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Township of Wellington North Community Growth Plan

The Township of Wellington North has completed a **Community Growth Plan**. The document is a local strategy for managing and directing the planned population and employment growth in Wellington North, aligned with investments in infrastructure, transportation and community services. It may also be used to inform future updates to the Wellington County Official Plan.

This summary highlights key recommendations explored in the Community Growth Plan. Please refer to the full report for additional details. A copy of the Community Growth Plan can be found on the Township's website: <https://wellington-north.com/government/strategic-plan/community-growth-plan-final-report>

Summary of Strategies and Initiatives

Growth Forecasts and Locations

- ❖ Revisit growth forecasts through future reviews of the County Official Plan, to align with growth patterns and infrastructure plans.
- ❖ Align forecasts with planned improvements to increase servicing capacity at the Arthur Wastewater Treatment Plant

Township of Wellington North Adjusted Growth Forecast			
	2016	2036	2041
Arthur			
Population	2,725	4,115	4,460*
Households	1,005	1,525	1,665*
Mount Forest			
Population	5,190	8,135*	8,440*
Households	2,150	3,200*	3,330*
Outside Urban Centres			
Population	4,575	4,835	4,785
Households	1,480	1,595	1,595

*Adjusted forecasts based on Phase 2 Arthur Wastewater Treatment Facility Expansion.

Intensification & Greenfield

Density Targets

- ❖ New, alternative intensification and greenfield density targets should be considered.
- ❖ Develop Medium and High Density Residential designations to promote a broader range of housing.
- ❖ Re-designate some Future Development land and Industrial land in Arthur and Mount Forest for Residential and Commercial.

Alternative Intensification & Greenfield Density Targets				
Targets		2017-2021	2022-2031	2031-2041
Intensification	Current Target	20%		
	Growth Plan Targets	40%	50%	60%
	Recommended Targets	20%	30%	40%
Greenfield Density (people + jobs per hectare)	Current Target	40		
	Growth Plan Targets	50	80*	
	Recommended Targets	40	40*	
	Urban Area Total		(50*)	(60*)
	(New Development)			

Housing Strategy

- ❖ Develop a Housing Strategy, which should recommend an affordable housing target for Wellington North and related strategies, tools and policies to meet identified housing needs including incentives to increase the supply of rental housing.
- ❖ Create incentives and reduce barriers to the provision of rental housing, second units.
- ❖ Consider flexible policies and zoning for residential and mixed use development in the downtown areas.

Infrastructure Strategy

- ❖ Continue to plan for the implementation of Phase 1 and 2 Wastewater Treatment Plant Improvements in Arthur.
- ❖ Update the Master Servicing Plans for Arthur and Mount Forest, the Township's Asset Management Plan and the Development Charges Study.
- ❖ Develop a Master Stormwater Management Plan based on sub-watershed planning
- ❖ Adopt a phasing / staging plan to direct the orderly development of land in Arthur and Mount Forest, aligned with infrastructure.
- ❖ Consider a Community Energy Plan.

Employment Strategy

- ❖ Develop an Employment Strategy, which should recommend tools and policies to protect/diversify the economic base of the Township.
- ❖ Consider an employment density target of 30 jobs per ha, along with policies and permitted uses to encourage the intensification of existing and new employment areas.
- ❖ Consider opportunities to support labour force retention and development, entrepreneurs and business incubators.

Community Facilities and Services Strategy

- ❖ Complete and implement the Wellington North Recreation Master Plan.
- ❖ Continue to work with the School Boards to provide growth information to assess school accommodation needs and promote integrated planning of recreation and safe access to schools.
- ❖ Conduct a Community Service Review to plan for facilities and services to support complete community development (e.g. health care, emergency services, housing, employment, childcare, youth, seniors, education, recreation, libraries).

Transportation Strategy

- ❖ Develop a Transportation Master Plan.
- ❖ Establish a “complete streets” policy.
- ❖ Review the feasibility of future local/regional transit opportunities and truck by-pass options.
- ❖ Develop a parking plan for downtown areas.
- ❖ Consider opportunities for ride share programs and improvements to pedestrian / cycling routes.

Environment and Heritage Conservation Strategy

- ❖ Integrate climate change considerations with infrastructure and planning decisions.
- ❖ Develop and refine the proposed Natural Heritage System including linkages to urban areas.
- ❖ Amend the Zoning By-law to implement the Source Protection Plan for drinking water.
- ❖ Continue to develop and support tourism related to cultural heritage, recreation, outdoor adventure, etc.

Contact

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