are substantial. A summary of key policy changes is provided in Appendix A, including those which were made between the 2024 Draft and 2024 Final version of the PPS.

With respect to implementation, Section 6.1.6 of the new PPS states the following:

> "Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement."

This means that as of October 20, 2024, decisions of County Council, Planning Committee and Land Division Committee must be consistent with the new PPS and the County Official Plan for County applications such as an Official Plan Amendment, Plan of Subdivision/Condominium, Consent, etc. The same applies to decisions of local Councils and Committees of Adjustment for applications such as a Zoning By-law Amendment, Minor Variance, etc.

4.1 Relationship to Official Plan

In addition to the new PPS, the County of Wellington Official Plan also continues to apply to land use and servicing decisions. The new PPS states that:

- Official plans continue to be the most important vehicle for implementation of the Provincial Planning Statement.
- The policies of the PPS represent minimum standards.
- Planning authorities may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.

The new PPS will be implemented through amendments to the County Official Plan as part of the ongoing Official Plan Review. Until those amendments have been completed, it will be necessary to interpret consistency/conformity with both policy documents.

4.2 Role of County Planning Staff

Policy and/or Development Planning staff will provide a professional planning opinion regarding:

a) consistency with the new PPS as part of their comments to Committees and Councils on planning matters; and
b) conformity with the current County Official Plan policies relative to the new PPS as part of their comments to Committees and Councils on planning matters.

Staff will also continue to consult with Member Municipalities about local needs as part of the Official Plan Review.

4.3 Relationship to the Official Plan Review

There are several growth-related policies carried forward in the 2024 PPS which are outlined below and compared with the current Official Plan/Official Plan Review.

Policy Area	2024 PPS	Official Plan / Official Plan Review
Growth Forecasts	• Allows for municipalities like Wellington to continue to forecast growth using population and employment forecasts previously issued by the Province	• The County can continue to use the forecasts in the Official Plan which were based on the Growth Plan and recently approved by the Province through its decision on OPA 120
Planning horizon for land needs	• 20 to 30-year time horizon required	• The 2051 horizon of the Official Plan falls within the 20 to 30-year range
Priority areas for growth	• Requires settlement areas to be the focus of growth and development	• The County's growth strategy in the Official Plan is consistent with this approach
Intensification targets	• Requires County to establish and implement minimum targets for intensification	• The current Official Plan contains a minimum County-wide intensification target of 20% • Technical work recommends a reduction to 15% County-wide[1]
Density targets	• Encourages County to establish density targets for lands that have not been fully developed or have been added to settlement areas	• The current Official Plan contains a minimum County-wide density target of 40 people and jobs per hectare • Technical work recommends maintaining this County-wide target[1]
Phasing policies	• Encourages County to establish and implement phasing policies	• The County will consider phasing policies as part of Official Plan Review
Settlement area boundary expansion criteria	• Criteria has been simplified and scoped in some areas	• New criteria will be addressed as part of Official Plan Review • County's established evaluation framework will continue to be applied, for criteria which doesn't conflict with the PPS
County-initiated settlement area boundary expansions	• No longer requires (but does not prohibit) settlement area boundary expansions to be initiated by an upper-tier municipality like Wellington	• County will continue with its review and implementation of settlement area boundary expansions

[1] NOTE: The intensification and density targets for Centre Wellington are under review

As noted above, there are areas of alignment between the growth management policies of the new PPS and the Official Plan and/or Official Plan Review. Staff will conduct a detailed review of these and other matters to determine which Official Plan policies can be retained and those which will need to be reconsidered and revised to be consistent with the new PPS.

4.4 Impact on Severances

Given the interest in secondary agricultural rural residential severances, it is important to clarify that the new PPS does not automatically over-ride the March 1, 2005 cutoff date, limits on Hamlet expansions, or other requirements set out in the current Official Plan. The PPS places a clear priority on focusing rural growth in rural settlement areas (Secondary Urban Centres and Hamlets), but also allows growth and development to be directed to rural lands. The PPS leaves it up to municipalities to determine how. The County Official Plan policies currently allow for limited growth in rural settlements and rural areas.

Extension of the County's growth horizon from 2041 to 2051 warrants further consideration of rural growth needs. The County has initiated a Rural Residential Growth Analysis as part of the Official Plan Review (see report PD2024-29). The County will consult with Member Municipalities to determine how to best satisfy identified rural residential growth needs amongst the options for rural growth and implement any necessary changes through an Official Plan Amendment(s).

The new PPS also introduces more restrictive criteria for surplus farm dwelling severances. The PPS limits the number of severances to one new residential lot per farm consolidation (either principal dwelling or an additional residential unit, subject to criteria). As the new PPS policy criteria is more restrictive than the County Official Plan, the new PPS policies would prevail in this instance.

5.0 Transition Matters

On August 20, 2024, the Ministry of Municipal Affairs and Housing posted a proposal to seek feedback about any specific planning matters (or types of matters) in process that should be addressed through a potential transition regulation for the new PPS. For example, matters to exempted from specific new polices and/or to be consistent with the 2020 Provincial Policy Statement. Details are provided through Environmental Registry of Ontario (ERO) posting #019-9065. Staff is reviewing this matter and may submit comments to the Ministry.

The comment period is open until October 4, 2024.

6.0 Next Steps

Staff will factor in the new Provincial Planning Statement and continue with the following parts of the County's Official Plan Review in the fall of 2024:

- Future Development Lands (OPA 123)
- Centre Wellington Urban Expansion Review
- Puslinch by Design – Employment Land Study
- Rural Residential Growth Review

Other important areas of focus for the Official Plan Review will be continued or launched in 2025, depending on the extent of work, staff time needed, and consultant availability.

7.0 Strategic Action Plan

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

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

8.0 Recommendation

That the 2024 Provincial Planning Statement report be received for information and forwarded by the County Clerk to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning

Appendix A Summary of Key Policy Changes: Provincial Planning Statement, 2024

Appendix A

Summary of Key Policy Changes: Provincial Planning Statement, 2024

The Province has made additional changes from the Draft 2024 PPS to the Final 2024 PPS, including the following:

- Policy to require (rather than encourage) municipalities to support intensification and establish minimum targets.
- Policy to require municipalities to consider the impact of development within 300 m of employment areas on the long-term economic viability of employment uses.
- Adding back the definition of significant for the purposes of cultural heritage resources and archaeology.
- Revising the definition of on-farm diversified uses to include energy generation, transmission and energy storage systems.
- Clarifying permissions around creating additional residential units in prime agricultural areas, including that additional residential units are considered in addition to farm worker housing.
- Technical housekeeping changes.

The following table provides a high-level overview of key policy changes of the final 2024 Provincial Planning Statement.

GROWTH MANAGEMENT	
Forecasts and Allocations	• direction to use Ontario Population Projections published by the Ministry of Finance as basis for population and employment growth (with potential to modify), with a transition phase for municipalities like Wellington to continue using the 2051 Growth Plan forecasts for land use planning • land to be made available for a range between 20 and 30 years (rather than minimum of 25 years in 2023 Draft PPS) • municipal land and unit supply is required to be based on County allocation of population and units
New and Expanding Settlement Areas	• removes direction requiring settlement area expansions to be identified by municipalities as part of a municipal comprehensive review (Growth Plan) or a comprehensive review (2020 PPS) • provides for more flexible approach to considering such requests • requirement to consider need, infrastructure and public service facility capacity, evaluation of alternative locations in prime agricultural areas, compliance with MDS, impacts on the agricultural system through agricultural impact assessment or analysis, phased progression of urban development • continues to require settlement areas (including rural settlement areas) to be the focus of growth and development

GROWTH MANAGEMENT	
New and Expanding Settlement Areas (continued)	• does not carry over prohibition on establishing new settlement areas from Growth Plan, but only allows where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available
Intensification	• direction for municipalities to support general intensification and redevelopment • requirement to establish and implement minimum targets for intensification and redevelopment within built-up areas • "built-up areas" is not a defined term, leaving flexibility for planning authorities to delineate those areas (as opposed to delineated built-up area and delineated built boundary of the Growth Plan)
Density	• density targets encouraged for lands designated for growth within settlement areas or lands added to settlement areas, but without previous minimum target of 40 residents and jobs per hectare in the Growth Plan for Wellington • removal of 2020 PPS direction for new development in growing areas to be adjacent to existing built-up area
Strategic Growth Areas	• concept of strategic growth areas carried over from the Growth Plan to the PPS • allows for such areas to be identified by municipalities to be the focus for intensification and higher-density mixed uses • there are currently no strategic growth areas identified in Wellington
Complete Communities	• concept of complete communities, one of the guiding principles of the Growth Plan, has been carried over to proposed PPS • removes 2020 PPS policy direction to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas • adds policy support for improving social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups

INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
Planning for Infrastructure and Public Service Facilities	• added direction to leverage the capacity of development proponents when planning for infrastructure and public service facilities, where appropriate • removal of policies to support prioritizing infrastructure and public service facility planning and investment in strategic growth areas • additional policy clarification supporting public service facilities to be planned and co-located with each other, and with parks and open space where appropriate • new policies supporting municipalities, school boards and childcare service providers to work closely together in planning for schools and child care facilities
Sewage, Water and Stormwater	• added the undefined word "timely" to policy direction for accommodating forecasted growth for planning for sewage and water services, but continues to promote efficient use and optimization of existing municipal and private communal sewage and water services • added direction to "align" with municipal planning for sewage and water services, where applicable (rather than consider) • added direction to consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water and sewage services to meet needs for increased housing supply • concept of servicing "hierarchy" replaced with servicing "options" • removal of policy direction to promote use of existing municipal water and sewage services for intensification and redevelopment to optimize the use of the services • clarification added that municipal sewage services and municipal water services include both centralized and decentralized servicing systems • policy direction added to allow for partial services in rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services
Source Water Protection	• final version of PPS removes previous draft new policy direction to integrate sewage, water and stormwater services with Source Water Protection (Clean Water Act)

AGRICULTURE AND RURAL AREAS	
Agricultural System Mapping	• direction to use an agricultural system approach, but not based on Provincial mapping • clarification will be needed regarding the application of the Provincial mapping in the Greenbelt Area
Residential Severances in Prime Agricultural Area	• prohibits new residential lot creation (except for a surplus farm dwelling, subject to criteria)
Additional Residential Units	• permits up to two additional residential units plus the principal dwelling, provided at least one of these additional residential units is located within or attached to the principal dwelling, subject to criteria • clarification added that permitted additional residential units are in addition to farm worker housing, which is permitted as an agricultural use
Surplus Farm Dwelling Severances	• limits number of severances to one new residential lot per farm consolidation (either principle dwelling or an additional residential unit, subject to criteria)
Removal of Land from Prime Agricultural Areas	• more flexible approach to allow removal of land from prime agricultural areas for new or expanding settlement areas than 2020 PPS and Growth Plan
New Non-agricultural Uses in Prime Agricultural Area	• new requirement for an agricultural impact assessment in these instances to identify potential impacts and recommend avoidance and mitigation approaches • broadens review of impacts from “surrounding agricultural lands and operations” to “the agricultural system”
Residential Lot Creation in Secondary Agricultural Area	• allows for locally appropriate residential development, including lot creation • previous policy reference in draft 2023 PPP to allow “multi-lot residential development” (e.g. subdivision/condominium) has been removed
Rural Area Growth	• reinstated policy from 2020 PPS requiring rural settlement areas to be the focus of growth and development in rural areas, but also allows growth and development to be directed to rural lands

NATURAL HERITAGE	
Natural Heritage	• Restored 2020 PPS policies and definitions
Natural Heritage System	• direction to identify natural heritage systems based on approach recommended by Province, but not based on Provincial Natural Heritage System for the Growth Plan • Natural Heritage System in Greenbelt would appear to continue to apply

HOUSING	
Affordable Housing	• added back requirement for targets for housing that is affordable to low and moderate income households • also reinstates definition of "affordable" and "low and moderate income households", but would measure income for the municipality rather than the regional market area (County)
Attainable Housing	• no new policies proposed to address attainable housing
Housing Options	• definition of housing options expanded to include additional types of housing (e.g. farm worker housing, multi-generational housing, low- and mid-rise apartments, etc.) and has added affordable housing back to the definition • added support for housing on underutilized shopping malls and plazas

EMPLOYMENT	
Employment Area Definition	• employment area definition scoped to exclude institutional and commercial uses, including those retail and office uses not associated with a primary employment use
Employment Area Conversions	• allows removal of land no longer required for employment area uses (formerly employment conversions), subject to criteria including need • such removals are no longer required to be considered as part of a municipal comprehensive review (Growth Plan) or an official plan review or update (2020 PPS)
Compatibility	• overall strengthening of policy requirements for land use compatibility between sensitive land uses and employment areas
Rural Employment Areas	• does not carry over Growth Plan restrictions which limit employment areas on rural lands to those designated as of 2006 and further limit expansion of such areas

CLIMATE CHANGE	
Climate Change	• overall, a much more general, less restrictive policy approach to plan for the impacts of climate change

ROLE OF PPS, IMPLEMENTATION AND INTERPRETATION	
Approach	• the proposed policies continue to represent minimum standards and allow planning authorities and decision-makers to go beyond them, unless doing so would conflict with the PPS policies • implementation policy (moved from preamble) requires official plans to "…provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas" • municipal official plans are the most important vehicle for implementation of the PPS and for achieving comprehensive, integrated and long-term planning
Timing	• the new PPS comes into effect October 20, 2024 • decisions on a planning matter on or after that date must be consistent with the new PPS • the review cycle for the County Official Plan is in progress and the County will continue to update and implement the new PPS policies as part of that process
Greenbelt Area	• the Province has completed an administrative amendment to the Greenbelt Plan to clarify that existing policy connections in the Greenbelt Plan to the 2020 PPS and Growth Plan remain in effect
Zoning	• policy direction for planning authorities to keep zoning by-laws up-to-date with their official plans and the PPS • the PPS also supports forward-looking zoning by-laws that facilitate an appropriate range and mix of housing options for all Ontarians

TABLE C

RECOMMENDED CENTRE WELLINGTON SETTLEMENT AREA BOUNDARY EXPANSIONS

EVALUATION TABLE

PROPOSED SABE AREA A	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area. To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	No MDS I encroachments identified
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. No MDS II constraints were identified. Recommendations of an Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. SABE Area A does include a wetland and woodlot that forms part of the County Natural Heritage system.

Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change. The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will apply to this WHPA. This area is located within a Significant Groundwater Recharge Area. Future development will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved.
Aggregate Resources	
Impact on Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	No deposits are present.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	Adjacent to Elora Cataract Trailway CHL. Existing farmhouse listed on municipal register.
Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	

Range and mix of housing options	Parcel can accommodate a range and mix of housing options.
Compact Form	Anticipated greenfield density target can be achieved.
Transportation Linkages	Adjacent to Wellington Road 19, a County Road. Expansion areas will be included in the Active Transportation and Mobility Plan to ensure connectivity.
Access to necessities for daily living	Commercial uses located nearby. Employment uses located nearby. Schools and other institutional uses located nearby.
Integrate parks, open space and trails	High potential for connectivity to existing parks, trails and open space via Elora Cataract Trailway and existing trails in the adjacent Summerfields development.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies
Public Health, Active Living	Adjacent to Elora-Cataract Trailway and Grand Valley Trail. Institutional uses and supports nearby. Expansion areas will be included in the Active Transportation and Mobility Plan to ensure connectivity and encourage active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Access to an existing Arterial Road (WR19) in satisfactory condition to support development. Direct Access to Sanitary Sewer. Direct Access to Existing Watermain.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Background Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	

Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to the north, west and south.
Transportation System	Adjacent to Wellington Road 19 and First Line.
Protect Employment	Land is separated from Fergus Business Park by the Elora-Cataract Trailway.
Protect Highway Corridors	Adjacent to Wellington Road 19, an existing County Road. No highway is planned through this parcel.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	No known land use conflicts, sufficient buffering to adjacent Industrial lands will be provided.
Site Constraints	No known site constraints.
PROPOSED SABE AREA B	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area. To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	Area B achieves MDS I compliance. No encroachments were identified.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. Potential for MDS II constraints on adjacent operations were identified. Recommendations of an Agricultural Impact Assessment should be implemented, including mitigation measures to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the

	design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. SABE Area B does not include but is adjacent to the County Natural Heritage system, including the Speed Lutteral Creek Wetland Complex.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	This area is located within a Significant Groundwater Recharge Area. Future development will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved. Water quality and quantity controls will apply to this WHPA.
Aggregate Resources	

Hinder the Expansion or Continued Use of Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	Resource potential exists on this parcel based on County OP mapping. It may be feasible to extract as part of future development for urban land use.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present.
Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	Parcel can accommodate a range and mix of housing options
Compact Form	Anticipated greenfield density target can be achieved
Transportation Linkages	Adjacent to a major road (Scotland Street) and future McQueen Boulevard which is expected to incorporate a Multi-Use Path and will be included in the Active Transportation and Mobility Plan to ensure connectivity.
Access to necessities for daily living	Close to commercial and other uses, including schools and recreational facilities
Integrate parks, open space and trails	Adjacent to Centre Wellington Sportsplex grounds. CWDHS across the road. South Fergus Secondary Plan anticipates the development of a Community Park. Elementary school expected in South Fergus.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies
Public Health, Active Living	Adjacent to Fergus Community Trail and CW Sportsplex grounds. In close proximity to commercial, institutional and recreational uses.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Access to Future Arterial/Collector or County Roads Identified for improvements in 2020 DC Study Direct access to existing sanitary sewer Direct access to existing watermain
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the

	Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's development charges study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing UC boundary, to the north and west
Transportation System	Access to Future Arterial/Collector or County Roads Identified for improvements in 2020 DC Study Area will be included in Active Transportation and Mobility Plan to ensure connectivity.
Protect Employment	No impact on employment land
Protect Highway Corridors	No highway is planned through this parcel
Protect Rail Corridors	No rail corridors remain in Centre Wellington
Local Conditions	
Land Use Conflicts	No known land use conflicts
Site Constraints	No known site constraints
PROPOSED SABE AREA C	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	MDS I encroachments were identified in relation to existing identified equestrian operation, beef operation and two empty livestock facilities.
Impact on Agri-Food Network	Loss of cultivated land. Loss of existing agricultural infrastructure. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. Potential MDS II impacts to adjacent operations.

	Recommendations of an Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. Area C contains elements of the County Natural Heritage System.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change. The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.

Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will apply to a portion of this WHPA (north portion). This area is located within a Significant Groundwater Recharge Area. Future development will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved.
Aggregate Resources	
Hinder the Expansion or Continued Use of Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	Resource potential exists on this parcel based on County OP mapping. It may be feasible to extract as part of future development for urban land use.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present.
Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	Not applicable. Area C is proposed for employment uses.
Compact Form	Not applicable.
Transportation Linkages	Adjacent to Provincial Highway #6.
Access to necessities for daily living	Will be available as South Fergus Secondary Plan Area develops; in close proximity to existing commercial corridor along Highway #6 and nearby institutional uses.
Integrate parks, open space and trails	Opportunity to connect to proposed trail system in South Fergus Secondary Plan Area.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies.
Public Health, Active Living	Futures development can connect to trail system proposed as part of South Fergus Secondary Plan Area. This area will be included in the Active Transportation and Mobility Plan to ensure connectivity and to encourage active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Direct Access to Watermain identified in DC Study (or Capital Works). Direct Access to Sewer identified in DC Study (or Capital Works).

	Access to Existing Arterial or Collector Roads in satisfactory condition to support development, and/or Access to Future Arterial/Collector or County Roads Identified for improvements in 2020 DC Study.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to the north.
Transportation System	Adjacent to Provincial Highway #6.
Protect Employment	Proposed land use is employment.
Protect Highway Corridors	No highway is planned through this parcel
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	No land use conflicts exist. The interface between these lands and those to the north will need to be considered as the South Fergus Secondary Plan Area develops.
Site Constraints	No site constraints identified.
PROPOSED SABE AREA D	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-

	agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	No MDS 1 encroachments were identified.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. No MDS II constraints have been identified. Recommendations of an Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. Area D contains elements of the County Natural Heritage System.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change

	The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will apply to this WHPA area. This area is located within a Significant Groundwater Recharge Area. Future development will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved.
Aggregate Resources	
Hinder the Expansion or Continued Use of Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	No deposits.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present.
Archaeological potential	Low potential. A large portion of the site has been cleared through a previously completed archaeological assessment.
Complete and Healthy Communities	
Range and mix of housing options	Parcel can accommodate a range and mix of housing options.
Compact Form	Anticipated greenfield density target can be achieved.
Transportation Linkages	Adjacent to a major collector road (Beatty Line) which includes a Multi-Use Path. Area will be included in the Active Transportation and Mobility Plan to ensure connectivity.
Access to necessities for daily living	Close to commercial, recreational, institutional, and other uses
Integrate parks, open space and trails	Adjacent to Elora Cataract Trailway and Wellington Place lands.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies.
Public Health, Active Living	Adjacent to Elora Cataract Trailway and Wellington Place lands.

	In close proximity to institutional and recreational uses. Area will be included in Active Transportation and Mobility Plan to ensure connectivity and encourage active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Access to Existing Arterial or Collector Roads in satisfactory condition to support development. Direct access to existing sanitary sewer. Direct access to existing watermain.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to north, east and south. Surrounding land is already developed. Future mixed use corridor planned along Beatty Line.
Transportation System	Access to existing arterial or collector roads in satisfactory condition to support development. Area will be included in Active Transportation and Mobility Plan to ensure connectivity.
Protect Employment	This area is adjacent to employment land that is identified for conversion to community use.
Protect Highway Corridors	No highway is planned through this parcel.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	Area is transitioning from industrial to mixed use.
Site Constraints	Adjacent to a former landfill site.
PROPOSED SABE AREA E	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural

	Area To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	MDS I encroachments identified related to existing equestrian operation to the north and an empty livestock facility to the west.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. Potential for MDS II constraints on adjacent operations were identified. Recommendations of the Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. Area E contains elements of the County Natural Heritage System.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources.

	The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will apply to this WHPA. This area is located within a Significant Groundwater Recharge Area. Future development will need to ensure that appropriate studies are completed to ensure pre-development groundwater recharge function is maintained or improved.
Aggregate Resources	
Hinder the Expansion or Continued Use of Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	No deposits.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present.
Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	The site can accommodate a variety of housing types and densities, as well as mixed use development as it is adjacent to Highway Commercial lands on Highway #6.
Compact Form	Anticipated greenfield density target can be achieved.
Transportation Linkages	Adjacent to Highway #6, a Provincial Highway corridor.
Access to necessities for daily living	Retail and service commercial development to the west and south on St. David Street North. Northeast Fergus employment

	land to the east. Institutional and recreational uses are located nearby.
Integrate parks, open space and trails	Area is adjacent to existing Gibbons Park with opportunities to connect to parks/trail system.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies.
Public Health, Active Living	Area is adjacent to existing commercial use corridor, park, and is near institutional and other uses.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Access to Existing Arterial or Collector Roads in satisfactory condition to support development. Direct access to existing sanitary sewer. Direct access to existing watermain.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to south and west.
Transportation System	Adjacent to Highway #6.
Protect Employment	No impact on existing or future employment areas.
Protect Highway Corridors	No highway is planned through this parcel.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	No known land use conflicts.
Site Constraints	No know site constraints.
PROPOSED SABE AREA F	
Agricultural Resources	

Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	Small portion at the southeast corner of the property is constrained by MDS 1 encroachment due to adjacent empty livestock facility.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. Potential MDS II impacts to adjacent operations. Recommendations of an Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024. Area F contains elements of the County Natural Heritage System.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and

	effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will apply to this WHPA.
Aggregate Resources	
Hinder the Expansion or Continued Use of Existing Operations	No nearby operations
Deposits of mineral aggregate resources	No deposits.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present
Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	The site can be integrated into the overall South Ridge development which incorporates a variety of residential uses. Given the site constraints, a likely candidate for medium density.
Compact Form	Logical extension of existing development in South Ridge and Haylock subdivisions.
Transportation Linkages	Connects to internal streets within South Ridge and First Line local collector road.

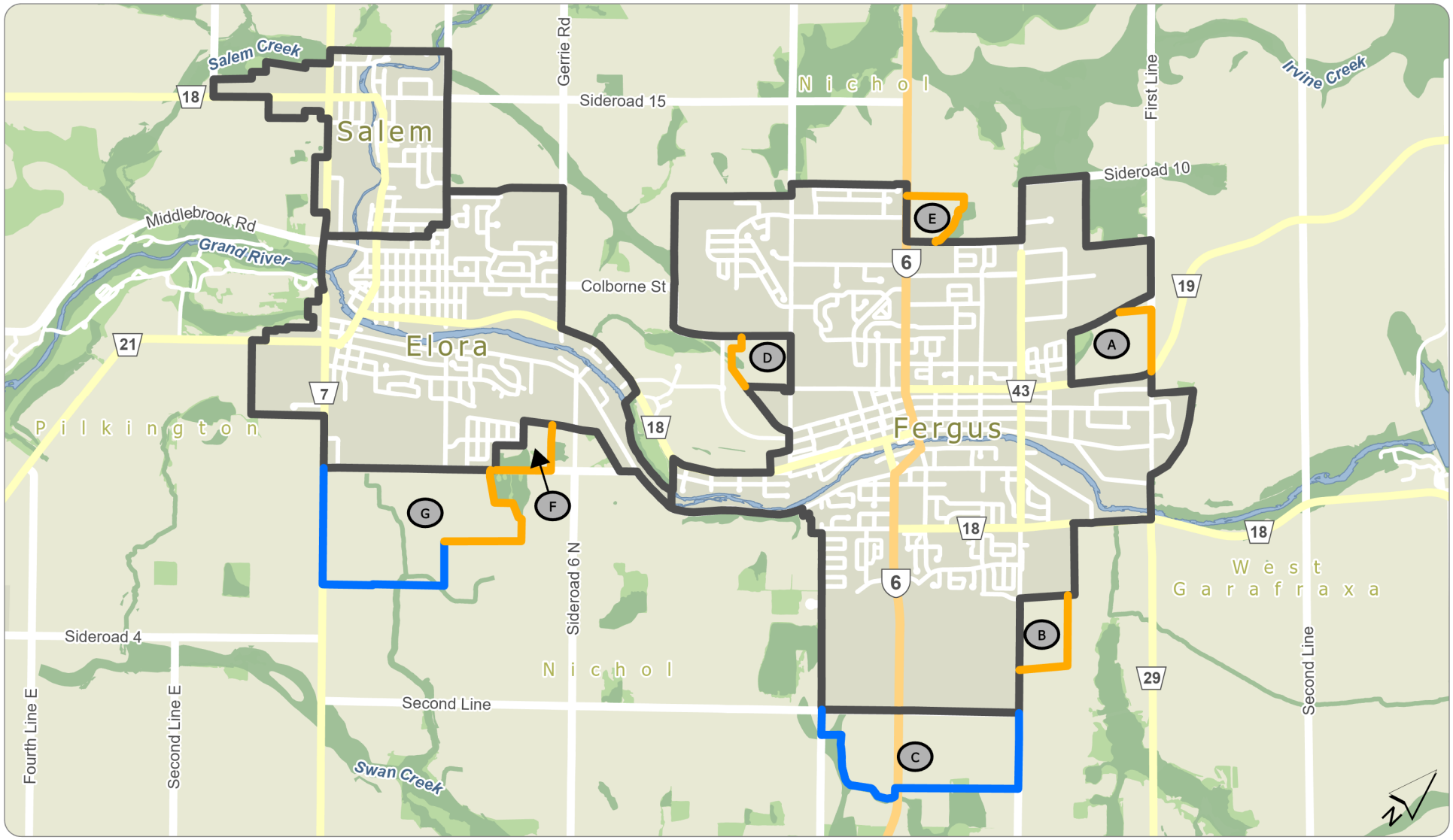
	Will be included in the Active Transportation and Mobility Plan to ensure connectivity. Adjacent to Trestle Bridge Trailway.
Access to necessities for daily living	Connection to existing and future highway commercial uses along Wellington Road 7. Walkable to downtown Elora.
Integrate parks, open space and trails	Substantial parkland and trail network accessible via Trestle Bridge Trailway and within adjacent developments, including access to nearby sports fields.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies
Public Health, Active Living	Adjacent to Trestle Bridge Trailway. Area is also adjacent to existing residential uses and in close proximity to commercial use corridor along Wellington Road 7 and several neighbourhood parks and sports fields; area is accessible to nearby local schools and other institutional uses. Area will be included in Active Transportation and Mobility Plan to ensure improved connectivity and encouraging active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Access to Future Arterial/Collector or County Roads identified for improvements in 2020 DC Study. Direct access to existing sanitary sewer. Direct access to existing watermain.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to the north and west; extension of existing subdivisions.

Transportation System	No negative impact on existing transportation system – connects to existing local roads with recent improvements at First Line and Wellington Road 7 through roundabout. Will be included in the Active Transportation and Mobility Plan to ensure connectivity.
Protect Employment	No impact on employment areas.
Protect Highway Corridors	No highway is planned through this parcel.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	No known land use conflicts.
Site Constraints	No site constraints except for NHS.
PROPOSED SABE AREA G	
Agricultural Resources	
Avoid Prime Agricultural Areas	Prime Agricultural Areas cannot be avoided. All land outside the Fergus and Elora-Salem Urban Centres is a Prime Agricultural Area To mitigate loss of farmland, development should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
Minimize Fragmentation	All areas proposed for SABE are immediately adjacent to an urban centre boundary, which have been developed for a number of non-agricultural uses. A relatively high level of fragmentation already exists. Eventual development of SABE land for non-agricultural land uses will lead to further fragmentation of the already fragmented agricultural land base in this area.
Minimum Distance Separation	Minor MDS I encroachments from livestock operations opposite Wellington Road 7 and from empty livestock facility to the northeast of the site.
Impact on Agri-Food Network	Loss of cultivated land. To mitigate this loss, lands should be left in agricultural production until the lands are to be developed. Potential MDS II constraints on adjacent agricultural operations. Recommendations of an Agricultural Impact Assessment should be implemented to minimize potential impacts of SABE.
Natural Heritage	
Water Resource System	Stormwater management should assist in managing the existing quantity and quality of stormwater runoff to receiving natural watercourses, wetlands and recharge facilities by replicating pre-development hydrologic processes (match pre to post infiltration, rate, volume) as well as protect, maintain and enhance natural features and functions such as wetlands, and watercourses. Appropriate studies will be required to ensure pre-development groundwater recharge function is maintained or improved, including a water balance assessment and modifications to the

	design of the developments, including Low Impact Development measures.
Natural Heritage System	No parcels proposed for urban expansion include land identified in the draft Growth Plan Natural Heritage System. It should be noted that the Growth Plan NHS will not be carried forward to the PPS 2024.
Climate Change	The Township of Centre Wellington has undertaken a Stormwater Management Master Plan (SWM-MP) for the primary communities of Elora, Salem and Fergus. The primary objective of the SWM-MP is to develop a long-term plan for the safe and effective management of stormwater runoff while maintaining, and where possible improving, the associated ecosystem health and ecological sustainability of the Township's water resources. The SWM-MP takes into consideration contemporary asset management principles, climate change influences, and contemporary Provincial criteria. Future stormwater assessments will utilize updated rainfall intensity-duration frequency (IDF) curves which reflect forecasted increases due to climate change The Township has hired a Climate Change Coordinator to develop and implement effective climate and energy initiatives, including review of mitigation and adaptation measures. In addition, the County of Wellington and local municipalities are collaborating on Green Development Standards (GDS). GDS will be used as a tool for municipalities to achieve their greenhouse gas (GHG) reduction targets and support climate adaptation. With GDS in place, municipalities can ensure that buildings and infrastructure are constructed to be more resilient to disruptions from extreme weather events.
Source Water Protection	
Impact on Source Protection Plan	Water quality and quantity controls will be required in this WHPA. The area is within 100 metres of a municipal well.
Aggregate Resources	
Hinder the Expansion or Continued Use of Existing Operations	No nearby operations.
Deposits of mineral aggregate resources	No deposits.
Cultural Heritage/Archaeology	
Impacts to significant built heritage resources or cultural heritage impacts	No resources present.

Archaeological potential	Site is within 300 m of a water source therefore an archaeological investigation would be required prior to any site alteration associated with future development.
Complete and Healthy Communities	
Range and mix of housing options	Community area can accommodate a range and mix of housing.
Compact Form	Adjacent to existing residential and employment areas.
Transportation Linkages	First Line connects to Wellington Road 7 which has just been improved with a roundabout. Area will be included in the Active Transportation and Mobility Plan to ensure connectivity.
Access to necessities for daily living	Retail and service commercial uses on Wellington Road 7, institutional and recreational uses are available nearby.
Integrate parks, open space and trails	Close to Trestle Bridge Trailway and can be connected to parks, open space, sports fields, and trails within South Ridge development.
Tree Canopy	Limited tree canopy exists on the site, except for the wetland and associated woodlot which would be retained based on natural heritage policies.
Public Health, Active Living	Proximity to Trestle Bridge Trailway, several neighbourhood parks, and sportsfields, commercial use corridor along Wellington Road 7, nearby local schools, and other institutional uses. Area will be included in the Active Transportation and Mobility Plan to ensure connectivity and encourage active living.
Water, Wastewater, Roads and Financing	
Optimize use of existing or planned infrastructure	Water servicing could be accommodated by extensions from the existing First Line watermain. A portion of this area could be serviced by gravity to existing sanitary sewer on Spencer Drive and the collection system downstream of this could accommodate these flows. The remainder would need to be pumped. A SPS could be located near the southwest corner of the area which would outlet to a forcemain extended to the Waste Water Treatment Plant along Wellington Road 7.
Cost effective or financially viable infrastructure	The Township adopted an Asset Management Plan in 2022. The financing strategy for an asset management plan outlines the key funding sources used to finance asset management related costs, including methodologies and strategies proposed for each funding source. Where infrastructure is already in place – The asset infrastructure is in place and incorporated into the Township's Asset Management Plan for future operations, maintenance, rehabilitation, and replacement. If the infrastructure is in the DC Study - The asset infrastructure is planned for in the Township's Development Charges Background

	Study. This Study requires the Township to ensure this future planned infrastructure is financially sustainable over their full life cycle through asset management planning. The Township's Development Charges Study will be updated where necessary to incorporate the necessary infrastructure to accommodate future development.
Growth Management	
Logical and Orderly Progression of Development	Adjacent to existing Urban Centre boundary, to the north.
Transportation System	First Line connects to Wellington Road 7 which has just been improved with a roundabout. This area will be included in Active Transportation and Mobility Plan to ensure connectivity.
Protect Employment	Employment is proposed for a portion of these lands that are adjacent to existing employment.
Protect Highway Corridors	No highway is planned through this parcel.
Protect Rail Corridors	No rail corridors remain in Centre Wellington.
Local Conditions	
Land Use Conflicts	Future employment will need to consider the interface between employment and residential uses and heavy vehicle traffic on First Line. Agricultural uses may be impacted by development in this area.
Site Constraints	Topography is a constraint on these lands. Sewage pumping may be required. Development will need to consider existing agricultural drainage systems and whether a formal municipal drain is required.



Recommended Settlement Area Boundary Expansions

- Urban Centre Boundary
- Proposed Community Lands
- Proposed Employment Lands

Sources: May include data from the Grand River Conservation Authority, County of Wellington, Teranet (2004) and © 2024 of the Queens Printer For Ontario. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The Township of Centre Wellington disclaims all responsibility for the accuracy or completeness of information contained herein. The Township of Centre Wellington assumes no responsibility for errors arising from use of these mapping products. All rights reserved. May not be reproduced without permission. © 2024 The Township of Centre Wellington.

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