Centre Wellington

Report to Council

To: Mayor Watters and Members of Council

Report: PLN2024-38

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

Date: 28 Oct 2024

RE: Settlement Area Boundary Expansion Recommendation Report

Recommendation:
THAT the Council of the Township of Centre Wellington endorse the Recommended Settlement Area Boundary Expansions as set out in Staff Report PLN2024-35;

AND

THAT the Council of the Township of Centre Wellington requests that the County of Wellington proceed with development of an amendment to the County of Wellington Official Plan as necessary to implement the Township's Recommended Settlement Area Boundary Expansions;

Summary:
At the October 15th Council meeting, staff report PLN2024-35 identified Recommended Settlement Area Boundary Expansions, and indicated how the recommended expansions satisfied the criteria set out in the Growth Plan as well as the County's Urban Boundary Expansion Evaluation Framework.

Council heard a number of delegations at the October 15th meeting recommending additional land be added to the proposed urban boundary. While there may be other parcels of land that also satisfy the settlement area boundary expansion criteria, Township staff recommend endorsement of the recommended settlement area boundary expansion set out in report PLN2024-35.

It is important to note the following:

1. County population and employment forecasts have been prepared based on Schedule 3 of the Growth Plan. The new PPS 2024 is clear that municipalities can continue to use these forecasts. The forecasts have been approved by the Minister of Municipal Affairs and Housing.
2. The Land Need Assessment completed by the County identifies the amount of land required for urban expansion to satisfy land needs to the year 2051. Further

consideration of alternative scenarios by the Township has resulted in a reduction in the required Community land need. The recommended settlement area boundary expansions would satisfy land requirements for a period in excess of 20 years, but less than 30 years, as required by the PPS 2024.

3. Although the PPS 2024 does not specifically incorporate intensification and greenfield density targets, Policy 2.3.1.4 requires the establishment of minimum intensification targets, and Policy 6.2.9 b) and c) support the development of minimum density targets.
4. The number of requests for land to be added to the urban centre boundary exceeds the identified land need under both the County base scenario and the Township's preferred scenario.

Report:
Council received Report PLN2024-35 Recommended Settlement Area Boundary Expansions for information on October 15th. Council received a number of written submissions and delegate submissions regarding PLN2024-35. A number of the submissions requested that Council add additional lands to the recommended settlement area boundary expansions. However, the amount of land within the Recommended Settlement Area Boundary Expansions matches the land need approved by Council on September 30th for Community and Employment purposes. Adding land would be contrary to Council's stated goal of reducing the extent of Prime Agricultural Area to be added to the urban boundary.

The previous staff report was prepared for an October 15th meeting at which time the 2020 PPS and 2020 Growth Plan remained in effect. At the time of consideration of this report, the 2024 Provincial Planning Statement (PPS) will be in effect. A table setting out how the recommended settlement area boundary expansions are consistent with the 2024 PPS settlement area boundary expansion criteria is attached. The criteria in the 2024 PPS are considerably less onerous than the 2020 Growth Plan.

A Note About Population and Employment Forecasts

The 2024 PPS takes a different approach to population and employment forecasts in comparison to the 2020 Growth Plan. The 2020 Growth Plan states: *Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper-or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4. (Subsection 2.2.1.1)*

Schedule 3 to the Growth Plan includes population and employment forecasts to the year 2051 for Wellington County (Population 160,000 persons; Employment 70,000 jobs). It is also the upper tier municipality's to allocate growth and employment to the lower tier municipalities, and the County has done so as part of the ongoing Municipal Comprehensive Review (MCR) through Official Plan Amendment #120 (OPA 120). OPA 120 was approved by the Minister of Municipal Affairs and Housing in July 2024.

The 2024 PPS shifts towards a reliance on using forecasts prepared by the Ministry of Finance. Policy 2.1.1 of the 2024 PPS states: *As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*

The Ministry of Finance released new Ontario Population Projections on October 1, 2024. At the October 15th Council meeting, submissions were made that suggested these new forecasts should now be used for the County MCR/Official Plan Review. Policy 2.1.2 of the 2024 PPS would indicate otherwise: *Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.* Therefore at the present time County and Township staff have concluded that Policy 2.1.2 allows the continued use of the Schedule 3 Growth Plan forecasts. In any event, the October 1st Ministry of Finance forecasts do not provide a separate growth forecast for Guelph and Wellington County, instead incorporating a 2051 forecast for "Wellington" of 400,166. The Schedule 3 Growth Plan forecasts do establish separate forecasts for Guelph and Wellington of 203,000 and 160,000 respectively.

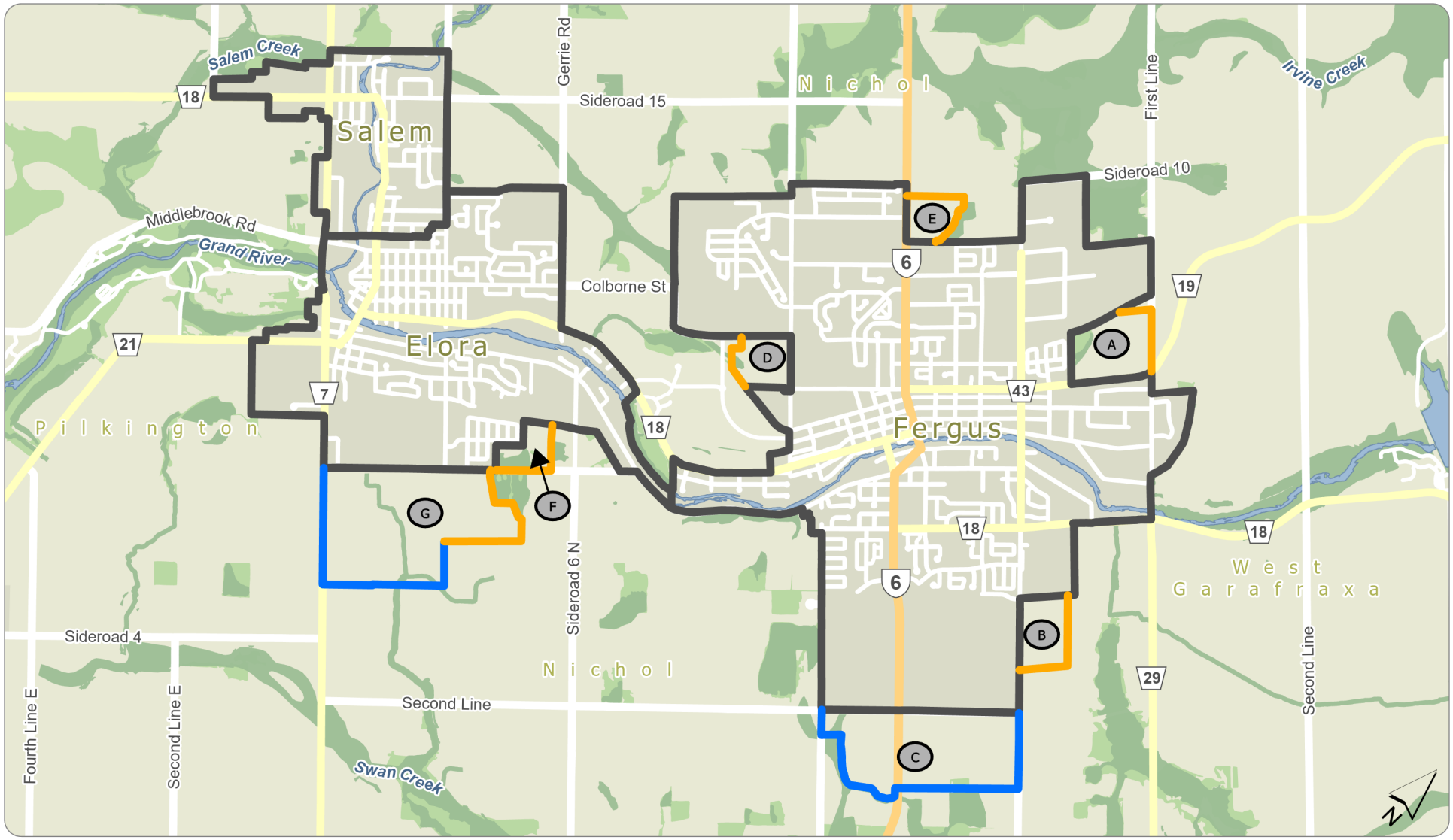
Parcel Fragmentation

As noted at the October 15th Council meeting, in some cases the recommended settlement area boundary expansions include only portions of some of the parcels. This has been proposed in order to match the land need requirement. Council received a submission raising a concern about the impact of including only a part of a parcel on the fragmentation of agricultural land. The evaluation criteria for settlement area boundary expansion refer specifically to the need to minimize the fragmentation of agricultural land. County of Wellington Planning and Development staff will consider this matter as part of the Official Plan Amendment process.

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

Attachments:
- Recommended Settlement Area Boundary Expansions with Labels 2024-10-07
- PROPOSED SABE AREAS EVALUATION TABLE C with Map
- PROPOSED SABE AREAS SUMMARY TABLE PPS 2024

Approved By:
Dan Wilson, Chief Administrative Officer



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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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.

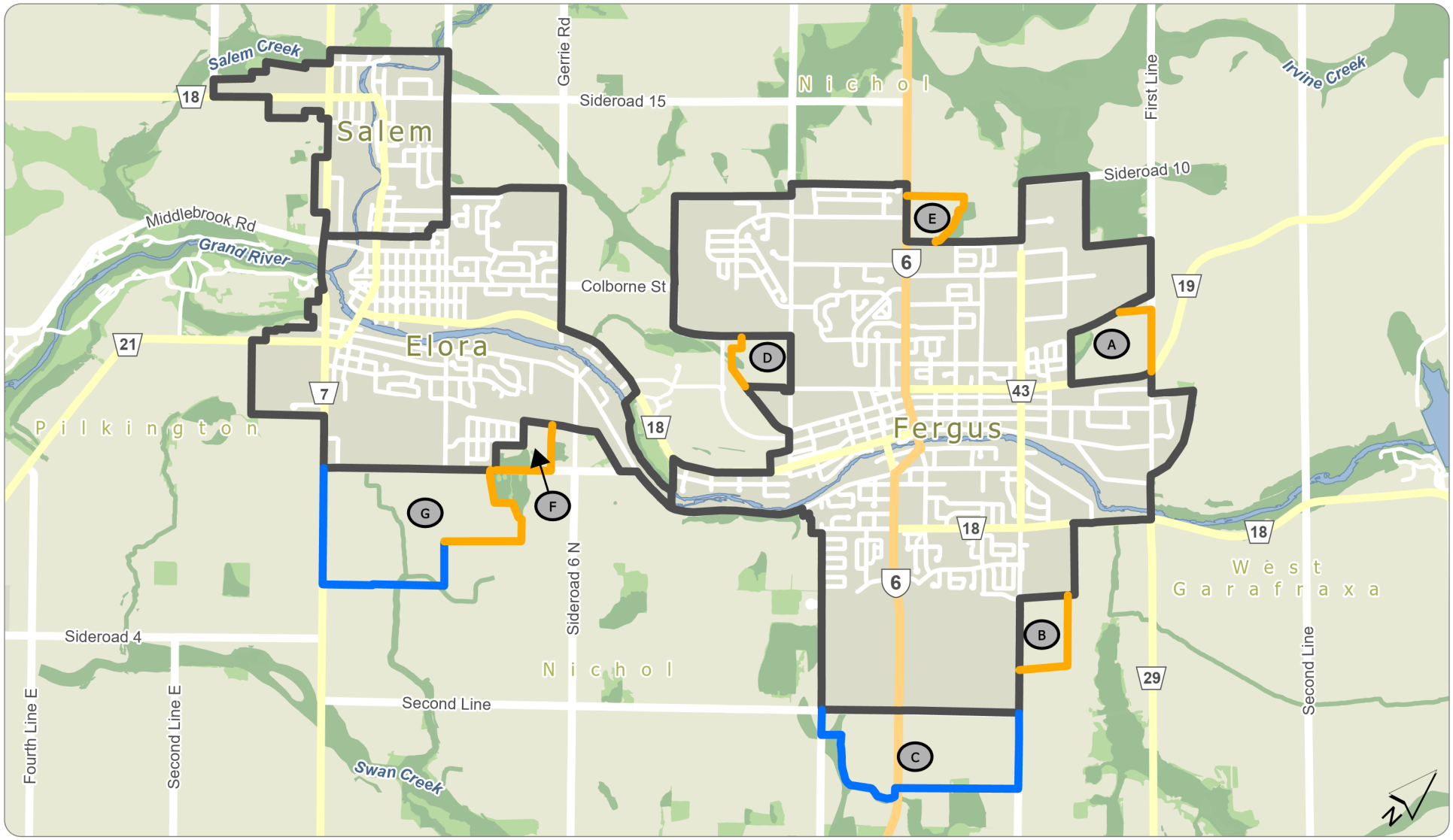
	Will be included in the Active Transportation and Mobility Plan to ensure connectivity. Adjacent to Trestle Bridge Trailway.
Access to necessities for daily living	Connection to existing and future highway commercial uses along Wellington Road 7. Walkable to downtown Elora.
Integrate parks, open space 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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TABLE A

CENTRE WELLINGTON RECOMMENDED SABE

PPS 2024 CONSISTENCY REVIEW

In identifying a new settlement area or allowing a settlement area expansion, planning authorities shall consider the following:	
The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;	The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses has been established by the Land Needs Assessment prepared by Watson and Associates Economists on behalf of the County of Wellington. .
If there is sufficient capacity in existing or planned infrastructure and public service facilities	The Township has sufficient capacity in existing and planned infrastructure. Long term planning for infrastructure will be undertaken in accordance with Environmental Assessment processes.
Whether the applicable lands comprise specialty crop areas	The recommended settlement area boundary expansions do not involve specialty crop areas.
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	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. As part of the Official Plan Amendment to implement the proposed SABE, the recommendations of an Agricultural Impact Assessment should be implemented.
Whether the new or expanded settlement area complies with the minimum distance separation formulae	Minimum distance separation calculations will be completed as part of the Agricultural Impact Assessment to be undertaken on behalf of the County of Wellington, as part of the proposed Official Plan Amendment. Instances of MDS I impacts have been noted in the detailed area assessment appended to this report.
Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible through an agricultural impact	An Agricultural Impact Assessment to be undertaken on behalf of the County of Wellington, as part of the proposed Official Plan Amendment.

assessment or equivalent analysis, based on provincial guidance	
The new or expanded settlement area provides for the phased progression of urban development	All of the areas proposed for settlement area boundary expansion are adjacent to the existing urban centre boundaries and have access to municipal sewer and water services. In most cases, the extension of services is already contemplated by the Townshi Development Charge Background Study. In addition, a Water and Wastewater Servicing Master Plan is presently being undertaken and the recommended settlement area boundary expansions will be reflected in this Plan. Staging policies will be developed as part of the proposed County Official Plan Amendment, and the Township will also be developing a water and sanitary servicing allocation policy to ensure that development does not proceed without adequate water supply and sanitary treatment reserve capacity available.