



TOWN OF ERIN  
COUNCIL WORKSHOP  
AGENDA

March 24, 2025

3:00 PM

Municipal Council Chamber

Pages

1. Call to Order
2. Declaration of Pecuniary Interest
3. Policy Planning Workshop

1 - 37

A presentation on the County of Wellington's Official Plan by:

- Aldo Salis, Director, Planning and Development
- Sarah Wilhelm, Manager of Policy Planning
- Jameson Pickard, Planner

4. Adjournment



PLANWELL<sup>OM</sup>

# Town of Erin Council Workshop Policy Planning Overview

March 24, 2025

Planning and Development Department  
County of Wellington



# Presentation Outline

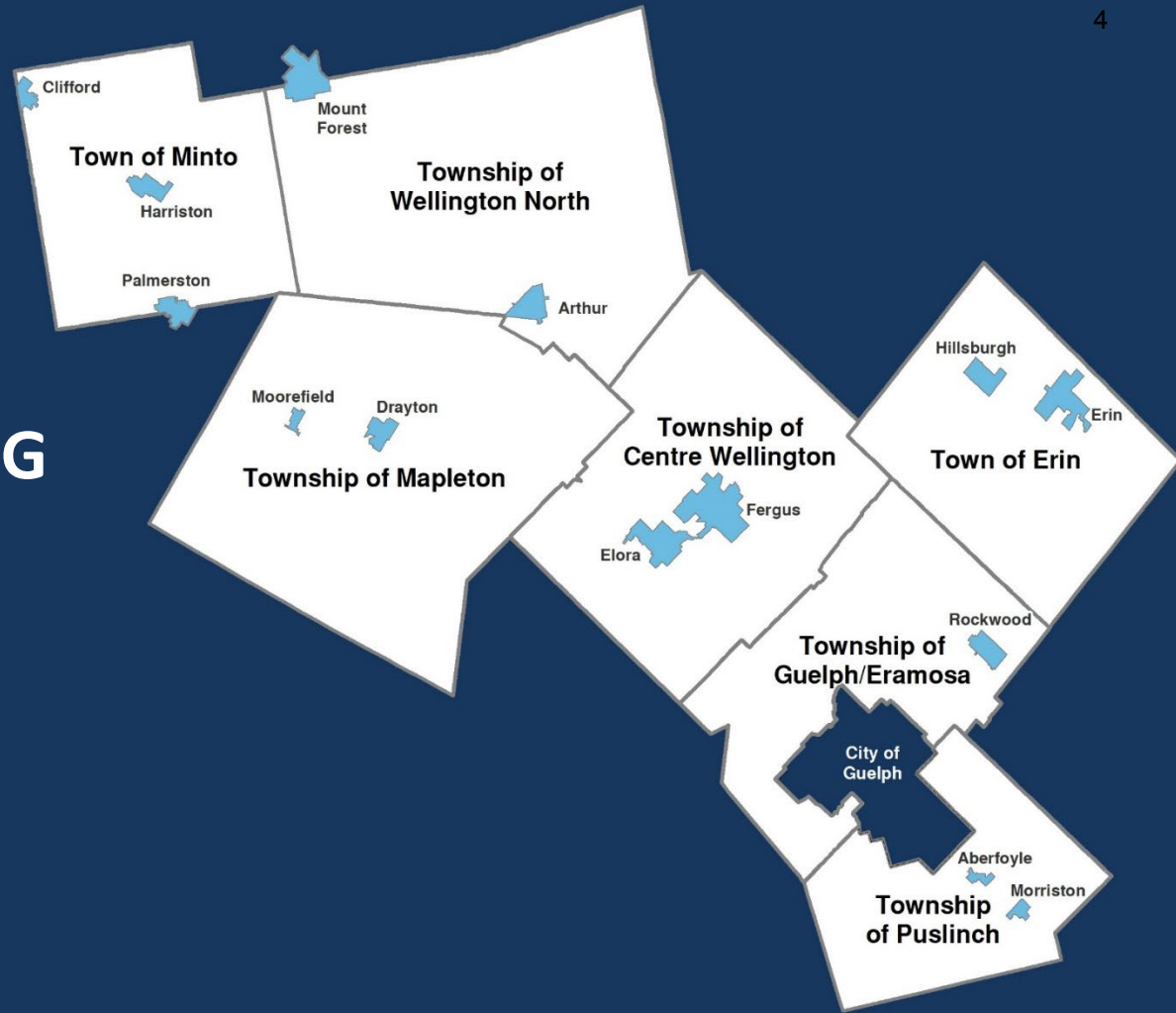
- Introduction
- Provincial Planning Context
- County Official Plan Review
  - PHASE 1: Allocation of Population, Households and Employment
  - PHASE 2: Urban Land Needs Assessment Results
  - PHASE 3A: Urban Boundary Expansions (OPA 126)
  - PHASE 3B: Rural Residential Growth
- Next Steps

# Introduction



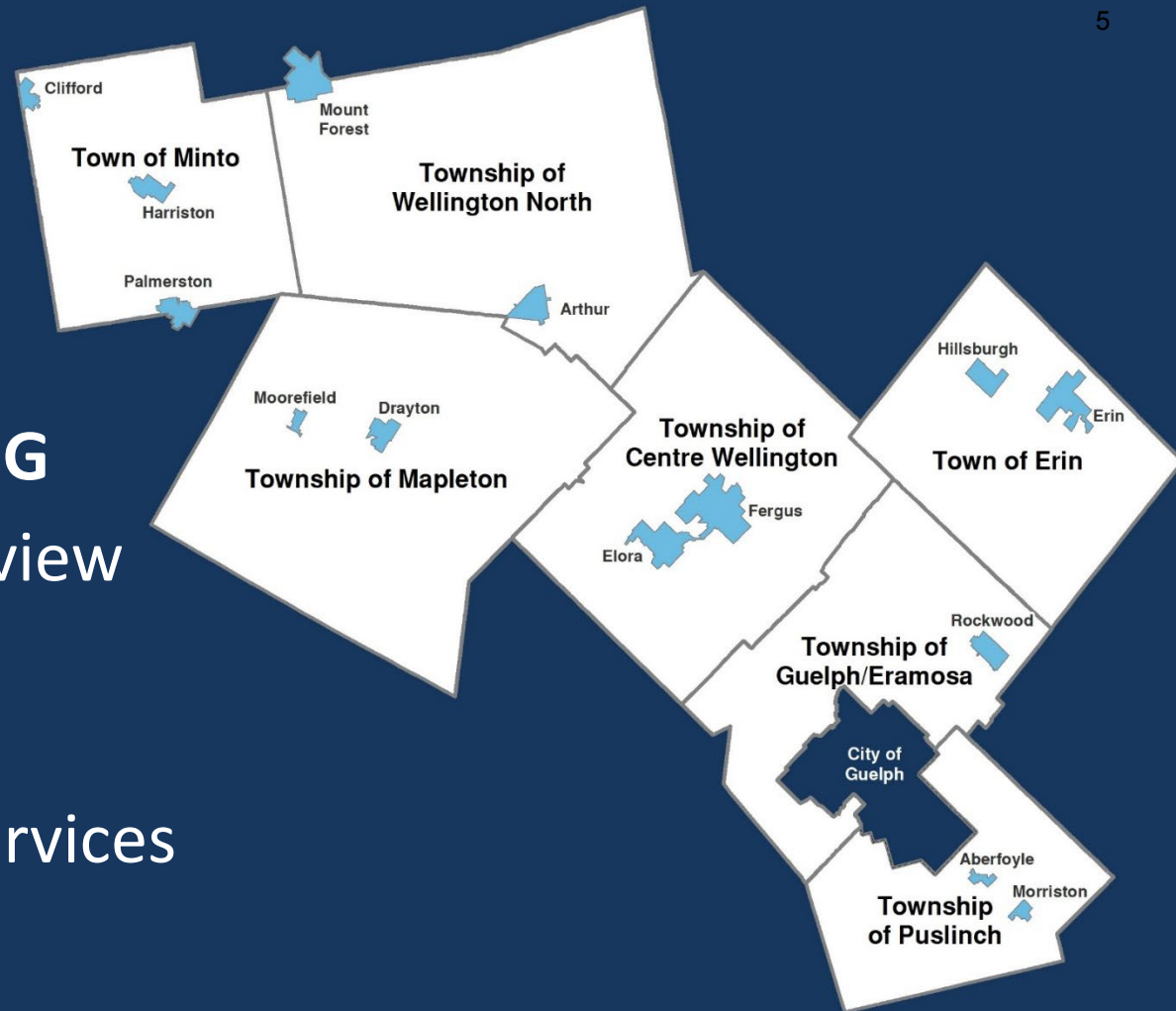
# What we do...

- **POLICY PLANNING**



# What we do...

- **POLICY PLANNING**
- Development Review and Approval
- Land Division
- Local Planning Services
- GIS Mapping
- Emergency Management
- Stewardship Programmes
- Climate Change





# Provincial Planning Context





# Planning in Ontario

## Planning Act

- Planning Act is Provincial legislation that sets out the ground rules for land use planning in Ontario
- Describes how land uses may be controlled and who may control them

**Municipalities have been inundated with Provincial changes to Policies, Legislation and Regulations over the past several years**

# Planning Act Changes

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

# Provincial Planning Policy Structure

## PROVINCIAL POLICY

Provincial  
Interests and  
Policies

**Provincial Policy Statement  
/ Provincial Plans**

## IMPLEMENTATION OF PROVINCIAL POLICY

Land Use  
Designations  
and Policies

**Official Plans**

## IMPLEMENTATION OF PROVINCIAL, COUNTY & LOCAL POLICY

Land Use  
Zoning and  
Regulations

**Zoning By-laws**



# Provincial Policy Changes

## Provincial Policy Statement

- Amended Provincial Policy Statement, 2020
- Proposed Provincial Planning Statement, 2023
- Proposed Provincial Planning Statement, 2024
- Final Provincial Planning Statement, 2024  
replaces 2020 version (except in Greenbelt)

## Provincial Growth Plan and Greenbelt Plan

- Amended Growth Plan, 2019
- Amended Growth Plan, 2020
- Proposal to expand Greenbelt in Erin, Guelph/Eramosa and Puslinch, 2021
- Expansion of Greenbelt in Erin, 2022
- Repeal of Growth Plan (except in Greenbelt)

# County and Local Planning Policy

## County Official Plan

- County Official Plan applies to all seven Member Municipalities
  - There are also local policy sections for each municipality
  - Five municipalities opt to only use County Official Plan

## Local Official Plans

- Erin has a local Official Plan for urban and rural areas
- Centre Wellington has a local Official Plan for urban areas and relies on the County Plan for rural areas

# Approval Authority

## County Official Plan

- County Council is approval authority for most amendments, except for 5-year review
  - County Council adopts amendments for 5-year review
  - Province is approval authority for 5-year review

## Local Official Plans

- Town Council adopts amendments to its Official Plan
- County is approval authority

# County Official Plan Review



# Official Plan Review Context



PLANWELL<sup>OM</sup>





# How does the Province manage growth?

Pre-2024 PPS	Post-2024 PPS
Sets the legislation and policies for growth	Sets the legislation and policies for growth
Assigned <i>minimum</i> growth to Wellington through Growth Plan	In future, requires County to use Ministry of Finance projections
Requires County to distribute growth	Requires County to distribute growth
Requires intensification target	Requires intensification targets but can be based on local conditions
Requires greenfield density target	Encourages density targets in some areas
Sets the method for calculating land need	Future guidance material may be provided
Restricts urban expansion to County-initiated MCR only	Allows privately-initiated urban expansion OPAs
Province has final approval authority	County has final approval authority subject to potential for appeal

NEW

NEW

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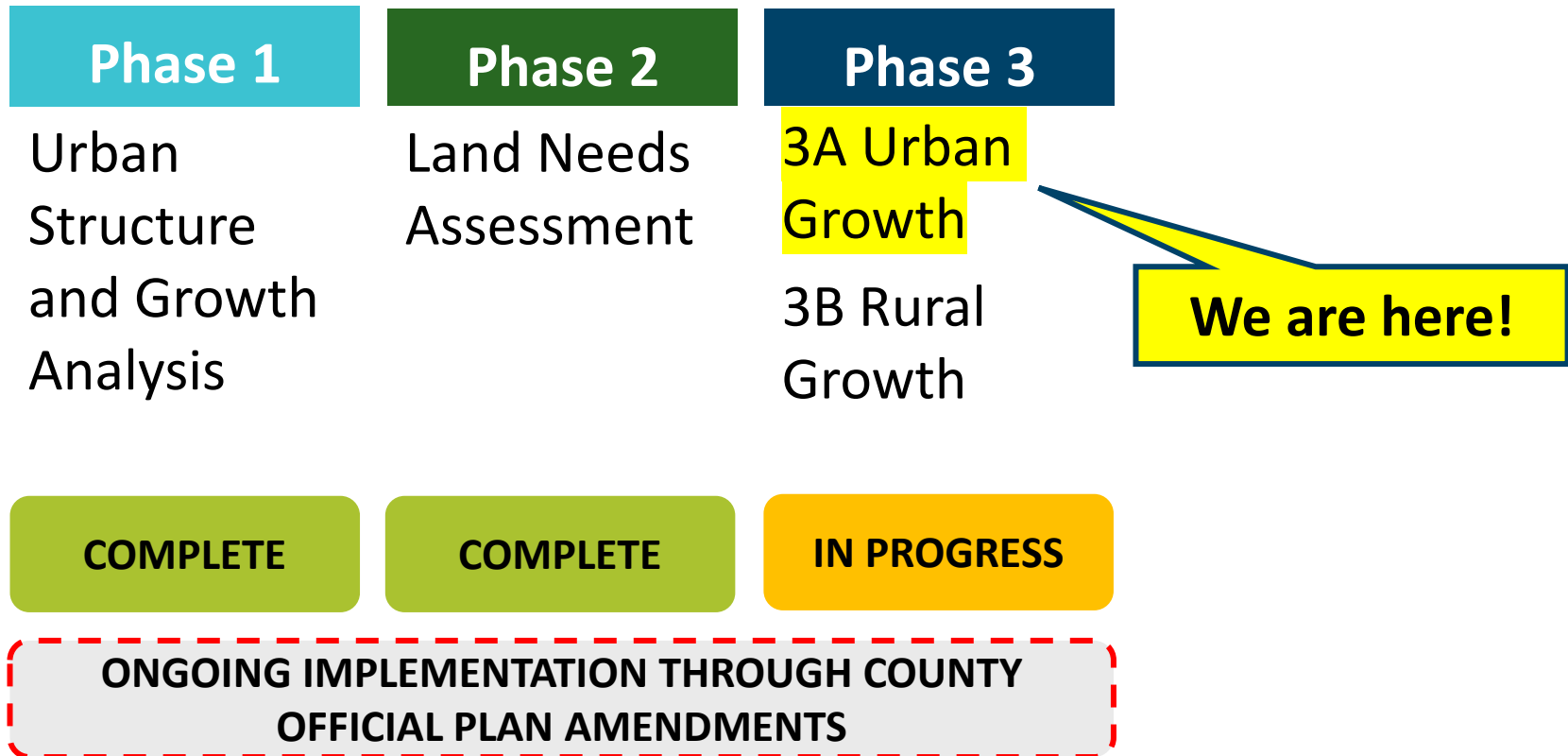
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# Official Plan Review Phasing

Three key phases of technical work to date:



# Phase 1 Growth Allocations

## OPA 120 Implementation of Phase 1 Technical Work

**Table 3**      **TOWN OF ERIN**  
Projected Growth in Wellington County to 2051

	2021	2051
<b>Erin</b>		
Total Population <sup>1</sup>	12,000	26,300
Households	4,230	9,200
Total Employment <sup>2</sup>	3,100	6,200

	2021	2051
<b>Erin Village</b>		
Total Population <sup>1</sup>	3,100	10,800
Households	1,140	3,840
<b>Hillsburgh</b>		
Total Population <sup>1</sup>	1,400	6,100
Households	550	2,190
<b>Outside Primary Urban Centres</b>		
Total Population <sup>1</sup>	7,500	9,400
Households	2,540	3,170

<sup>1</sup> Includes net undercount adjustment which is estimated at approximately 3%

<sup>2</sup> Includes 'no fixed place of work' employment



### Phase 1 MCR Report: Urban Structure and Growth Allocations

County of Wellington

Final Report (as amended January 31, 2022)



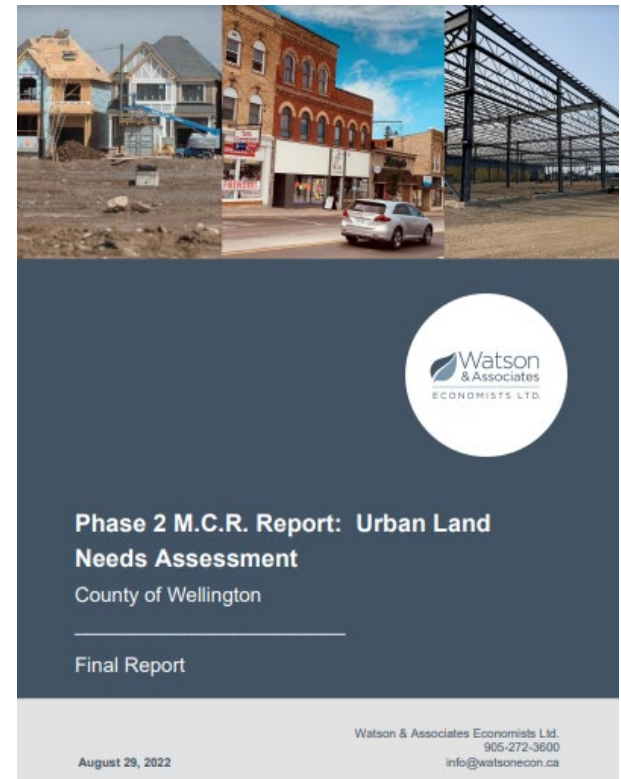
June 16, 2021

Watson & Associates Economists Ltd.  
905-272-3600  
info@watsonecon.ca

# Phase 2 Land Needs Assessment

## What is a land needs assessment?

- A process used to determine how much land is needed for forecasted population and employment growth to 2051
- Standard Provincial methodology used to assess quantity of land needed in two key areas
  - Urban Community Areas
  - Urban Employment Areas (refers to Industrial designated land only)



# What are the results for Erin?

## Community Area Need

- No urban expansions are needed to meet growth forecasts to 2051 for residential and other uses
- 38 ha of existing urban Future Development land can be re-designated

## Employment Area Need

- 23 ha urban expansion needed to meet growth forecasts to 2051
- Industrial designated land only in this category

# Phase 3A

# Urban Growth

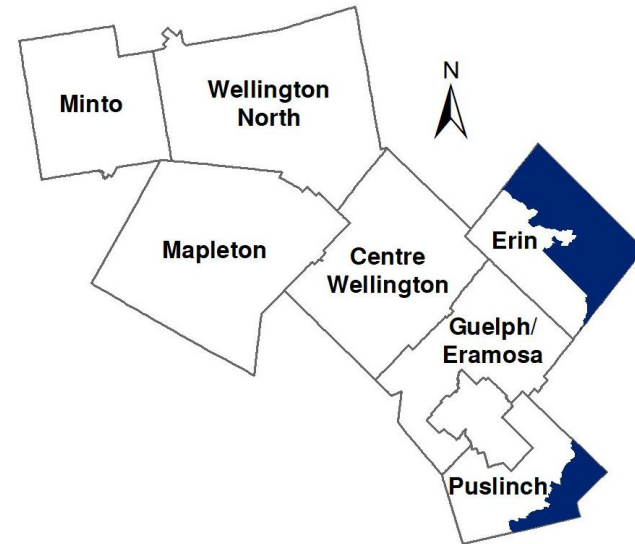
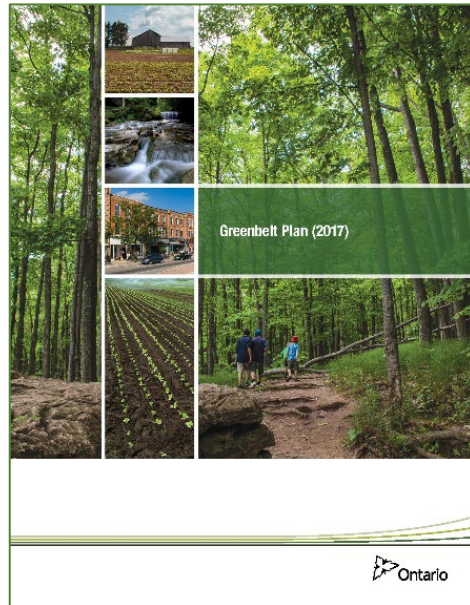


# Phase 3A

## OPA 126 - Urban Boundary Expansions

- Amendment is mainly focused on urban expansions in Centre Wellington (Fergus and Elora/Salem)
- Supports intensification, increased densities and appropriate phasing of growth and development County-wide
- Agricultural Impact Mitigation
- Minor Greenbelt Plan area updates
- Other policy and housekeeping changes

# What does OPA 126 mean for Erin?

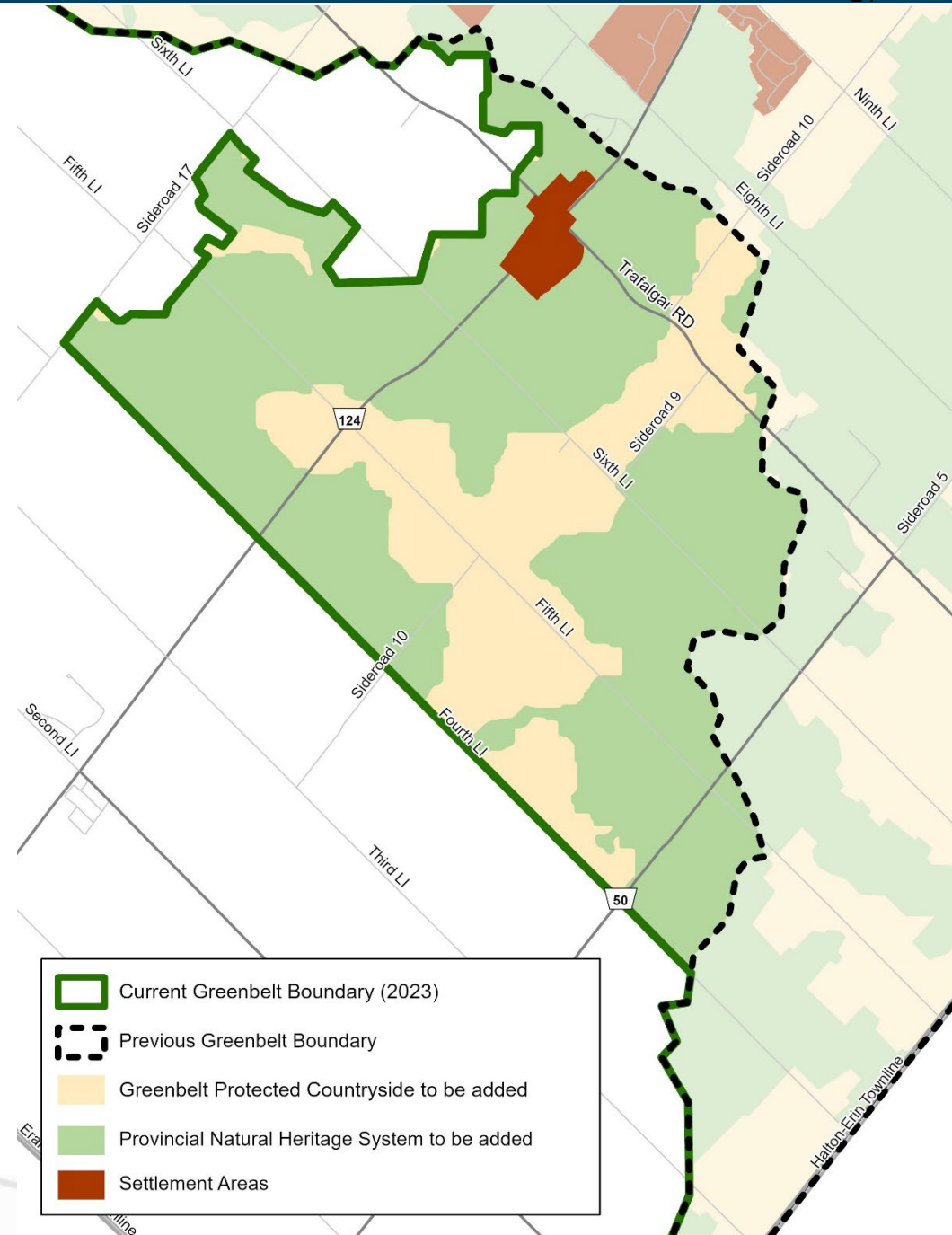


- Amendment includes Greenbelt mapping changes and text changes of a housekeeping nature
- County-wide elements also apply

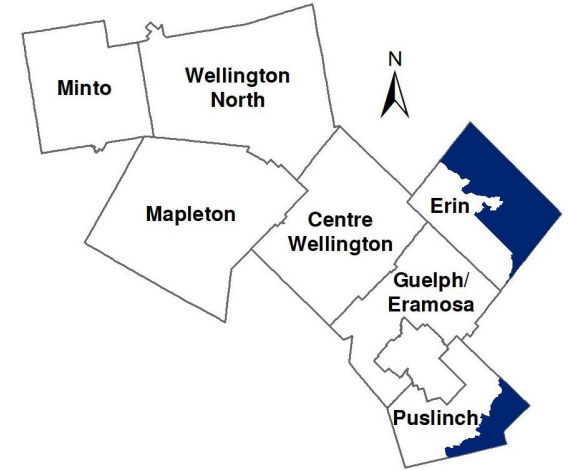
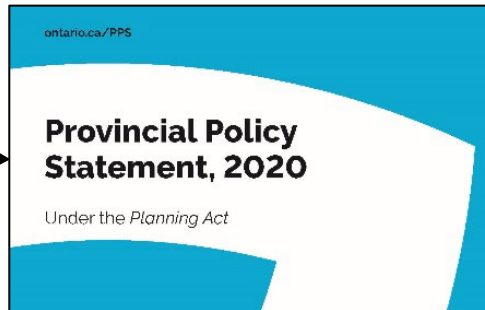
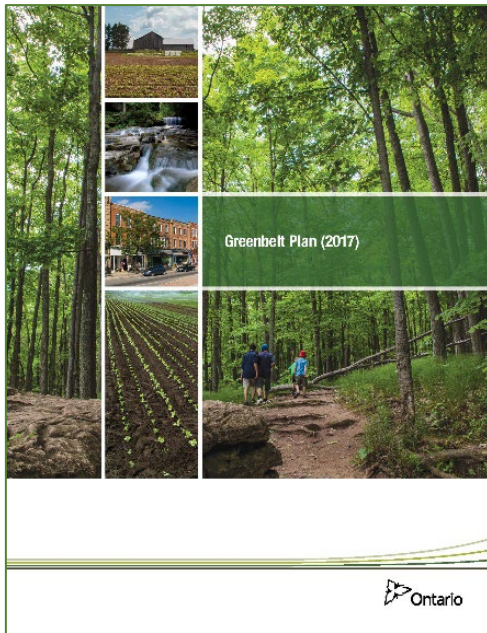


# Greenbelt Mapping

- Applies to area added to Greenbelt by Province in 2022
- Map change to align with 2023 Provincial mapping of Protected Countryside and Greenbelt Natural Heritage System



# Greenbelt Policies



Clarification proposed to be added to Official Plan to ensure Policy connections to 2020 Provincial Planning Statement and 2019 Growth Plan to continue to apply in Greenbelt




# Examples of Greenbelt Policy Connections

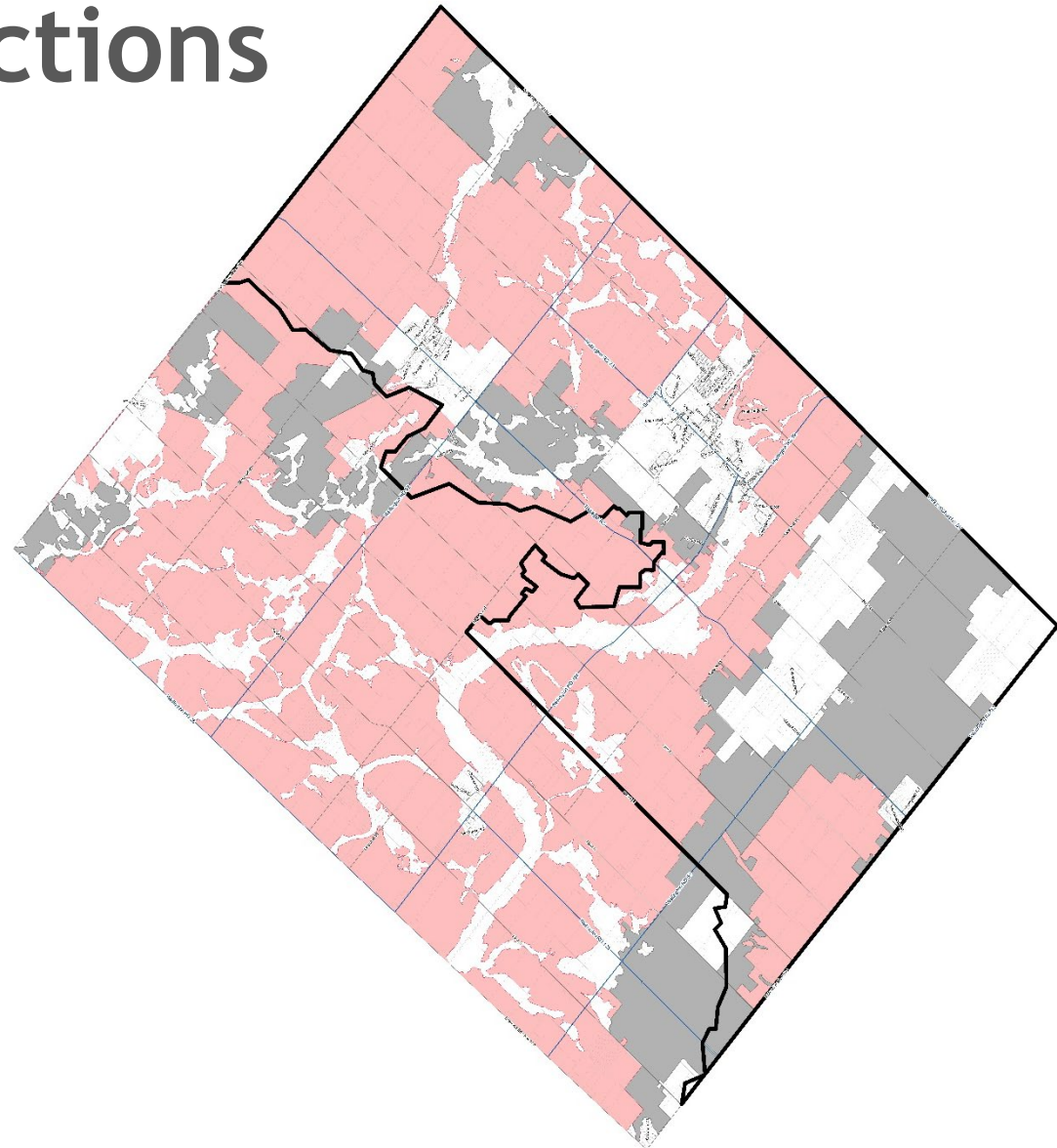
Provincial Agricultural System mapping applies within Greenbelt Area

## Legend

### Agricultural Land Base

### Growth Plan for the Greater Golden Horseshoe Identification

-  Prime Agricultural Area
-  Candidate Area
-  Greenbelt Boundary



# Examples of Greenbelt Policy Connections

## Future Growth Limitations

- Only Erin Village and Hillsburgh can be considered for expansion:
  - Limited to no more than a 5% increase in the size of the settlement area up to a maximum of 10 ha
  - Residential development would be limited to no more than 50% of the lands that would be added (5 ha or less)
  - Expansion into Greenbelt Natural Heritage System is prohibited
  - Additional criteria apply
- Hamlets within Greenbelt cannot be expanded (Brisbane and Ballinafad)

# Phase 3B

# Rural Growth



# Phase 3B

## Rural Residential Growth Needs

- September 2024 County Report provided a Rural Residential Growth analysis across Wellington
- 120 additional units are needed in Erin's rural area to meet 2051 household forecast
- Seeking feedback from the Town about how to address the 120 household shortfall

# Phase 3B

## Rural Residential Growth Policy

- Official Plan hierarchy for directing growth:
  - Majority of growth to fully serviced urban areas;
  - A limited amount of rural growth directed to Secondary Urban Centres and Hamlets (outside of Greenbelt). In Erin this includes Cedar Valley, Crewsons Corners, Orton, Ospringe.
  - To a lesser extent, rural growth is directed to Secondary Agricultural Areas
- Provincial Planning Statement:
  - Requires rural settlement areas (Hamlets) to be the focus of growth and development (Cedar Valley, Crewsons Corners, Orton, Ospringe)
  - Allows residential development, including lot creation on rural lands outside Prime Agricultural Areas and settlement areas

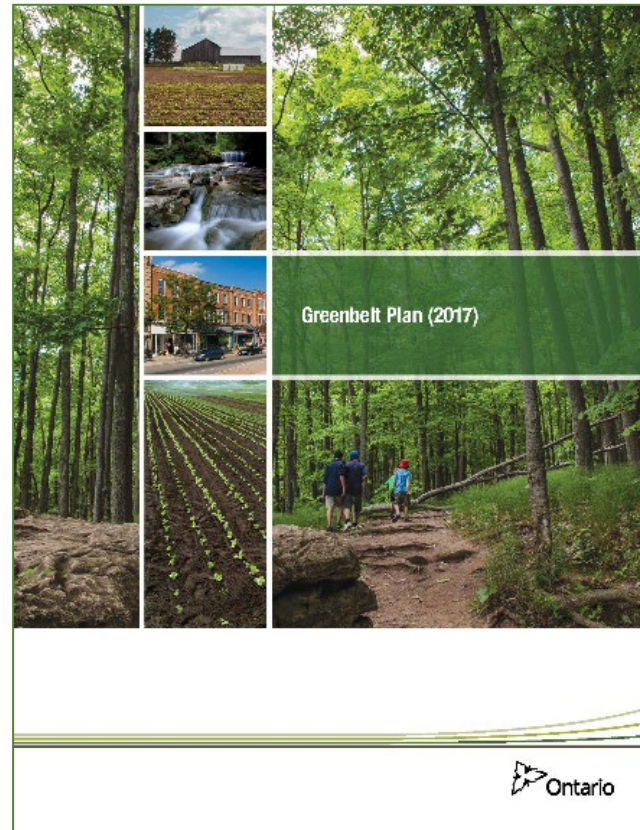
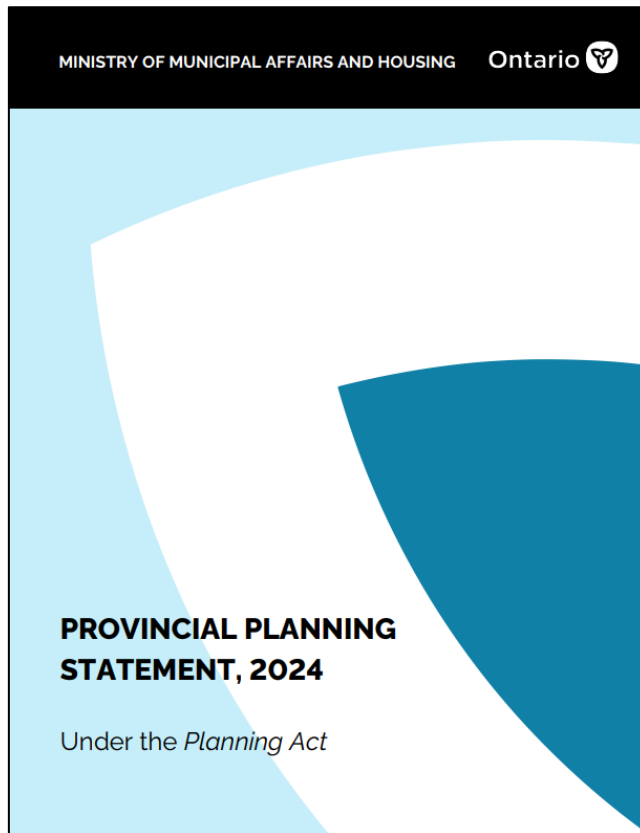
# Next Steps





# Official Plan Review

Two key areas for 5-year review:

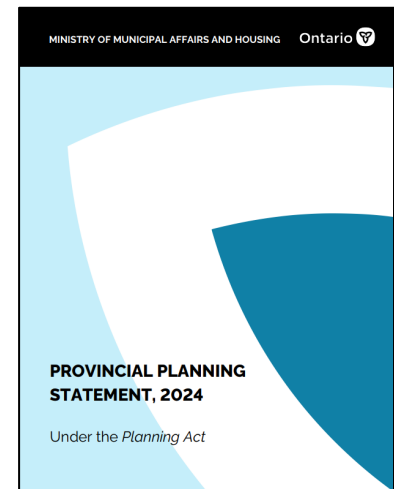


# Provincial Planning Statement

## 2025

Focus on developing new and/or revised Official Plan policies to ensure consistency with the PPS for key areas:

- Agriculture and rural areas
- Housing
- Complete and healthy communities
- Consultation and coordination
- Growth management
- Transportation
- Climate change

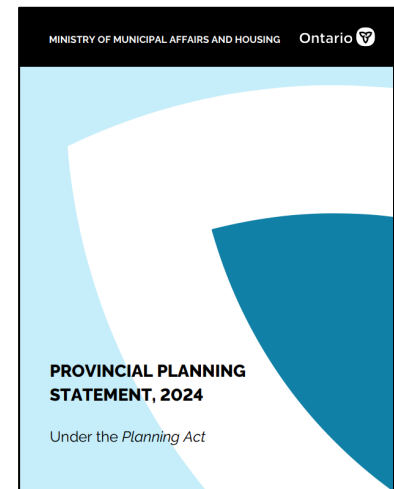


# Provincial Planning Statement

## 2026

Focus on developing new and/or revised Official Plan policies to ensure consistency with the PPS for key areas:

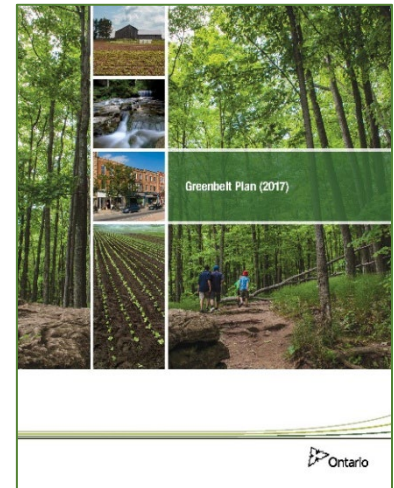
- Natural Heritage and Hazards
- Water Resources
- Remaining Climate change matters



# Greenbelt Plan

## Timing Unknown

- Greenbelt Plan conformity review necessary as part of Official Plan Review
- Province is required to complete a 10-year review of the Greenbelt Plan
- County is taking a wait and see approach
- In the meantime, policies of the 2017 Greenbelt Plan continue to apply



# How to stay informed about Official Plan Review

- County sends progress reports and information reports to municipal clerks for distribution
- OPAs are circulated to municipalities for comment
- Statutory Open Houses and Public Meetings
- Project webpage updates at: [www.wellington.ca/planwell](http://www.wellington.ca/planwell)
- Request to be added to email subscription list: [planwell@wellington.ca](mailto:planwell@wellington.ca)
- Meetings with local planning staff

## How to contact us:

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# Questions?